

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 December 13, 2024 at 4:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

Present and constituting a quorum were:

Yani Lopez Castillo
Maillie Jo Lopez
Teanna Peralta

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Michael Pawelczyk
Lilibeth Hauck
Nicolas Duenas
Marc Szasz
Yadira Werley

District Manager
Governmental Management Services
District Counsel (via Teams)
Lennar Homes
Lennar Homes
Lennar Homes
Lennar Homes

FIRST ORDER OF BUSINESS

**Oath of Office for Supervisors
Elected at Landowners Meeting
on November 15, 2024 – Seat #3,
Seat #4, and Seat #5**

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order, called the roll, and indicated that the oaths of office had already been administered prior to starting the meeting in order to have a quorum.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-01 Canvassing and Certifying Results of Landowners Election

Mr. Hernandez presented Resolution #2025-01 Canvassing and Certifying Results of Landowners Election, explained that it gave the results of landowners election, which

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were that Mr. Lopez Castillo was elected to Seat #3, Ms. Lopez was elected to Seat #4, and Ms. Peralta was elected to Seat #5, and that Mr. Lopez and Ms. Lopez would be serving four year terms while Ms. Peralta would be serving a two year term, asked for any questions, and upon not hearing any, asked the Board to approve it.

On MOTION by Ms. Peralta seconded by Ms. Lopez with all in favor, Resolution #2025-01 Canvassing and Certifying Results of Landowners Election was approved.

B. Consideration of Resolution #2025-02 Electing Officers

Mr. Hernandez presented Resolution #2025-02 Electing Officers, explained to the Board they needed to choose their slate of officers, briefly discussed each position, asked the Board to choose a Chair, Vice Chair, and to also elect Mr. Rich Hans from GMS as an Assistant Secretary along with the rest of the Board members, Mr. Luis Hernandez as Secretary, Ms. Patti Powers from GMS as Treasurer, and Ms. Sharyn Henning from GMS as Assistant Treasurer.

On MOTION by Ms. Peralta seconded by Ms. Lopez with all in favor, Resolution #2025-02 Electing Officers was approved; and the slate of officers were elected as follows: Yani Lopez Castillo as Chair, Mailie-Jo Lopez as Vice Chair, Teanna Peralta, Teresa Baluja, Raisa Krause, and Rich Hans as Assistant Secretaries, Luis Hernandez as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the July 19, 2024 Meeting**

Mr. Hernandez presented the minutes from the July 19, 2024 meeting, asked the Board for any comments or corrections, and upon not hearing any, asked for a motion to approve them.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, the Minutes of the July 19, 2024 Meeting were approved as-presented.

December 13, 2024**Silver Palms West CDD****FIFTH ORDER OF BUSINESS****Request of Possibility for an Annexation of Property, Process, and Consideration of Resolution #2025-03**

Mr. Hernandez presented Resolution #2025-03, explained that there was a possibility to annex some property into the CDD and this was currently being worked on by Lennar Homes and District staff, and by approving Resolution #2025-03, the Board would be authorizing the process to move forward, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, Resolution #2025-03 was approved.

SIXTH ORDER OF BUSINESS**Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year ending September 30, 2024**

Mr. Hernandez presented the engagement letter from Grau & Associates, explained it had been signed by the District's Treasurer in between meetings in order to not delay starting the audit process, briefly discussed the audit process, asked for any questions, and upon not hearing any, asked for a motion to ratify it.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024 was ratified.

SEVENTH ORDER OF BUSINESS Staff Reports**A. Attorney – Discussion of 2024 Legislative Update Memorandum and 2024 Supplemental Legislative Update Memorandum**

Mr. Hernandez mentioned that he had already explained to the Board that Mr. Pawelczyk was attending the meeting virtually rather than in person due to a schedule conflict and that the legislative update memorandums had been included in the agenda package for the Board's information and review.

Mr. Pawelczyk thanked the Board for allowing him to attend virtually, indicated he looked forward to meeting everyone at a future meeting, reminded the Board they could

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always contact him and his office with any questions or comments in between the meetings, briefly discussed the Form 1 and ethics training obligations required by each Board member, and also discussed the Sunshine Laws and some of the important points that were mentioned in the memorandums.

Mr. Hernandez indicated that each Board member was entitled to compensation of \$200 per meeting if they chose to receive payment and would need to provide the appropriate documentation to process that.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Ratification of Performance Measures and Standards as Required by Florida Statutes

Mr. Hernandez presented the performance measures and standards as required by the Florida Statutes, briefly discussed its purpose, and asked the Board to ratify it since it had been signed in between the meetings in order to meet the statutory requirements so it could be added to the District's website.

On MOTION by Mr. Lopez Castillo seconded by Ms. Lopez with all in favor, the performance measures and standards as required by the Florida Statutes were ratified.

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Hernandez explained that the Board needed to set a meeting schedule, and after a brief discussion, the Board chose to meet on the third Thursday of each month at 4:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, the fiscal year meeting schedule was approved to meet on the third Thursday of each month at 4:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

3) Consideration of Opening an Investment Account with State Board Account

Mr. Hernandez explained the purpose of having a State Board Account and asked the Board to consider authorizing staff to open one for the District.

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On MOTION by Ms. Lopez seconded by Mr. Lopez Castillo with all in favor, opening a State Board Investment Account was approved.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the check register and unaudited financials, asked if there were any questions, and upon not hearing any, asked for a motion to accept them.

On MOTION by Mr. Lopez Castillo seconded by Ms. Peralta with all in favor, the check register and the unaudited financials were accepted.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There not being any other District business to discuss,

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

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

Signed by:

Yani Lopez Castillo

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Chairman / Vice Chairman