

**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, March 19, 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

**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  
February 26, 2026 Meeting**

Mr. Quesada: We can move on to section 2, which is the approval of the minutes for February 26, 2026 meeting. Just for the record counsel did provide me with two corrections on pages 4 and 5, if I'm not mistaken, so if there are no additional comments from the Board, I would ask for a motion to approve as amended.

Mr. Castillo: What were the corrections?

Mr. Quesada: Just some typos.

Mr. Castillo: Was that where Mr. and Ms. Mailie-Jo Lopez?

Mr. Quesada: Yes.

Ms. Fernandez: Yes, and also in the motion boxes on page 5 and where I was speaking, it has Ms. Mailie-Jo Lopez.

Mr. Castillo: Yes, ok.

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Mr. Quesada: And that's an AI issue but, I'll get it sorted out.

Mr. Castillo: Ok, so moved.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the Minutes of the February 26, 2026 Meeting with the submitted changes were approved.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution #2026-06  
Approving the Proposed Fiscal Year  
2027 Budget and Setting the Public  
Hearing**

Mr. Quesada: Moving into consideration of resolution #2026-06 approving the proposed fiscal year 2027 budget and setting the public hearing. So, just for everyone's information because this is the second go around with this but, for those of you in the audience and anyone listening online, today what we're going to be doing is adopting a ceiling, if the Board feels comfortable with the numbers that we have on page 10 in your agendas, and essentially we're not going to talk about any increase, I think our assessment level are fine just as is. We're able to take some money that we assessed for the one-time plant replacement project and made a contingency line item for any future projects which I think is good forward thinking especially with this group. So, there was a couple of increases as far as management fees, insurance, and things of that nature but, nothing that you couldn't absorb with your current assessment level. So, I would ask that, and in this resolution it's asking for us to set a date for the public hearing which is when you guys would be conducting your formal adoption. So, two things first is, does the Board feel comfortable with the assessments as presented?

Mr. Castillo: Yes, I think the increases are nominal so just for you guys to, like management went from \$37,000 to \$39,000 that's reasonable, there was an increase in other items, like from \$755,000 to \$757,000 am I reading that correctly, no actually I'm not.

Mr. Quesada: Which item are you looking at?

Mr. Castillo: Other current charges?

Mr. Quesada: Yes.

Mr. Castillo: Ok, so I'm ok with it, current year, new proposed budget, so I have no questions on it, do you guys have any?

Ms. Mailie-Jo Lopez: No.

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Ms. Peralta: No.

Mr. Castillo: So, we're good then.

Mr. Quesada: Ok, thank you I appreciate that. I think as far as any particular line item, I think you're looking at about \$1,600 or a little bit less than \$1,600 administrative.

Mr. Castillo: Right.

Mr. Quesada: So, the second part of this or off the resolution it's setting the public hearing date which we need a minimum of 60 days to advertise the public hearing and set the public hearing. So, 60 days from today is the 18th of May if I'm not mistaken or 19th, but either way it would be your next advertised meeting, and I have that schedule with me.

Mr. Castillo: Next advertised meeting is May 21st.

Mr. Quesada: Thank you for that, yes May 21st, so is everybody comfortable as far as being able to have quorum on that date?

Mr. Castillo: Let me just check my calendar. Are you ok with that?

Ms. Mailie-Jo Lopez: Yes, I'm ok with that.

Mr. Castillo: Ok, so we're all good.

Mr. Quesada: Ok, so from what I hear everybody is good with the public hearing date being on May 21st.

Mr. Castillo: And that is the, just so that I can connect last year, that is the meeting where folks have the opportunity to come and talk to the Board of Supervisors regarding the budget?

Mr. Quesada: So, yes, and the difference though between last year and this year is last year there was an increase, so we were required to do a mail out to inform everybody of the increase in the assessment.

Mr. Castillo: Yes.

Mr. Quesada: In this case the assessment levels remain unchanged, meaning there won't be an additional mail out letter but, we would still properly advertise and we would still post it on our website.

Mr. Castill: In the way that we normally do for these types of meetings.

Mr. Quesada: Correct, or any other meeting and to answer part of your question too is, the audience is always welcome to attend the meetings because they are publicly advertised meetings.

Mr. Castillo: Right.

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Mr. Quesada: So, yes they would have the same rights as they would for any other meeting, it's just a mail notice would not be required.

Mr. Castillo: What's that threshold just for my knowledge?

Mr. Quesada: Any change in assessments.

Mr. Castillo: A dollar?

Mr. Quesada: Yes, and in the previous year you had assessments.

Mr. Castillo: Ok, so that May 21st is fine.

Mr. Quesada: Ok, perfect, so I would need a motion to adopt resolution #2026-06 approving the proposed fiscal year 2027 budget and setting the public hearing for May 21, 2026 at 4:00 p.m. and the location is The Corsica Club, located at 24455 SW. 119th Avenue, Miami, Florida.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, Resolution #2026-06 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 21, 2026 at 4:00 p.m. at 24455 S.W. 119th Avenue, Miami, FL was approved.

**FOURTH ORDER OF BUSINESS**

**Audit Selection Committee Meeting**

- A. Roll Call**
- B. Ranking of Respondents to RFP**
- C. Adjournment**
- D. Selection of Audit Firm**

Mr. Quesada: The next part of your agenda is the audit selection committee meeting two, at the previous meeting you guys were able to, or the meeting before last you guys were able to modify your criteria and the Board appointed itself as the audit selection committee. So, we can jump into that once we start the audit selection committee meeting, so I would need a motion to open the meeting.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, opening the Audit Selection Committee Meeting was approved.

Mr. Quesada: Then just for the record, the audit selection committee is Yani Lopez Castillo, Mallie-Jo Lopez and Teanna Peralta, and with that being said we can jump into the next section which is the ranking of the respondents. Like I said it started on page 20, you

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have a breakdown sheet there where it's basically giving you each of the three qualified respondents, and I'm very happy to report that we got three responses, sometimes we don't even get two, so that's good. All firms were equally qualified and vetted, and if you want a deeper dive in section 4, each one of their full proposals is included in the corresponding pages. What I would like to draw to your attention once you're ready is the ranking sheet back on page 20 because you would need to assign scores to each one of the respondents and based on that we would rank them accordingly.

Mr. Castillo: Ok, so the first question, when we have 2026 to 2035, and 2026 to 2036 for some of these, we're not locked in for that period of time if we hire them today, this is just their rates?

Mr. Quesada: Correct, exactly that and what's good about that is they do lock in their pricing.

Mr. Castillo: So, they lock in their pricing but, we're not locked in with their services.

Mr. Quesada: Right, it's a year to year agreement, so every year you revisit the audit and at any time the Board can make a motion to start this process all over again where you can have the audit selection committee meetings.

Mr. Castillo: And last year when we did it, and if you don't remember that's fine.

Mr. Quesada: Well, their terms were different so now you can lock it in for longer, and again, I mean you see the increase is \$30, that's like \$100 a year, it just makes projecting the budget easier.

Mr. Castillo: And then what makes Grau so much cheaper than R. McIntosh and Berger?

Mr. Quesada: I couldn't tell you off hand.

Mr. Castillo: Ok.

Mr. Quesada: I do know that they are probably one of the biggest firms that we work with, and they've done a lot of audits.

Mr. Castillo: Ok, alright, so you said it's on page what?

Mr. Quesada: Page 20 is your ranking sheet, and then feel free if you guys want to look at any of the proposals, R. McIntosh just for the record is one of the newer firms but, as you can see the owner posted her resume there, and she has plenty of experience and she worked for one of the bigger firms for several years.

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Mr. Castillo: And then what's is the scope of their work, when we hire them, what are they expected to do for the District?

Mr. Quesada: They're going to go through your books, and they do always ask this question, if there's any pending litigation, any conveyances, etc., but it's just a requirement of CDDs to have a third party audit of their financials every year and make sure we're acting in accordance with the bond obligations and with the Sunshine Laws in how we operate our finances.

Mr. Castillo: Ok, and then, I guess out of the three of them, Grau is in Boca, and R. McIntosh is in Boca as well, and Fort Piece for Berger, so does it matter?

Mr. Quesada: No, a lot of what they do, and you know how technology is today, everything is electronic now a days, and they work hand in hand with the accountant as far as just providing the finances and then they go and they conduct their audit independently.

Mr. Castillo: I guess what I'm trying to understand, and of course I don't know if you could reference or make a recommendation, and if you can't that's fine, I mean I don't see a difference between the three of them at this stage, or is there something we should be looking at?

Mr. Quesada: I think, and like I said, I don't want influence your decision making when it comes to that stuff but, what I will tell you is R. McIntosh is a new firm, so they have some experience, so I don't know that firm, I haven't worked with any Districts that work McIntosh, I think the biggest thing that stands out because they're all equally qualified, is the pricing, and that's one of your five criteria, so if I were to say what makes one stand out over the others is pricing.

Mr. Castillo: Ok, so we hire someone, and if it doesn't work out based on management's recommendation can we fire them?

Mr. Quesada: Yes, at any time you can terminate your agreement with any auditing firm, just like I said, if we're in the mitts of an audit, it's a little bit trickier but, if we're inbetween audits and at any time you guys can motion to send a notice and redo the process again with the audit selection committee.

Mr. Castillo: Redo the process.

Mr. Quesada: Yes.

Ms. Mailie-Jo Lopez: I'm go with McIntosh.

Mr. Castillo: Ok, so we like underdogs, so we're going to go with McIntosh.

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Ms. Mailie-Jo Lopez: And then second would be Grau.

Mr. Castillo: Yes, ok so I would say McIntosh, then Grau and then Berger.

Mr. Quesada: Ok, so McIntosh #1, Grau #2, and Berger #3.

Mr. Castillo: Yes.

Mr. Quesada: And then you do need to do the points.

Ms. Mailie-Jo Lopez: So, 100, 98 and 96.

Mr. Quesada: Thank you, I appreciate that. The last thing I would need then is if everyone is in agreement, I would just need a motion ranking McIntosh #1, with 100 points, Grau & Associates #2, with 98 points and Berger, Toombs as #3, with 96 points, do I have a motion?

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, ranking of respondents to the RFP, ranking R. McIntosh as #1, Grau & Associates as #2 and Berger, Toombs as #3 was approved.

Mr. Quesada: Then I would need a motion to adjourn the audit selection committee meeting.

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

Mr. Quesada: Then lastly, since we're out of the audit selection committee meeting, the last part is I need the Board of Supervisors now, putting on your Board of Supervisor's hat to select the firms based on the audit selection committee's results. Is there a motion?

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the audit selection committee's results of R. McIntosh as the #1 ranked auditing firm for the District and authorizing staff to enter into an agreement was approved.

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**FIFTH ORDER OF BUSINESS**

**Discussion of:**

- A. Procedures for Landowners Election Meeting – November 19, 2026**
- B. Procedures for the General Election**

Mr. Quesada: Jumping into discussion items, I'll make this quick. On page 89 is the information for the landowners election, so you have the landowner election information there, you have a sample of the agenda and the proxies and the ballots that we use. In this case, seat #1 will be up for the landowner election and the date would be on November 19, 2026. If I'm not mistaken we have an advertised meeting on that day, and we would make sure that it's properly advertised for fiscal year 2027. Then for the general election, which starts on page 92 you have two seats this year that are under the general election, seats #2 and #5, so that would Raisa Krause, and Teanna Peralta. Please make sure, and I will tell you when you guys are filling out qualifying paperwork, you need to put in your seat number, so include that seat number if you want to run for the same seat again, because it has happened in one or two Districts where accidentally somebody ran against a colleague and not for their own seat number. So, please pay special attention to that, and we're happy to help you if you have any questions about that, and just for the record, the qualifying period starts at 12:00 noon on June 8, 2026 and closes at 12:00 noon on June 12, 2026, so that's Monday through Friday. The Miami Dade Supervisor of Elections office is located 2700 NW 87th Avenue, in Doral, there's a phone number there also provided for you all, so if you have any questions as far as accommodations you need or anything that you need to come with, please contact their office, and we're happy to help you guys as well with any questions you may have between now and then.

Mr. Castillo: So, Teanna and Raisa, these are both general seats?

Mr. Quesada: Yes, seats #2 and #5, correct, and seat #1 is the landowner seat.

Mr. Castill: Right, ok, I don't have any questions.

Ms. Peralta: I don't have any questions.

Mr. Quesada: Ok, thank you for that.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Quesada: Is there anything you want to jump into Gabriella?

Ms. Fernandez: No, unless you guys have anything specific or any questions for me, I don't have anything to report. Although, piggybacking off the landowners election meeting

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and the general election announcement, the Form 1 requirement just make sure you that you fill that out when you go to qualify, that's one of their requirements.

Mr. Quesada: Thank you Gabriella.

**B. Engineer**

Mr. Quesada: I don't have anything for the engineer at this time.

**C. Field**

**1) Monthly Report**

**2) Invoice with Corsica Homeowners Association**

Mr. Quesada: Just quickly, I do have an update for your field report, there were actually two light fixtures, and caught one that was obviously broken.

Mr. Castillo: It's in the same spot right?

Mr. Quesada: Yes, there was one there.

Mr. Castillo: Is it worth replacing it at this point?

Mr. Quesada: Just so you know, this one has been repaired so I think that one is fine, so again, that whole piece was replaced as far as the mount for the fixture. I do think in the future we could raise them up a little bit higher.

Mr. Castillo: Yes, like it's a landscaping breaking it?

Mr. Quesada: I don't know, but the bus stops sometimes driving through there so maybe it could be kids too but, it wouldn't hurt that Wendy could just talk to the landscapers to be mindful of that, and then we'll discuss it, and same thing, we're going to be talking to security and see if they notice during the school drop off if kids are congregating there to keep an eye out. By the way, just going to your question, there was one wire cut, and we got the wire and cable replaced, so it was towards the front half, I just didn't get it in time for the report. I did want to point out that right now we don't have any rules that we can enforce but somebody was parking in front there, and you can see the pictures in the report.

Mr. Castillo: I saw that, so our security team can address that, it's the same one that we've been discussing for some time but, this is off of 119th Court where it dead ends, in front of the apartments. I mean it fines, the only issue that I see here is that is someone's area, like if that's my home and I'm trying to get in, unless he's servicing that home.

*(At this point several people were talking at one time, and no one conversation could be heard)*

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Mr. Quesada: And in the future, I know we're still trying to get some of the services squared away and we'll talk about that later but, one of the things is, if this Board ever wants to we can initiate a rule adoption process, it does require advertising Gabriella's office has done several of these with other Districts where you may want to have some rules that are enforceable.

Mr. Castillo: On the District side.

Mr. Quesada: Yes, on the District's side, and we have ownership within the roads, and it would give the District a little bit more authority to be able to enforce for those types of things.

Mr. Castillo: Right.

Mr. Quesada: So, for now I'm just putting it out there for informational purpose.

Mr. Castillo: Yes, exactly.

Mr. Quesada: Ok, I don't know why this is on today's agenda but, there is something else on the agenda that's coming up now which is under the field which is the invoice with the Corsica Homeowners Association.

Mr. Castillo: Yes, so I'll recuse myself for that, just to confirm I have an 8B Form, do I have to orally read it into the record?

Ms. Fernandez: Yes.

Mr. Castillo: Ok. So, regarding agenda item 6C-2, invoice with Corsica Homeowners Association, the measure before my agency in the nature of conflicting interest in the measures as follows; The measure before the Silver Palms West Community Development District Board of Supervisors involved District action relating to services or 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 disclose the nature of my interest prior to the review, deliberation and vote of the agenda item. I have abstained from the review, deliberation and vote on the measure. I submitted the form electronically but, I have a physical paper copy and I will physically remove myself for this thing.

Mr. Quesada: Thank you. So, for the record Yani has stepped away from the dais, and we are now discussing item 6C-2 which is the invoice with the Corsica Homeowners Association. Previously this body got together and requested the we put a clusia hedge at the end of 247th Terrace, if I'm not mistaken where there was an issue with people using

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that area to enter the District. The work was completed, the HOA assisted the District with the installation, so I would need to get a motion, if the Board wants to discuss and approve any type of reimbursement to the homeowners association, now would be the appropriate time.

Ms. Mailie-Jo Lopez: Yes, I make a motion.

Ms. Peralta: I second.

Ms. Fernandez: And that's for \$13,500.

Mr. Quesada: Ok, yes, and that was for \$13,500.

On MOTION by Ms. Mailie-Jo Lopez seconded by Ms. Peralta with all in favor, accepting the invoice from Corsica Homeowners Association for a clusia hedge landscaping installation in the amount of \$13,500 was approved.

Ms. Fernandez: And while we're on the topic, since it's just these Board members I would like them to know about the sealed bid process, on landscaping and security that we're paying for as a step of the District.

Mr. Quesada: Ok, so if this is something that you guys want to entertain, and it's perfectly doable, I would ask that we approve a not to exceed amount because there's an additional fee that comes with putting together a scope of work and initiating the sealed bid process. I know with landscaping, and I'll circle back, then when it comes to security as well, that the scope of work needs to be drafted to initiate it and then advertise the bids, so I would ask for a not to exceed amount of \$15,000 from the Board, I have \$10,000 discretion between meetings for an approved line item and you are funded within the budget, but just to make sure that between meetings I can initiate that process and any updates I have I'll bring back to you guys at a future meeting regarding those bids.

Ms. Mailie-Jo Lopez: Ok.

Mr. Quesada: So, can I have a motion from the Board not to exceed \$15,000 to initiate the sealed bid process for landscaping and security services.

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Ms. Mailie-Jo Lopez: Would we be able to also request a motion to request the sealed bids, like we're requesting a motion to request a sealed bid process, that's what we're doing with this motion?

Mr. Quesada: Yes, correct.

Ms. Mailie-Jo Lopez: Ok.

On MOTION by Ms. Mailie-Jo Lopez seconded by Ms. Peralta with all in favor, authorizing a not to exceed amount of \$15,000 to initiate the sealed bid process for landscaping and security services was approved.

Mr. Quesada: Are there any other Supervisor's request or audience comments at this time?

Ms. Mailie-Jo Lopez: Yes, so since October, 2025 we've been paying for this, can we do the same process for October through March of reimbursement of the services we're co-sharing?

Mr. Quesada: That's a good question for Gabriella.

Ms. Fernandez: Say again.

Mr. Quesada: So, let me help you, the began assessments for collecting assessments for landscaping and security as per the previous budget cycle, so we are now collecting that money. So, what's she's asking is it possible to, once we sort this part of the services, is it possible to reimburse the association since they did cover the cost of the landscaping of the CDD area.

Ms. Fernandez: Are we reimbursing only areas that belong to the District?

Ms. Mailie-Jo Lopez: Yes.

Ms. Fernandez: That's fine, there's no agreement, correct?

Mr. Quesada: There's no existing agreement, correct.

Ms. Fernandez: How often is this going to be, a monthly thing?

Ms. Mailie-Jo Lopez: Yes.

Ms. Fernandez: But moving forward permanently?

Ms. Mailie-Jo Lopez: Yes.

Ms. Fernandez: We need an agreement.

Mr. Quesada: Ok.

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Ms. Fernandez: We need an agreement for those 6 months that have already passed because now we're doing the sealed bid to move forward. So, essentially the reimbursement, I don't have an issue with, like for the 6 months in the past, which that has already occurred and now you guys have to essentially pay them back, however, moving forward if there is some sort of a monthly work that needs to happen, and again, it's up to the Board of Supervisors, if you want an agreement or not, it's just maybe a little more beneficial to have one in the off chance that anything would every happen.

Ms. Mailie-Jo Lopez: But we would do that after the sealed bids?

Ms. Fernandez: Yes, well then again, it's going to be an agreement between the CDD and the HOA for reimbursement but, you can wait until you have an actual landscaper ready and you know what the price is.

Ms. Mailie-Jo Lopez: Ok, so for the already completed 6 months, there's no problem we can get that reimbursed already.

Ms. Fernandez: Yes.

Ms. Mailie-Jo Lopez: And then moving forward we're doing a sealed bid but, you recommend that from let's say April until the sealed bids that we have an agreement in place, or do we wait until the sealed bids are completed?

Ms. Fernandez: You can wait until the sealed bids that you can just have one agreement because then when you have a new landscaper, you will have an agreement with them.

Ms. Mailie-Jo Lopez: Ok.

Ms. Fernandez: So right now it could just be on an invoice basis where the District just paying an invoice, you submit the invoice, it needs to get approved by the Board of Supervisors and then you reimburse the HOA. However, moving forward once the sealed bid process is done, you have a regular landscaper, I recommend you have that agreement in place that just stipulates all the numbers, and you can see what CDD owns, what the HOA owns, the map of the area of the District that it belongs to, what that means to us, just so you have that in writing if anything were to every happen.

Ms. Mailie-Jo Lopez: Ok, sounds good. Then are we able to get a motion to request reimbursed for the months of October through March?

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Mr. Quesada: Subject to, do we have an amount, that's the thing, so if don't have an amount, what we could do is, you guys authorize it and I bring the invoice to the next meeting, is that the appropriate way to do it?

Ms. Fernandez: You would have to set a not to exceed amount, in your opinion, however, you would have to kind of have a ballpark number of that, if not when you have the May meeting you could bring it then, and if not, the only other way is a not to exceed but, again, you can't exceed that not to exceed amount.

Ms. Wendy Lopez: Yes, I have a ballpark number right now, and I know I have that, I can give you that in a second.

Mr. Quesada: Ok, no worries, just let me know.

Ms. Wendy Lopez: I'm opening it now, ok it would be around \$15,000 a month.

Mr. Quesada: Ok, so we assessing \$195,000 a year for landscaping maintenance obligations.

Ms. Wendy Lopez: Ok, so it would be the \$195,000.

Ms. Mailie-Jo Lopez: No, because that's for the year.

Mr. Quesada: That's for the year, that's what we're assessing.

Ms. Wendy Lopez: Ok.

Mr. Quesada: So, it would have to be divided.

*(At this point several people were talking at one time, and no one conversation could be heard)*

Mr. Quesada: So, for now let's keep this in because I know that's something that's already been recurring.

Ms. Mailie-Jo Lopez: So, we're looking at \$16,500 a month for landscaping, \$16,500 a month for security, so that will reach cap if we did it like that for 6 months, whatever we can do be reimbursed, so whatever our maximum is.

Ms. Wendy Lopez: So, \$16,500 for the 6 months would be \$99,000.

Ms. Mailie-Jo Lopez: Well, I think 6 months would be \$97,500.

Ms. Wendy Lopez: Ok, so \$96,500.

Ms. Fernandez: You guys get security services, with the joint participation agreement that Ginger drafted.

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Mr. Quesada: It's only the club for now with FLOCK security system, where we have an agreement with the HOA to reimburse a third party company, so it's FLOCK and we already have an executed agreement, we have an enhanced security line item.

Ms. Fernandez: But this handled the same way in terms of payment.

Mr. Quesada: It get reimbursed to the HOA but, then obviously they're paying FLOCK a third party company for those services, so we have a joint participation agreement for those services.

Ms. Fernandez: They might have to do, for this amount, for the security, I'm thinking because of the amount and the recurring nature that we use a maintenance agreement for the landscaping services and then also pay with invoices.

Mr. Quesada: And make it effective October 1, 2026 or 2025.

Ms. Fernandez: Yes, it would be retroactive.

Mr. Quesada: Ok, do you want to start with that first?

Ms. Mailie-Jo Lopez: Yes, landscaping.

Ms. Fernandez: The problem is that's all contingent upon who gets chosen in the sealed bid process, because now you're going to change from only paying for the FLOCK services to now reimbursing all the costs associated, so you're going to have to make an amendment or just a new agreement but, at least for now it would be your recurring amount and the amount that's due, I would just pay that but, it's up to you guys but, a maintenance agreement is probably the easier way to go that way you guys can just submit the invoices to Ben and go from there.

Ms. Mailie-Jo Lopez: Ok.

Mr. Quesada: Ok, so for now I just put in my notes that we understand the motion, the Board could motion into leaning towards a maintenance agreement subject to District counsel drafting it with the Corsica Homeowners Association for landscaping services, and any type of retro services that were issued beginning October 1, 2025 to current, and by saying, so moved, you agree with that motion.

Ms. Mailie-Jo Lopez: So moved.

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On MOTION by Ms. Mailie-Jo Lopez seconded by Ms. Peralta with all in favor, authorizing District Counsel to draft a Maintenance Agreement with the Corsica Homeowners Association for landscaping services, and any retroactive services that were issued beginning October 1, 2025 to the current date was approved.

Mr. Quesada: Ok, so we'll bring this back to you guys at the May meeting.

Ms. Wendy Lopez: And for landscaping we will submit to you guys.

Ms. Fernandez: So, you would submit it for the May meeting, and then it can get approved then and that's when the payment is disbursed.

Ms. Wendy Lopez: Ok.

Ms. Mailie-Jo Lopez: I have a question, so we have a cap of \$195,000 for landscaping, but if we need this, we have a special amount, we have an additional \$195,000 for special, are we able to tap into that if it goes over?

Mr. Quesada: Yes, you have contingencies built in your budget, as long as it's from the same general fund, so if you guys were ever to exceed a line item, obviously we need to monitor ourselves, and we do an amendment at the end of the year for the budget, to correct our books, we're just going to do an adjustment to those line items based on what we projected. The idea is to try to make everything projectable so that the line items are set accordingly but, yes, you have enough cushion in your general fund and if you were to exceed a line item by "X" amount, and assuming we don't go well beyond to absorb those kind of things.

Ms. Mailie-Jo Lopez: Ok.

Ms. Wendy Lopez: And to be clear regarding security, the next meeting we will do what we just did with landscaping for the next one.

Ms. Fernandez: Well, there's already a joint participation agreement for security, however, as Ben said, it's just the FLOCK portion.

Mr. Quesada: Correct.

Ms. Fernandez: So once you go through the sealed bidding requirement process, and you pick the new security company, then we'll do an amendment or a new agreement.

Ms. Wendy Lopez: Ok, well what about for the months already owed?

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Ms. Fernandez: Then you'd have the same thing but, there's already a joint participation agreement that's executed, I remember, right?

Mr. Quesada: Yes, for FLOCK.

Ms. Fernandez: Yes, so there's another portion that's unpaid?

Mr. Martinez: Two portions that are unpaid, the landscaping and the security.

Mr. Quesada: Ok, so let me just go to the way the HOA operates, the HOA has two types of security, they have the enhanced security system, which is the FLOCK system and their cameras on their lands for their private areas, the CDD has a joint participation agreement with the HOA, and the CDD is only reimbursing for the CDD areas that have cameras and providing the public service for the entire community, that was outlined in the joint participation agreement. The HOA, apart from the FLOCK component has a roving security 24/7, and the roving security officers from my understanding what they told me is, they drive through the entire District and they're not just focused on HOA violations, etc., and whatever other services the HOA has, they're also doing preventative crime services for the entire community that you're benefiting from. So, I think where this Board is coming from is that, at least a portion of those services for everybody, and not focus on violations or fines, etc., that they're interest in the CDD entering into some form of maintenance agreement, and leaning to a roving security.

Ms. Fernandez: And the roving security component is a different company, or the same company as the FLOCK?

Mr. Quesada: A different than FLOCK.

Ms. Fernandez: Ok, so then yes, you will need another joint participation agreement for that portion of the security services, however, it needs to stipulate and outline directly what is technically the CDD's property or services that are being provided.

Mr. Quesada: The scope of work.

Ms. Fernandez: Yes.

Ms. Mailie-Jo Lopez: Right, beginning with the sealed bids, right, the scope of work?

Mr. Quesada: Yes.

Ms. Fernandez: The scope of work that's going to pertain to the CDD, that they're monitoring CDD roads.

Mr. Quesada: Correct and preventative crime type of stuff.

Ms. Fernandez: Yes.

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Ms. Mailie-Jo Lopez: And out of curiosity, the \$16,500 that we put on record today, are we stuck to that amount, or whenever the agreement comes in?

Mr. Quesada: No, right now we're just doing the maintenance agreement, so if you guys want to, and again, will it be retroactive, and we'll have those actuals by the next meeting, and I think that's the cleanest way to do it because then that way you can double check your math.

Ms. Mailie-Jo Lopez: Yes.

Ms. Wendy Lopez: Yes.

Mr. Quesada: And there's an agreement effectively in place already.

Ms. Mailie-Jo Lopez: I understand.

Mr. Quesada: Ok, so I'm just making a note here for that.

Ms. Mailie-Jo Lopez: And I think everything was based contingent on the budget and co-sharing, so I think that was all taken into account.

Mr. Quesada: Yes.

Ms. Fernandez: Ok.

Mr. Quesada: And I'm going to make that a separate motion since we were talking about separate services. So, I need a motion from the Board for a maintenance agreement with the Corsica Homeowners Association for roving security services.

On MOTION by Ms. Peralta seconded by Ms. Mailie-Jo Lopez with all in favor, authorizing District Counsel to draft a Maintenance Agreement with the Corsica Homeowners Association for the roving security services and any retroactive services that were issued beginning October 1, 2025 to the current date was approved.

Mr. Quesada: And just to be safe, I'd rather not have to come back to you guys, I need a motion from the Board to initiate a sealed bidding process for security services, the same thing, I don't believe it's going to happen but, a not to exceed amount of \$15,000 just to be able to have any additional fees paid included with that.

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On MOTION by Ms. Peralta seconded by Ms. Mailie-Jo Lopez with all in favor, authorizing staff to proceed with a sealed bidding process for security services not to exceed \$15,000 was approved.

**D. Manager**

Mr. Quesada: And, I don't have anything under the manager's report.

**SEVENTH 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)*

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Quesada: Are there any other Supervisor's requests for today? We've covered the addition of the process of services.

Ms. Mailie-Jo Lopez: No.

Mr. Quesada: And just for the record, there is no audience today, but I will go find and the chairman now. For the record, Yani has rejoined the meeting. Do you have any Supervisor's requests?

Mr. Castillo: How are we doing on, from the last engineering update that we received for parking, that we discussed, I guess what would make the most sense the engineer, I know we had given him generic feedback and far as end caps, for example, but there are in regards to blocks of land that I don't know, I know we're actually sovereign, so does he include that?

Mr. Quesada: I think we can set up how you guys want to do it, we can do it onsite, I think onsite might be better.

Mr. Castillo: Ok, can we set up a time?

Mr. Quesada: We can do it one of two ways, you can meet me individually with each one of you, or you can appoint a liaison at today's meeting so that we can go and identify those areas.

Mr. Castillo: Do you want to do that?

Ms. Mailie-Jo Lopez: Sure.

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Mr. Quesada: Ok, so I would ask for motion with Alvarez Engineers, a motion from the Board to appoint Mailie-Jo Lopez as your liaison to meet with the District engineer and go over any potential additional parking areas in the District.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, authorizing to appoint Mailie-Jo Lopez as liaison on behalf of the District to meet with the District Engineer to go over any potential additional parking areas in the District was approved.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Quesada: I just need 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*

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Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 55583B28-E6CD-8B18-814D-26B484CAA736  
 Subject: Silver Palms West: Complete with Docusign: 03-19-26.docx, Engagement Letter.pdf  
 Source Envelope:  
 Document Pages: 25 Signatures: 3  
 Certificate Pages: 2 Initials: 0  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
  
 Envelope Originator:  
 Ellen Acosta  
 1001 Bradford Way  
 Kingston, TN 37763  
 eacosta@gmssf.com  
 IP Address: 162.199.192.217

## Record Tracking

Status: Original Holder: Ellen Acosta Location: DocuSign  
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## Signer Events

Ben Quesada  
 BQuesada@gmssf.com  
 Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
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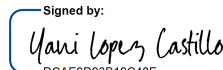
## Timestamp

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 Using IP Address: 2600:387:15:1516::1  
 Signed using mobile

**Electronic Record and Signature Disclosure:**  
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Yani Lopez Castillo  
 Yani.lopezcastillo@gmail.com  
 Chairman  
 Security Level: Email, Account Authentication (None)

Signed by:  
  
 DCAE9D93B19C48E...

Sent: 4/22/2026 6:32:54 AM  
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 Signed using mobile

**Electronic Record and Signature Disclosure:**  
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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	4/22/2026 6:32:54 AM
Certified Delivered	Security Checked	4/23/2026 12:54:53 PM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Signing Complete	Security Checked	4/23/2026 12:54:59 PM
Completed	Security Checked	4/23/2026 12:54:59 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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