

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, September 17, 2026 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

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Ben Quesada
Gabriella Fernandez
Wendy Lopez
Javier Castillo
Sebastian Martinez
Several Residents

District Manager
District Counsel
HOA Property Manager (Corsica)
Veridian Group
Veridian Group
(present and by phone)

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 August 20, 2026 Meeting

Mr. Quesada: Jumping into item No. 2 of the agenda which is approval of the minutes from the August 20, 2026 meeting, are there any comments from the Board?

Mr. Yani Castillo: No, I reviewed them, none from me.

Ms. Mailie-Jo Lopez: None from me.

Mr. Quesada: Ok, I just need a motion to approve the minutes.

On MOTION by Mr. Yani Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the Minutes of the August 20, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending in September 30, 2025**

Mr. Quesada: Item No. 3 on today's agenda is acceptance of the audit for the fiscal year ending on September 30, 2025 which starts on page 33. Usually about page, and let me give you the exact page, this is just to let you guys know everything was found to be in good standing there's a summary report, it's usually around page 20.

Mr. Yani Castillo: This is the new one that we selected?

Mr. Quesada: Yes. Ok, so starting on page 23 of the audit they provides a summary, oh no this was the last one, so you're right, so the new audit will be done this year, this is still Grau.

Mr. Yani Castillo: Ok.

Mr. Quesada: So, it's on page 25 of the audit, your audit was found to be in good standing which starts on page 25, goes to page 26, and also on page 27 they give you a full summary. If there are no questions, I just need a motion from the Board to accept the audit.

Mr. Yani Castillo: No, I see that on page 25, that's the minutes.

Mr. Quesada: No, I mean by page 25 of the audit so it would be starting on page, the summary of the audit starts on page 59 of the agenda.

Mr. Yani Castillo: Ok.

Mr. Quesada: And they give you another one on page 29, that's page 63 of the agenda. If I have no other comments, I just need a motion from the Board to accept the audit report.

On MOTION by Mr. Yani Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

**Discussion of Landscaping and
Security Services**

Mr. Quesada: We'll skip over section 4 for now so we can get through other items on the agenda and then we'll circle back really quickly for that.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving on to staff report, anything from our attorney?

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A. Attorney

Ms. Fernandez: Just a reminder that your ethics training is due December 31st, that's the same 4 hour video that you have to watch every year. Right now the only place that you'll indicate that you have completed it is in next year's Form 1, so the Form 1 that's due July 1st, that's on an honor system but, I always recommend that when you receive the little certificate at the end of the video or once you've done it just send Ben an email so that it becomes part of the record in the off chance that they do request any sort of proof of completion to go ahead and have that, just in your back pocket. That's all I have unless you guys have any questions for me.

Mr. Yani Castillo: None, not at this time.

Ms. Mailie-Jo Lopez: I don't have any.

B. Engineer

Mr. Quesada: Engineer, I have nothing, I did speak to him earlier today they'll be attending the next meeting in October where we're have plenty of information to go over with the engineer.

C. Field - Monthly Report

Mr. Quesada: Field report, just a couple of things that popped up during one of our more recent inspections, there was obviously a tree that we re-staked recently in front of the homes on 119th Place, so it's touch and go over there so there's nothing really happening but, it's something where we need to monitor it.

Mr. Yani Castillo: We re-staked it but what we, the association re-staked it, but that's because and this was the one, right?

Ms. Wendy Lopez: No, that was the owner who purchased the tree, it fell and then they re-staked it.

Mr. Yani Castillo: Ok, got it.

Mr. Quesada: And I'm only monitoring it for us for a while, after a certain point the CDD called it in because of road hazard.

Ms. Wendy Lopez: Yes.

Mr. Quesada: Then there was another item, Wendy, thank you for pointing it out noticed that there was a missing stop sign, I don't think there was one ever installed there, there was no evidence of there having been a sign there previously. So, we did check the

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plans, we did see that there was a stop sign missing there, just because of a safety hazard we actually could need to have that addressed as you can see on page 69 of the agenda, also that's page 4 of the field report we had the stop sign installed there.

Mr. Yani Castillo: Ok.

Mr. Quesada: Nothing else to really cover under the field, unless there are any other comments.

D. Manager

1) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards

Mr. Quesada: We can jump into the manager's section, it's an annual requirement, I know we went over the legislative session stuff but I was hoping to hear some good news but, we have to perform this measure stuff that comes up every year. This Board has set three criteria for its performance measures and annual standards which is community communication and engagement, infrastructure and facilities maintenance and financial transparency and accountability. So, I put together a final report for you all, it starts on page 73 of your agenda, the actual cover page for it, and it just goes into all those criteria in a little bit more detail, you have a goal of a minimum of three meetings for the year, you had nine meetings this fiscal year including today, so we accepted that standard, we achieved it. Then meeting compliance, everything was posted as required in the newspaper and on the District's website, field inspections, you guys were receiving monthly reports from your staff whether we had a meeting or not. District engineer inspection, you had your annual engineering report on the August 20th agenda, and that was accepted. Your annual budget preparation, you guys adopted your budget on August 20th, financial reports are posted on every agenda and on the District's website, and the annual financial audit which we just covered and actually finished that.

Mr. Yani Castillo: Ok.

Mr. Quesada: You did also have some stormwater stuff mentioned in here as part of your report so we continue to revisit that on a year to year basis. If there are no questions, I just need a motion from the Board to accept final report for this fiscal year.

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On MOTION by Mr. Yani Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards was approved.

2) Consideration of FY2026-FY2027 Performance Measures and Standards by Florida Statute 189.0694

Mr. Quesada: And for the next fiscal year since we're getting to the end of the calendar year, we do have to present the criteria for fiscal year 2027, so if there are no comments or changes by the Board which you guys are welcomed to revisit at any time, we just need to post at least on the website to be in compliance, the performance measures for the upcoming fiscal year.

Mr. Yani Castillo: I don't have any adjustments to it, I think it's fine.

Ms. Mailie-Jo Lopez: Yes, I think so too.

Mr. Quesada: Ok, I appreciate that, and again, if you ever want to revisit we can bring it to another meeting.

Mr. Yani Castillo: Ok.

Ms. Mailie-Jo Lopez: Ok.

Mr. Quesada: I just need a motion to approve.

On MOTION by Mr. Yani Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Check Register

B. Unaudited Financials

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

Mr. Quesada: That covers pretty much the entire agenda, we need to jump into one final section, section No. 4.

FOURTH ORDER OF BUSINESS

Discussion of Landscaping and Security Services (Cont.)

Mr. Yani Castillo: Ok, so on agenda item No. 4, I will recuse myself, and I'll enter into the record Form 8B and I'll give one to counsel, and one to the manager. Agenda item No.

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4, this measure before my agency and the nature of my conflicting interest in the measure is as follows; the measure before the Silver Palms West Community Development District Board of Supervisors involves District action relating to services and procurement in which Veridian Group, Inc. has a financial interest or is a prospective participant. I have a conflicting interest because I am an owner and officer of Veridian and receive compensation from Veridian. Accordingly, I publicly disclosed the nature of my interest prior to the review, deliberation and vote on agenda item No. 4. I will abstain from the review, deliberation and vote of the measure. I have presented a verbal and written version of this disclosure for the record. I'm going to turn off my phone and I will leave the room.

Mr. Quesada: For the record Yani Castillo has left the meeting, we are now in section 4 which is the discussion on the landscaping and security services which starts on page 64. I was presented from the HOA management some invoices that are related to the landscaping and security over the last 3 months but, based on the timeline and where the District is at they are requesting payment for the month of October as well which is forthcoming. I brought on today's agenda I just need direction and discussion from the Board as far as how you want to handle that request.

Ms. Mailie-Jo Lopez: Is there a way of amending the first reimbursement and adding those 4 months until we get the sealed bids completed and then we'll move forward from there?

Ms. Fernandez: We don't recommend amending the reimbursement agreement, just rather creating one completely new one just for the 3 to 4 months that were not contemplated in the original agreement.

Ms. Mailie-Jo Lopez: Ok, so that will be 4 months because October, by the time we finish it will be already done, so that way we don't have any issues we just keep it that way November we start with a new one.

Ms. Fernandez: Yes, that way it will be up until October and hopefully like you said, by November the sealed bid process will already be complete and you guys have a vendor selected and then the contract will be directly with the CDD and we won't have to do any of this anymore.

Ms. Mailie-Jo Lopez: Ok.

Mr. Quesada: And just for the record, the District has assessed the dollar amounts necessary to be able to pay for any services for landscaping and security in its fiscal year

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2026 budget, we're going to be entering the 2027 fiscal year which starts a new but, the assessments are the same, so as far as budgetary impact to the CDD there is sufficient funds to be able to take care of that.

Ms. Mailie-Jo Lopez: Ok. If we move forward with creating a new contract is that wasting a lot of time or we're going to be waiting potentially for getting the funds for that amount of time?

Mr. Quesada: Do you know how long it would take to draft and prepare an agreement?

Ms. Fernandez: A week or a week and a half.

Ms. Mailie-Jo Lopez: Ok, perfect.

Ms. Fernandez: Because the next time I can sit in the office and do it.

Ms. Mailie-Jo Lopez: Ok.

Mr. Quesada: Ok, perfect. Just for the record, for landscaping the dollar amount is \$79,545.24 and the for security it's \$93,166.40 for 4 months, and each of those covers July through October, 2026 which is 4 months.

Ms. Mailie-Jo Lopez: Perfect.

Mr. Quesada: I just need a motion from the Board to authorize District counsel to prepare the agreement.

On MOTION by Ms. Peralta seconded by Ms. Mailie-Jo Lopez with all in favor, authorizing District Counsel to prepare a Reimbursement Agreement with Corsica HOA for \$79,545.24 for landscaping services, and also \$93,166.40 for security services from July, 2026 to October, 2026 was approved.

Mr. Quesada: Is there any other discussion on this subject, if not, I can go grab Yani before we adjourn.

Ms. Mailie-Jo Lopez: No.

Mr. Quesada: Ok. Alright, just for the record Yani Castillo has rejoined the Silver Palms West CDD meeting.

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**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Quesada: We've already covered all the items of today's agenda with the exception of Supervisor's requests and audience comments. So, right now we are under audience comments is there anyone in the audience in person or on the phone now that would wish to address the Board? Hearing none, are there any Supervisor's requests?

Mr. Yani Castillo: No, just a question to put on the radar because we are engaging Holiday Outdoor Décor again this year, what's the plan for District owned property, the same process?

Mr. Quesada: Yes, and a question for you because it's just something, I know we did it last year, we did a reimbursement agreement with Corsica which goes to a third party, which the holiday lighting with Holiday Outdoor Décor, it was done last year, it is something that we would have to amend or just revisit this year, there are CDD areas that are lit and so the HOA carries the bulk of it, and they entered into an agreement with the lighting company and the CDD areas get reimbursed to the HOA.

Ms. Fernandez: You're better off doing a new Agreement, like a Memorandum of Understanding you can amend it, it's just not recommend because it's again, just for a one-time reimbursement, so you can just create a new agreement for the next year.

Mr. Quesada: Ok, so as long as we're operating within the approved line item with Holiday lighting which is what we were able to do last year, can I just get direction from the Board for authorization to have new agreement.

Mr. Yani Castillo: But it would mean within the budget.

Mr. Quesada: We would need, so basically the way we would work it is with any agreement that the HOA entered into and any CDD areas that are covered within the Board approved line item, and we can go over it again but, if it's similar to last year there is sufficient funds for that display, then the CDD attorney would prepare and use that exhibit, we would haven't do a proposal, like last year should have the CDD areas itemized and we could reimburse the HOA for those dollar amounts.

Ms. Malie-Jo Lopez: Ok.

Mr. Yani Castillo: Ok.

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Mr. Quesada: So, I just need direction from the Board so that counsel can prepare the reimbursement agreement using the HOA's agreement with Holiday Outdoor Décor as the exhibit.

Mr. Yani Castillo: Yes, ok and I just want to confirm you said are we limited to this line item amount \$16,214?

Mr. Quesada: No, that was one line item.

Mr. Yani Castillo: So, we're not limited to \$16,214?

Mr. Quesada: No, and let me pull up your financials, give me one second.

Mr. Yani Castillo: Ok, everything else I'm good, I just want to make sure of that.

Mr. Quesada: No, you're right, it was more than that.

Ms. Fernandez: It's \$20,000, it's what's on the budget.

Mr. Quesada: Correct, so it would be the \$16,000 that you have now and then you do have enough money in contingency to cover another \$9,000 if necessary, but there are other items like sidewalk repairs just for the record.

Mr. Yani Castillo: Ok, and I don't think we'll get that high, I just wanted to make sure.

Mr. Quesada: And I want you to know when I look at your O&M, it's all one bank account, even though you have line items broken down. What I can tell you is we have done thankfully because you're such a new community there hasn't been a need to repair any trip hazards or sidewalks issues this year, so right there you have a full line item that's untouched this year at \$13,613 on sidewalk repairs.

Mr. Yani Castillo: Ok.

Mr. Quesada: So there's sufficient funds in your budget, and so what happens at the end of every year, this is just to refresh your memories, any line items that are unused it rolls into what's called your fund balance and that's used to offset assessments for next year. We just finished covering the budget, the last one, but I can assure you just looking at a handful of some of those line items, there's going to be savings and there's going to be a fund balance so what I would need direction from the Board is using any funds available in the existing O&M to be able to authorize counsel to prepare a reimbursement agreement for Holiday Outdoor Décor.

Ms. Fernandez: Did you set a not to exceed amount in that motion?

Mr. Quesada: No, but it would just be save we could do that, what would be a comfortable number from the Board?

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Mr. Yani Castillo: I mean last year we did \$33,000, right?

Ms. Malie-Jo Lopez: For lighting?

Mr. Yani Castillo: Yes, let me check, so last year we did, oh no we did \$16,214, ok so not to exceed \$20,000.

Ms. Malie-Jo Lopez: Yes, ok \$20,000.

Mr. Quesada: Ok, so for record we have the motion from the Board for the holiday reimbursement not to exceed \$20,000 for CDD areas.

On MOTION by Mr. Yani Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, authorizing staff to prepare a Reimbursement Agreement with Corsica HOA of a not to exceed amount of \$20,000 for holiday lighting of CDD areas provided by Holiday Outdoor Décor was approved.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Any other Supervisor's comments? I'm still hearing no comments from the audience. I just need a motion to adjourn.

On MOTION by Mr. Yani 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

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Chairman / Vice Chairman

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Yani Lopez Castillo

Yani.lopezcastillo@gmail.com

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