

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS TO THE ISLES AT BAYSHORE CLUB RULES AND REGULATIONS RELATING TO THE MINIMUM AGE OF MINORS PERMITTED TO USE THE HOT TUB / JACUZZI; ADOPTING REVISIONS TO THE AMENDED AND RESTATED SCHEDULE OF HOURS OF OPERATION, DUES, FEES AND CHARGES, AREAS & FEES FOR RENTAL, RENTAL POLICIES, PROCEDURES AND REGULATIONS, AND ADDITIONAL RULES PERTAINING TO FACILITY RENTAL, PROVIDING FOR REVISIONS TO EACH OF THESE CATEGORIES AND FOR REVISED SCHEDULES OF FACILITY RENTAL FEES AND ROOMS AND HOURS AVAILABLE FOR FACILITY RENTALS; ADOPTING REVISIONS TO THE FORM OF THE ISLES AT BAYSHORE CLUB FACILITY RENTAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakes By The Bay South Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the Town of Cutler Bay, Miami-Dade County, Florida; and

**WHEREAS**, the District owns and operates certain clubhouse and recreational amenity facilities within the District located on Tract A, Lakes By The Bay Amber Plat, as recorded at Plat Book 161, Page 80 of the Public Records of Miami-Dade County, Florida and known as the Isles at Bayshore Club (the "Club"); and

**WHEREAS**, the District has previously adopted and amended pursuant to applicable Florida law, the Isles at Bayshore Club Rules and Regulations, as revised or amended pursuant to Resolution 2012-09, adopted by the District Board of Supervisors on August 6, 2012, Resolution 2018-03, adopted by the Board of Supervisors on July 23, 2018, Resolution 2019-10, adopted by the Board of Supervisors on June 25, 2019, Resolution 2020-04, adopted by the Board of Supervisors on September 22, 2020, and Resolution 2021-08, adopted by the Board of Supervisors on August 24, 2021 (the "Club Rules and Regulations"); and

**WHEREAS**, the District has previously adopted and amended pursuant to applicable Florida law, the Isles at Bayshore Club Amended and Restated Schedule of Hours of Operation, Dues, Fees, and Charges, Areas and Fees for Rental, and Rental Policies, Procedures and Regulations, as revised or amended pursuant to Resolution 2012-09, adopted by the Board of

Supervisors on August 6, 2012, Resolution 2019-10, adopted by the Board of Supervisors on June 25, 2019, Resolution 2020-04, adopted by the Board of Supervisors on September 22, 2020, and Resolution 2021-08, adopted by the Board of Supervisors on August 24, 2021 (the “Club Schedule”); and

**WHEREAS**, in adopting the Club Schedule, as amended, the District approved the form of the Isles at Bayshore Club Facility Rental Agreement (the “Facility Rental Agreement”) for use by the Clubhouse Director; and

**WHEREAS**, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

**WHEREAS**, Section 190.035, Florida Statutes, authorizes the District to prescribe, fix, establish, modify, and collect rates, fees and other charges for facilities and services furnished by the District; and

**WHEREAS**, the District has complied with the provisions of Chapter 120, Section 190.011, and Section 190.035, and has conducted a public hearing to address the adoption of the changes and revisions to the Club Rules, the Club Schedule, and the Facility Rental Agreement, as contemplated herein, and as determined to be necessary by the Board of Supervisors of the District; and

**WHEREAS**, after a duly advertised public hearing on the proposed amendments, the District Board of Supervisors finds it to be in the best interests of the District, the integrity and maintenance of its Club, and the residents and property owners of the District to adopt the amendments to the Club Rules and Regulations, the Club Schedule, and the Facility Rental Agreement, as provided for herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT, THAT:**

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The following are hereby adopted by the Lakes By The Bay South Community Development District:

1. Revisions to the Isles at Bayshore Club Rules and Regulations, a copy of which is attached hereto and incorporated herein as Exhibit “A” (the “Club Rules”);
3. Revisions to the Isles at Bayshore Club Amended and Restated Schedule of Hours of Operation, Dues, Fees, and Charges, Areas and Fees for Rental, and Rental Policies, Procedures and Regulations, attached hereto and incorporated herein as Exhibit “B”, which includes revisions to the



- rates and fees associated with membership, rental, and use of the Club Facilities (the “Club Schedule”); and
- An updated and revised version of the Isles at Bayshore Club Facility Rental Agreement, attached hereto and incorporated herein as Exhibit “C” (the “Facility Rental Agreement”).

(collectively referred to as the “Rules”).

Section 3. The revised form of the Facility Rental Agreement, a copy of which is attached hereto and incorporated herein as Exhibit “C”, is approved for use by the Clubhouse Director.

Section 4. District Counsel is hereby directed to produce an amended/updated version of the Rules, implementing the changes set forth in the Resolution, and is further directed to forward the revised Rules (as defined above) to the District Manager to be included in the Official Records of Proceeding of the District and posted on the District’s website.

Section 5. The District Manager is hereby directed to take all actions consistent with this Resolution.

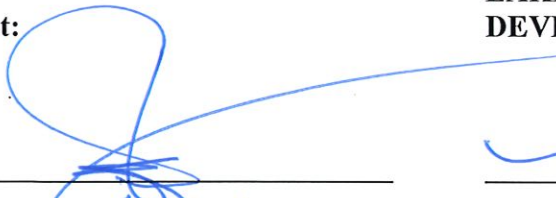
Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Lakes By The Bay South Community Development District, this **27th day of June, 2023**.

Attest:



Print name: Italo Degea  
Secretary/Assistant Secretary

**LAKES BY THE BAY SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**



Print name: Michele P. Harris  
Chairperson