

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, June 18, 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
Sebastian Martinez
Javier Lopez Castillo

District Manager
District Counsel
HOA Property Manager (Corsica)
Veridian Group
Veridian Group

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 May 21, 2026 Meeting

Mr. Quesada: Moving on we can jump to item No. 2 of today's agenda which is the approval of the minutes from May 21, 2026. Are there any questions or comments from the Board?

Mr. Castillo: No not from my end.

Ms. Mailie-Jo Lopez: No.

Mr. Quesada: Alright, I would ask for a motion to approve the minutes.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the Minutes of the May 21, 2026 Meeting were approved.

June 18, 2026

Silver Palms West CDD

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-10 Rescinding Resolution #2026-07 and Resolution #2026-08 and Amending Resolution #2026-06 to Reschedule the Fiscal Year 2027 Budget Public Hearing

Mr. Quesada: The main reason we're here today to discuss is consideration of resolution #2026-10 rescinding resolution #2026-07 and resolution #2026-08 and amending resolution #2026-06 to reschedule the fiscal year 2027 budget public hearing on page 24. Are there any questions regarding the resolution? This is basically just to summarize, there are an additional 114 townhomes in the expansion area that were inadvertently omitted from the assessment and so this would correct that and make that adjustment.

Mr. Castillo: No question, I don't see a date.

Mr. Quesada: Let me double check on that because what I wanted to do was the 60 days and I have it on my laptop here, so August 17th would be 60 days from today and our meeting calendar we do have August 20th. Actually, if I'm not mistaken you're not looking at an increase so you guys would be fine with setting it for August 20th assuming everyone is available at that time, we would definitely need quorum that day for your budget adoption.

Mr. Castillo: August 20th?

Ms. Mailie-Jo Lopez: I'm checking right now, yes I'm good.

Mr. Quesada: Ok, so if the Board is ready to adopt this resolution we would be setting the public hearing on August 20, 2026 at the same time and location which is The Corsica Club, located at 24455 SW 119th Avenue, Miami, Florida. By saying so moved you agree to adopt the resolution.

Mr. Castillo: So moved.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, Resolution #2026-10 Rescinding Resolution #2026-07 and Resolution #2026-08 and Amending Resolution #2026-06 to Reschedule the Fiscal Year 2027 Budget Public Hearing on August 20, 2026 at 4:00 p.m. at 24455 SW 119th Avenue, Miami, Florida was approved.

June 18, 2026

Silver Palms West CDD

FOURTH ORDER OF BUSINESS Discussion of:

A. Concerns Regarding Unauthorized Events at Silver Palms Parks

B. Landscaping Maintenance and Security

Mr. Quesada we can skip for today the special discussion items we don't have anything to report today.

FIFTH ORDER OF BUSINESS Staff Reports

Mr. Quesada: We can jump into staff reports and Gabriella I know there's a legal memorandum are able to explain that?

Ms. Fernandez: Yes.

Mr. Quesada: Ok, go ahead.

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Fernandez: So every year our office prepares a memo about legislation that has been passed and the state legislature that applies to CDDs or has some sort of overlap with them. This year we did send out the memo a bit earlier than usual so some of them have been signed into law officially by the Governor, others are just still waiting on his desk to be signed into law but, we just figured we just give you guys an overview anyway. So, that should be on page 34 of the agenda, and the first legislation has to do with sovereign immunity caps, so this now increases the liability cap for governmental entities which includes CDDs. These new limits are effective next fiscal year so also refer to 2026, which is why I think all our Districts have been seeing an increase in their insurance premium this upcoming fiscal year. They are increasing the cap per person from \$200,000 to \$350,000 and per incident from \$300,000 to \$500,000, and this now has a potential for higher exposure to tort claims or anything that's a negligence claim and now within this piece of legislation there's a pre-suit notice requirement to move faster, so that claims now should be taken care of faster and would need to be settled within 2 years. So, I'm sure that now you're within the budget season you guys should be seeing if you haven't already the increase in the insurance premiums. We're not sure if it will continue down the line or if this is just a one time increase this year but, just be aware of that one. The next piece of legislation has to do with creating a state financial assistance program but, this applies only to rural communities which we don't fall in there, so I'm just going to go ahead and skip that one. The next piece of legislation has to do

June 18, 2026**Silver Palms West CDD**

with closed attorney client meetings, and as you guys know we're a governmental entity and everything is done under the Sunshine, however, for specific property rights claims, you're now able to have a closed shade session, so within the meeting you would have for example a line item, and once that line item comes up, we close the meeting from the public, stop recording, we'll have a session that will essentially be discuss strategy or a settlement solution, mediation or anything like that, and then once the suit has been resolved that when transcripts of the session that occurred will be public. So, it's not necessarily omitted from public record, it's just during that period that you're within the claim, it will be allowed to be a close shade session and once the claim is settled everything would be out with the transcripts and minutes, and again it's just for property rights claims, it's not for negligence or slip and fall cases, or things like that. The next piece of legislation has to do with a creation of a local government cybersecurity protection program. So, they created cybersecurity assistance program that provides certain grants, however, participation is optional and it's at the cost of whatever local government is applying. So, if you guys wanted to be in this program it would be at your cost. The next piece of legislation is a law that gives a little bit more detailed one, and this is the one most specific to CDDs. So, as you guys know you're established under Chapter 190 and within that you guys are elected positions. Right now currently the only way that you would be able to be removed from your position is either a resignation letter or a petition to the Governor. This piece of legislation now creates a formal recall process but, for specific reasons, so it can't just be for any reason they would create a recall against a Board member there has to be specific reasons with specific ground which would be malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. So, for example a lot of times issues that we've seen in our Districts, is we have a certain Supervisor who just doesn't show up to meetings, they're unresponsive, they don't respond to emails, they don't even acknowledge if they might be coming to the meeting, and they're just taking up space, and that creates quorum issues, it creates inability for someone in the community who does want to participate to be on the Board. So, now it just creates that recall process, which is multi-steps, so the first step would be a petition that's going to be

June 18, 2026**Silver Palms West CDD**

signed by at least 10% of your registered voters. So, I believe here you guys have 786 registered voters so 10% of that would have to sign the petition, then they're going to verify those signatures, then they'll prepare the formal record of recall proceedings so they'll prepare that document. Then it will followed by a second petition which this time required 15% of the registered voters in the District to sign. If all of that occurred then it will trigger a recall referendum which will pass through a majority vote. The other part of this legislation has to do more with a developer controlled Board because it defines compact, mixed-used, those words, and revised definition, so I won't get too deep into that. The next piece of legislation also has to do with developer controlled Board which has to do with zoning and now processing has to be the actual cost it can't be an inflated cost, and the last piece of legislation has to do with electronic payments, now local governmental entities including CDDs have to offer electronic payment options. So, a great example of this is when you guys went to qualify at the Supervisor of Elections, you could only pay by money order or cashier's check, now when this piece of legislation passes because this one is still sitting on the desk, they would be required to offer that option to pay via credit card, debit card, online payment method. The same for the CDD, you also have to offer those types of payment options like for a public records request, or anything of that nature, and that's all I have for you guys.

Mr. Quesada: Thank you I appreciate it Gabriella. One thing I forgot to mention, it was a discussion line item, and I overlooked it, it's something we can all discuss is the concerns regarding unauthorized events at Silver Palms parks. I did put it on the agenda as a line item, there was some emails circulated from entities across the street that share the county road, apparently people are having gatherings and parties, or soccer practices or whatever that's going on over there. They asked that we just bring it to the HOA and in fact we do have the HOA manager here today, to bring it to their attention to see if there was any type of information that would just be sent out to the residents of Silver Palms West Corsica to make sure that they're aware that what is Corsica Silver Palms West property, what's public property versus what's private property. So, I did as a courtesy tell them I would bring that up for discussion today if there is any comments that you guys would like to make but, it's just for informational purposes.

June 18, 2026**Silver Palms West CDD**

Mr. Castillo: And we know who it is, we've identified the homeowner and we reached out as the association. I think the part that we were a little bit confusion is that the homeowner said that he had gotten the approval of the association which they did not. So, it was a party and we caught both instances when they had a party the first weekend and it was a soccer practice the second weekend, but it's the same home, so we got it. It was quite large, and we identified it through all the means that we had, so we formally and informally on both occasions, and all we would ask if they were to identify some of the feedback that we got from Delta was that the homeowner told Delta that we provided authorization, and if Delta or anyone comes across the information as to what guard specific they talked to that we can further investigate that but, we don't have that information accounted for.

Mr. Quesada: Understood, thank you, and I appreciate that, I'll pass that along to the other managers as well, thank you.

B. Engineer

Mr. Quesada: I have nothing under engineer.

C. Field - Monthly Report

Mr. Quesada: Field report, I don't have enough to cover this at this point in time, I know there's some pending plant replacements that we'll get into at the next meeting.

D. Manager

Mr. Quesada: Under manager, I just need to remind you guys again because the deadline is approaching, July 1st, for those of you that have not yet submitted your Form 1s to do so. So, for anybody else that hasn't filed their Form 1 you have until July 1st to do so without getting any penalty, they will fine you up to \$1,500 maximum. Then you have until December 31st to do your annual ethics training which you will asked about that at the next Board meeting.

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)

June 18, 2026

Silver Palms West CDD

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

Mr. Quesada: I really have nothing else to cover on today's agenda, are there any Supervisor's request or audience comments at the moment?

Ms. Mailie-Jo Lopez: No.

Mr. Castillo: Nothing.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Hearing none, is there a motion to adjourn.

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

DocuSigned by:

Ben Quesada

07C0606FB7194F3...
Secretary / Assistant Secretary

Signed by:

Yani Lopez Castillo

DCAE9D93B19C48E...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 5E8A0FD3-1A35-8654-8211-B7D8BA9A3347

Status: Completed

Subject: Silver Palms West: Complete with Docusign: 6-18-26 Minutes.pdf, Resolution 2026-11.docx, Resolution

Source Envelope:

Document Pages: 14

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

8/21/2026 8:49:29 AM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

Ben Quesada
07C0606FB7194F3...

Signature Adoption: Pre-selected Style

Using IP Address: 8.29.7.127

Signed using mobile

Timestamp

Sent: 8/21/2026 8:52:50 AM

Viewed: 8/21/2026 10:09:36 AM

Signed: 8/21/2026 10:09:59 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Yani Lopez Castillo

Yani.lopezcastillo@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

Signed by:

Yani Lopez Castillo
DCAE9D93B19C48E...

Signature Adoption: Pre-selected Style

Using IP Address: 108.226.111.172

Sent: 8/21/2026 8:52:49 AM

Viewed: 8/24/2026 3:46:11 AM

Signed: 8/24/2026 3:47:49 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

8/21/2026 8:52:50 AM

Certified Delivered

Security Checked

8/24/2026 3:46:11 AM

Signing Complete

Security Checked

8/24/2026 3:47:49 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	8/24/2026 3:47:49 AM
Payment Events	Status	Timestamps