

**MINUTES OF MEETING  
SILVER PALMS WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Silver Palms West Community Development District was held on Thursday, April 16, 2026 at 4:00 p.m. at the Corsica Club, 24455 S.W. 119<sup>th</sup> Avenue, Miami, Florida.

Present and constituting a quorum were:

Yani Lopez Castillo	Chairman
Maillie Jo Lopez	Vice Chairperson
Teanna Peralta	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Gabriella Fernandez	District Counsel
Wendy Lopez	HOA Property Manager (Corsica)
Sebastian Martinez	Veridian Group
Javier Lopez Castillo	Veridian Group
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Quesada called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the March 19, 2026 Meeting**

Mr. Quesada: We can jump down to section 2 which is the approval of the minutes from March 19, 2026 meeting. I did receive some corrections from District Counsel to pages 1, 15, 16, 17 & 18, is there any comments or discussion from the Board?

Mr. Castillo: Nothing.

Mr. Quesada: Alright, hearing none, I just need a motion to approve the minutes from March 19, 2026 as amended.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the Minutes of the March 19, 2026 Meeting with the submitted changes were approved.

**April 16, 2026**

**Silver Palms West CDD**

**THIRD ORDER OF BUSINESS**

**Consideration of Engagement Letter with R McIntosh CPA to Perform the Audit for Fiscal Year Ending in September 30, 2026**

Mr. Quesada: The next item is consideration of the engagement letter with R McIntosh CPA to perform the audit for fiscal year ending in September 30, 2026 and that's located on page 23 of the agenda. Circling back, at the last meeting the audit selection committee convened and select R McIntosh, it is a 10 year term, however, it can be revisited on an annual basis and we can have another audit selection committee meeting in order to pick another independent auditing firm. In this case, this is who the audit selection committee selected as well as the Board, and so we have the engagement letter to commence the audit for the new fiscal year.

Mr. Castillo: No question from my end.

Ms. Mailie-Jo Lopez: No questions.

Mr. Quesada: I just need a motion then to approve the engagement letter.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the engagement letter with R McIntosh CPA to perform he audit for Fiscal Year ending in September 30, 2026 was approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of:**

- A. Landscape Maintenance Agreement**
- B. Roving Security Services Agreement**

Mr. Quesada: We are going to table section 4 today, there is no new information to present at this time under landscape and roving security services, so that will be tabled until the May meeting and we'll have an update for you from staff once we've made more progress.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Quesada: Next item on the agenda is staff reports, anything from counsel?

**A. Attorney**

Ms. Fernandez: Yes, just a reminder that July 1st your statement of financial interest forms are due. If you are qualifying now and your seat is up for election in November, 2026

**April 16, 2026**

**Silver Palms West CDD**

it's one of the requirements so you should try to have that done by June so when you go to qualify you have that done, and the ethics training will be due by this December 31, 2026, but that would be reflected on next year's Form 1. So, this year Form 1 is the ethics training that you did last year but, the next one is coming up so I just wanted to start reminding you of that and that's all I have unless you have any specific questions for me.

Ms. Mailie-Jo Lopez: No.

Mr. Castillo: No questions.

Ms. Fernandez: Thank you.

Mr. Quesada: Thank you.

### **B. Engineer**

Mr. Quesada: The engineer had a conflict today and he could not be here today but, we did reschedule and Mailie-Jo is the Board appointed liaison to look into potentially any additional parking areas within the District. So, he will be here tomorrow at 1:30 and I'll make myself available as well to make sure we answer any general questions and bring it back to the Board in May when we meet.

Mr. Castillo: Ok.

### **C. Field - Monthly Report**

Mr. Quesada: Under field, I do want to draw your attention to page 3 of the field report which is page 30 in your agenda. There are signs that someone is creating a walking path, I noticed the fence behind us doing the clusia hedge planting on 247th Terrace and so I just wanted to bring that to your attention, obviously we can go and make the proper adjustments on our end.

Mr. Castillo: Those were dying because they were removed and they replanted them.

Mr. Quesada: Ok.

Mr. Castillo: I don't think we'll be able to save them so I think we'll just need to look at those. When they first got installed they worked well, so I think we just need to go back and redo it.

Mr. Quesada: Ok, and I'm sure it's well within my discretionary approval items so I just wanted to make sure I had direction from the Board, and also bring to your attention that someone is walking through there that we all just kind of work collectively between the HOA and CDD to try to prevent that.

**April 16, 2026**

**Silver Palms West CDD**

Ms. Mailie-Jo Lopez: Yes.

Mr. Quesada: Ok, thank you, I'll make sure that gets addressed between now and the next meeting. There is one other area on SW 120th Avenue, just pointing to your attention and obviously I know we're looking into as creatively as possible with the engineer.

Mr. Castillo: Are you still on page 3?

Mr. Quesada: Yes, the top right corner of your photo, there's a white vehicle there, and just trying to be fair, I know last time we had a barber trailer on the opposite end of that street, a barber trailer and now you have somebody that's blocking the sidewalk and partially encroaching on to the CDD road back at that end there.

Mr. Castillo: And what do we want to do with that?

Mr. Quesada: Well, we don't have the rules right now for the CDD, I do think it's going to benefit this Board at some point to do a rule adoption process, it's very similar to your budget process, there's advertisements, public hearings that need to be done to adopt, and Gabriella can bring a draft to you guys. I do think before we do that because you want to be all encompassing and get your money's worth with the advertisements and all of that, so let's see what we get with the parking due diligence and from there we can draft rules that not only apply to maybe additional parking spaces on CDD roads, but also cover grass, sidewalks, anything that's District only infrastructure that would not conflict with Miami-Dade County's traffic enforcement and rules, and it will give us a leg to stand on as far as enforcement of the CDD.

Mr. Castillo: And what does that look like? What is enforcement?

Mr. Quesada: Once the rules are adopted and in place, enforcement could include towing, primarily.

Ms. Fernandez: Yes, your building security would be able to enforce that.

Mr. Quesada: Yes, so it's grass, sidewalks, blocking roads.

Mr. Castillo: Yes, that's District property.

Mr. Quesada: Correct, derelict vehicles, that kind of stuff.

Mr. Castillo: Ok, unlike the HOA.

Ms. Fernandez: Yes, the HOA is the only one that has that power, we would either call the police or be able to enforce whatever rules we adopt, like Ben mentioned, towing.

**April 16, 2026**

**Silver Palms West CDD**

Mr. Castillo: Right, and we don't tend to have much on the straight swales and District roads but, I think that's a bi-product of the HOA's enforcement. This particular street though, there's been some historical issues there so that's not surprising but, yes, let's look into it.

Mr. Quesada: Ok, and again I do these things to be fair across the board whenever I see them, and secondly, God forbid something does happen there like an ADA issue or anything like that, it's documented, so I'm just doing that also to protect you guys.

Mr. Castillo: Right.

Mr. Quesada: That's all I have under field right now, like I said I'll have some more things for you guys at the next meeting.

Mr. Castillo: Right, and the photos of the FLOCK is that same?

Mr. Quesada: Yes, again, we don't own outside of the roads themselves, I don't want to just send you pictures of the roads and sidewalks but, I am check the sidewalks periodically and then just checking back because we have these little buffers along the end of these streets that we maintain.

Mr. Castillo: And correct me if I'm wrong but those are the roads behind the clusia hedge in Corsica, no?

Ms. Fernandez: That's the opposite end.

Mr. Castillo: But the back of the road, ok, so can we look into that too then?

Mr. Quesada: So, on the south side if I'm not mistaken of 120th.

Mr. Castillo: Yes.

Mr. Quesada: Ok, so the south side of 120th.

Mr. Castillo: Ok.

Mr. Quesada: So, I'll try to look into both, killing two birds with one stone at 247th also.

#### **D. Manager**

Mr. Quesada: I have nothing to add under District manager, and it is getting closer than you think to the July 1st deadline for your Form 1s, if you have any questions just let me know. I'm happy to assist as far as just making sure you get to the right website, I think we do publish this, all our webpages now on the homepage, it has the Form 1, the ethics website link there, so it's just easy to click on that tab and then if you forgot your password for any reason, the email that you set that up with initially are still recognized and you can just reset the password.

**April 16, 2026**

**Silver Palms West CDD**

Ms. Fernandez: And it should be easier this year.

Mr. Quesada: Correct, if you did it in the prior year, you can do the autofill based on the previous year if nothing has changed.

Mr. Castillo: Ok. I do have something else, well, are we on Board Supervisor's requests or not yet?

Mr. Quesada: Yes, that's it, I think we're good, I have nothing else under manager.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

*(No Action was taken on this item as requested by the Board at the previous meeting)*

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Quesada: So, we can jump right into Supervisor's requests and comments.

Mr. Castillo: Ok, so can you walk us through the elections, we have the audience here and on the phone, but can you just share how elections happen, from the onset of where we were and where we are today, how District Supervisors are first appointed from the landowner election and how it converts to general election.

Mr. Quesada: Ok, give me one second, I'm going to get to that I just want to make sure I have the right seat numbers, because this was from our last agenda, so let me pull that up.

Mr. Castillo: I have the seats if you want.

Mr. Quesada: Ok, go ahead, give me the seats.

Mr. Castillo: So, seat #1 and seat #5 are the general election seats.

Mr. Quesada: And one landowner seat, correct?

Mr. Castillo: Yes, correct but, I guess just for the audience just explain what that means, what is the landowners seat, what is the general election seat.

Mr. Quesada: Ok, I won't give you the legal side of that answer, but if you want, Gabriella she can handle that but just generally speaking in general terms for the general election seats. So, you need two criteria needs to be met in order for a District to switch over to the general election process, you need at least 6 years from establishment, which is

**April 16, 2026**

**Silver Palms West CDD**

outlined in the Ordinance if I'm not mistaken, and at least 250 registered voters residing in the District.

Ms. Fernandez: And by Statute.

Mr. Quesada: Yes, and by Statute. So, those two things have begun to take place, there is only one landowner seat remaining but, that should be the final landowner seat. So, every seat has a 4 year term, it's just a little bit different as far as what interested party could be eligible for those seats. So, seats #1 and #5 are the general elections seats, so there's a qualifying period in June, it's June 8th through June 12th, it's a Monday through Friday, at 12:00 noon. The Supervisor of Elections handles that process, the District is not involved, it's obviously done through the county, just like any other elected official, and so they have their criteria, and don't quote me on the address, I just know it's off of 87th Avenue in Doral. So, your free to contact them, and it was on our previous agenda which would be on our website, the information, and as long as you qualify within that period from 12:00 noon on June 8th to 12:00 noon on June 12th, just make sure you have the proper seat number. Anybody who is a registered voter, residing within Silver Palm West in Corsica, would be an eligible candidate for those seats and obviously reach out to the Supervisor of Elections, there is a small administrative fee that you have to do in order to qualify.

Mr. Castillo: And do we have an update on the remaining landowner seat?

Mr. Quesada: No, let me just confirm if you don't mind, I'll look at the last agenda.

Mr. Castillo: And just for Gabriella while we're waiting, this is by Statute so this is not a Board decision to do it this way.

Ms. Fernandez: Right, so per Florida Statute 190, the verbiage there that as Ben mentioned, once the District has been 6 years from establishment, and has reached 250 registered voters, it's staggered down to the general election, so some of the seats will go up for general election, one remaining landowner, until they've all turned over to the general election.

Mr. Castillo: Ok.

Mr. Quesada: Thank you, and I want to make sure I'm actually accurate on this one.

Mr. Castillo: If I recall correctly, it's Teanna's seat and it's Raisa Krause's seat.

Mr. Quesada: So, the landowners seat in this instance on the ballot is seat #1, so Terry Baluja is the landowner seat, that's seat #1, and then the general election seats are, seats #2 and #5, which is Raisa like you said, and Teanna.

**April 16, 2026**

**Silver Palms West CDD**

Mr. Castillo: Ok.

Mr. Quesada: And I think we've explained how both operate, the landowners meeting will be held, just to go back because I have the old agenda in front of me, on November 19th at 4:00 p.m. at this location, and it operates, for anybody who is familiar with the process, it more closely resembles an annual meeting for a HOA just to give you an idea, there's ballots, there's proxies, one equal vote per parcel.

Mr. Castillo: Ok, thank you.

Ms. Wendy Lopez: So, regarding getting CDD to help us out with the parking, if we decide to go that route, I'm guessing, and you were talking about deeding.

Ms. Fenandez: Yes, so Ben had filled me in a bit, and if you're interested in a vested property right, it would be move of an easement agreement where guys would hand over that land to the CDD, and then the CDD can pursue the maintenance over the parking area, of course, if the CDD Board approves of that we would oversee the maintenance of that area but, keep in mind that it will be public parking.

Mr. Castillo: It's public parking, so no enforcing it outside of?

Ms. Fernandez: Your rules.

Mr. Castillo: Our District rules.

Ms. Fernandez: Correct, that you will need to be established.

Mr. Castillo: So the HOA currently engages in a parking program that does have a component as pay to park, can those set of rules be applicable to the District?

Ms. Fernandez: I'd have to see about the pay to park because I know it's dependent, so I'll have to get back to you on that.

Mr. Castillo: Ok.

Ms. Fernandez: Are you looking to have more like meter spaces?

Mr. Castillo: So, simply put it's to give or agree to someone, particularly with us, in parking spaces, but we want to make sure there's a control to it, and so what we've done on the HOA side is assign at set of hours, you get the monthly, once that's elapsed then you pay to park, obviously this will be a little more complex with the District, on the assignment of hours.

Ms. Fernandez: Yes, at least I know about having to pay the park you could within your rules, just add if there's a car there for more than 24 hours they could be subject to towing, so you can address that issue if somebody is making that there are no additional

**April 16, 2026**

**Silver Palms West CDD**

parking spots, if we can't find a way to pay to park but, I'll see what options that we can do but, if not, that's always an option that wouldn't cost anything.

Mr. Castillo: Ok, and the deeding is that revocable or is that permanent? So, if we deed the land to the District, can the HOA take that back?

Ms. Fernandez: Good question, I'd have to look into that.

Mr. Castillo: Ok.

Ms. Fernandez: I'm pretty sure, well, if it's an easement agreement, it could be revocable subject to certain instances that would be delineated in the agreement.

Mr. Castillo: Ok, and we'll look into it, we're leaning towards the HOA taking on this project but, I guess as always if there's an area where we can work together, or share, we would love to do that, if it's too complicated from what we discussed, then we'll take it on the HOA side.

Ms. Fernandez: And the deeding is easier because I had heard that you guys wanted to invest in it as the CDD would take over, there's also always a maintenance agreement which that works as well because the CDD would just take over the maintenance, so for this instance the easement would probably be better, that way it can be recorded with the county, and you can have there, but I will get back to you on it. So, it's revocable under certain circumstances that would be outlined in the easement agreement but, I will get you an even more solid answer on that.

Mr. Castillo: Ok, sounds good, thank you.

Mr. Quesada: Perfect. And as I said, we'll meet tomorrow with the engineer and we'll just go over the logistics part of it and see, and get an idea of the general estimate of what a project of the magnitude would cost. I do know some of these green spaces that you've identified are part of it, if you look at your District ownership map in the field report, there are the green spaces, and in simple terms they sort of tie into drainage system because every community per planning and zoning could only have so many structures with so much drainage, meaning you have these green spaces intentionally to collect water into the ground water table by infiltration thus putting less stress on your stormwater system. So, it all works kind of concurrently but, again, I did speak about that to the engineer that an improvement of those areas may include adding some kind of drainage feature so that you could allow some paving for parking.

**April 16, 2026**

**Silver Palms West CDD**

Mr. Castillo: Right, and those are mostly on the end pass and that was the initial hesitation he had when we presented it, and this new piece of land that we've identified, I mean it could be there, it might be the same thing, we don't know but, we would like to have the sketches if we need to.

Mr. Quesada: Couldn't hurt to get a price on it too, and then kind of go from there, we can always revisit that with our next budget cycle if necessary.

Mr. Castillo: Ok, thank you.

Mr. Quesada: Are there any other Supervisor's requests at the moment?

Ms. Mailie-Jo Lopez: Not from me.

Mr. Quesada: Ok, hearing none, there is obviously an email on page 47 of your agendas, just to make sure, there was an audience comment there. It is part of the public record, it is noted in the agenda. I'm not hearing any other comments, is there anybody now from the audience before we adjourn the meeting that would like to make a comment, you have up to 3 minutes?

A resident: Yes, my name is Sergio Gonzalez, and I'd like to ask if the CDD has a value in whether a structure in which an HOA is reimbursed for cost to a vendor has been evaluated for compliance with Florida ethics?

Mr. Quesada: A District itself, well again, anything that we've done so far, as far as services goes is we don't have no agreements in place at this point in time, so there is no current conflict obviously, and if there was a conflict it would be to each individual that would have the conflict to have their own, they would be the one.

Ms. Fernandez: They would outsource their own ethics opinion, it would not be on the District at this point, it would be that Supervisor's personal obligation to receive an ethics opinion. Us, of course as District Counsel can provide their input but, we always recommend receiving an ethics opinion on this particular circumstances and the facts surrounding the issue at hand, and the conflict at hand.

Mr. Gonzalez: Ok, thank you, and for the record, the District has not evaluated whether there's a conflict under Florida Statute #112.

Ms. Fernandez: It's not the District's responsibility to evaluate, that's done through an ethics opinion through the Florida Commission of Ethics and the Attorney General.

Mr. Gonzalez: Thank you very much.

Mr. Quesada: Thank you. Are there any other comments from the audience?

April 16, 2026

Silver Palms West CDD

**EIGHTH ORDER OF BUSINESS      Adjournment**

Mr. Quesada: Hearing none, I just ask the Board for a motion to adjourn the meeting.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the meeting was adjourned.

DocuSigned by:  
*Ben Quesada*  
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Secretary / Assistant Secretary

Signed by:  
*Yani Lopez Castillo*  
DCAE9D93B19C48E...  
Chairman / Vice Chairman

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Yani Lopez Castillo

Yani.lopezcastillo@gmail.com

Chairman

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*Yani Lopez Castillo*  
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Signature Adoption: Pre-selected Style

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Signed using mobile

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