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, May 21, 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	Chairman
Maillie Jo Lopez	Vice Chairperson
Teanna Peralta	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Juliana Duque	Governmental Management Services (by phone)
Gabriella Fernandez	District Counsel
Michael Pawelczyk	Billing Cochran (by phone)
Alejandro Aleman	District Engineer (by phone)
Steve Sanford	Bond Counsel (by phone)
Wendy Lopez	HOA Property Manager (Corsica)
Sebastian Martinez	Veridian Group
Javier Lopez Castillo	Veridian Group

FIRST ORDER OF BUSINESS Roll Call

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

Mr. Quesada: If you don't mind Mr. Chairman, skipping down to section 4, which is consideration of the preliminary first supplemental assessment methodology?

Mr. Castillo: That's fine.

Mr. Quesada: Ok, thank you.

FOURTH ORDER OF BUSINESS Consideration of:

A. Preliminary First Supplemental Assessment Methodology

Mr. Quesada: So go ahead Juliana, we're on item No. 4 of the agenda on page 39.

Ms. Duque: Thank you Ben. Good afternoon everyone. So, this item is the preliminary first supplemental assessment methodology for the Series 2026 Bonds beginning on page 39 in your agenda package. So, this report pretty much supplements the master assessment methodology report that has already been presented and adopted by the Board, and it relates to the expansion area project. So, as I just mentioned, this was previously expands the boundaries by approximately by 9.36 acres and the expansion is planned for the 114 townhomes. The report allocates the Series 2026 bond debt to the properties within the expansion area only. This is something that I also mentioned when I presented the master assessment methodology, this is very important because once again this debt is to the properties within the expansion area only, that will benefit from the public infrastructure improvements. Now, the report currently replaces the preliminary bond amount at approximately $2,095,000 for the Series 2026 Bonds which will finance the portion of that expansion area project including the public infrastructure improvements such as the stormwater, the roadways, water, wastewater, and all of the related soft costs. Now the preliminary assessment roll is included in the report and will be updated as parcel IDs are assigned to those 114 platted lots, or the 114 townhomes. The numbers once again are preliminary and subject to change based on the final bond sizing and also the final professional review. I received some cleanup comments on the report, but they are not significant, this is the normal process, and I'm asking the Board today to approve the report in substantial final form, subject to any further review and approval by all of the District's professionals. If there are no questions, a motion to approve will take place.

Mr. Castillo: I have no questions, does anybody have any questions?

Ms. Mailie-Jo Lopez: No questions.

Ms. Peralta: No.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the Preliminary First Supplemental Assessment Methodology in substantial final form was approved.

B. Consideration of Resolution #2026-09 Bond Delegation Resolution

1) **Exhibit A – Form of Bond Purchase Contract**
2) **Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum**
3) **Exhibit C – Form of Continuing Disclosure Agreement**
4) **Exhibit D – Form of Second Supplemental Trust Indenture**

Mr. Quesada: Ok, so go ahead to section B which is resolution #2026-09.

Ms. Duque: Ok, and Steve I think you are muted, Ben, let me send a text message to Steve.

Mr. Quesada: Ok.

Mr. Pawelczyk: And Ben, we can go ahead and go to the ancillary documents if you'd like, and then we can go back to the delegation resolution which if Steve can't get on the line I can cover that.

Mr. Quesada: Ok, thank you Mike.

FIFTH ORDER OF BUSINESS Consideration of Ancillary Documents

A. Acquisition Agreement
B. Collateral Assignment and Assumption of Development Rights
C. Completion Agreement
D. Declaration of Consent to Jurisdiction
E. Lien of Record

Mr. Quesada: So, let's go ahead and jump into item No. 5, consideration of ancillary documents starting on page 244 with the acquisition agreement, thank you Mike.

Mr. Pawelczyk: Ok, so good evening Board, my name is Michael Pawelczyk, I am a partner here at Billing Cochran and I work with your District counsel there, Gabby Fernandez, and I handle a lot of the bond work here, so I thought it made sense for me to call in real quick and go through these documents, which we call the ancillary documents. I'll go through them real quick and we can accept one motion to approve all of them and authorize the execution of all of them. I will say that the acquisition agreement and the declaration of consent of already been executed. The acquisition agreement, there is a lot of noise out there, it sounds like someone is moving furniture, oh wait, that's better, ok. So, the acquisition agreement was previously authorized by the Board, you already considered it, so there's nothing further to do with that acquisition agreement that's in the agenda package. I think Ben just put it in there because it's part of the expansion area ancillary documents. So, the second document is called the collateral assignment and assumption of development rights, although we record it against the property in the expansion area, and if the developer doesn't pay the assessments that are levied on the debt to pay for the debt based on the bonds that are issued, they will have to laterally assigned the development rights that the CDD can complete the infrastructure project, and of course foreclose on the land. So, while this is very unlikely, it is a document that appears in all bond transactions, really to CDDs, in fact there was a similar document that was done for the bonds that were issued for the original boundaries of the District, and that's an agreement between the District and the property owner and developer. The third document is a completion agreement between the District and the developer, this is where the developer guarantees that they will complete the project and pay for the completion of the project regardless of whether the bonds that are issued are sufficient to pay for the project. So, if the project is $10 million, and the District issues $5 million, the developer is responsible for that to complete project or provide the funding so the CDD can complete the project for that extra $5 million and whatever else it costs to complete the project, and by the project, I'm referring to the expansion area project. The fourth document is a declaration of consent to jurisdiction, this has been executed by the developer and recorded in the public records, so there's no action needed for this instrument, it's just part of the bond documents that will be included in the bond transcript at closing, and the developer here is basically consenting to the establishment of the District, the levy of assessments and acknowledging that the District took all the appropriate actions to establish the District expanded boundaries of the District, levy the assessments, etc., and issuing bonds over that expansion area for purposes of the public infrastructure project. The final document is a lien of record that our office prepares, it will be executed by the chairman only, or vice chairman, and that is recorded in the public records to let anyone know who is buying property within the expansion area that the District issued bonds in the amount of "X" and that assessments are levied to pay for those bonds and if anybody has any questions they can call the District manager's office or contact the District manager's office to answer those questions. So, it's really just a notice that would come up in title work for anyone purchasing a home within that expansion area, as will the collateral assignment and the declaration of consent because those are recordable documents as well. The one extra item I wanted to mention here is even the completion agreement on the agenda for Board approval, although I do not believe it's necessary, so I don't think the completion agreement is going to be necessary based on the latest information of the related bond documents that Steve is going to mention, particularly the preliminary offering memorandum but, we're asking you to approve this is substantial final form, they will be amended for the final comments, there's only been a couple of comments, and to include lot numbers once the bonds are once the bonds are marketed. Does anyone have any questions on any of these documents that we just went over?

Mr. Castillo: No questions on my end, Mike, just a note on the collateral assignment document, I don't know if you know but, at this stage there's a typo on my name on page 271.

Mr. Pawelczyk: I apologize and we'll fix that.

Mr. Castillo: Ok, no questions on my end.

Mr. Pawelczyk: And I'll check them all too and make sure that your name is spelled correctly.

Mr. Castillo: Ok.

Mr. Pawelczyk: So with that, if the Board is so inclined we would need a motion to authorize the execution of the collateral assignment, the completion agreement if needed, and the lien of record all in substantially final form and to further ratify the execution of the acquisition agreement that was previously approved and accepted by the Board.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, the Collateral Assignment and Assumption of Development Rights, the Completion Agreement and the Lien of Record in substantial final form and authorizing the proper District officials to execute the documents, and ratifying the Acquisition Agreement that was previously approved were approved.

Mr. Quesada: Thank you Mike. Sorry, folks, I know that some of you are having some issues online, I know Steven and Alejandro have been texting me so I've been trying to assist them while Mike was talking, apparently it was a bad link or something so I think the phone has been the best method so far for some of the people so far having that issue, I apologize for whatever the technical issue is on our end.

Ms. Duque: Ben, and I think Steve tried over the phone too, and he joined but, he could hear anyone, so I saw that he joined and now he left us again. I can start presenting and then Mike can also assist me, and we can wait to hear back from him

Mr. Quesada: Absolutely.

B. Consideration of Resolution #2026-09 Bond Delegation Resolution

1) **Exhibit A – Form of Bond Purchase Contract**
2) **Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum**
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Ms. Duque: So, the next item is consideration of resolution #2026-09 which is the bond delegation resolution and this resolution authorizes the issuance of a not to exceed $3 million dollars in Series 2026 Special Assessments Bonds for the expansion area project.

The bond proceeds will be used to finance the portion of the public infrastructure within the expansion area as it's described in the engineers report. The resolution also approves the related financing documents in substantial final form and also delegates authority to the District officials to finalize and also executed the documents provided, the terms that are within the parameters of this resolution. This action does not approve those bonds today per se but, it actually allows the financing team to proceed towards the pricing, sale, and also closing. So, as you can see this resolution has a couple of exhibits, the first exhibit is the from of the bond purchase contract, and I'm sorry this is Steve calling me now, give me one second. Hi Steve, so sorry, we couldn't hear you but, don't worry, I'm presenting right now Steve the bond delegation resolution, and I also have Mike and Mike will provide additional input too, so don't worry, we're having issues with the phone, so you don't have to worry, we got it.

Mr. Pawelczyk: And certainly if the Board has any questions we can get those to Steve.

Ms. Duque: Yes.

Mr. Quesada: Just really quick, Juliana, apparently the issue is the PDF link, that one must be bad but, the one in the email for the distribution list is working because Alejandro was able to work around the issue, and I apologize for any technical difficulties there.

Ms. Duque: Don't worry Ben, we got it, and I have Steve, and Steve if anything, Mike and I will provide any additional questions back to you in case we cannot respond to any.

Mr. Quesada: Thank you.

Ms. Duque: Ok Steve, sorry there was a lot of noise on the other side, so Ben could you please mute, there is a statement that Steve would like to make before I continue.

Mr. Quesada: Ok we're all muted here.

Ms. Duque: Go ahead Steve, could you repeat that statement?

Mr. Sanford: I just want to say about the methodology report, I just wanted to point out that the resolution does a lot of the same things but, it also allows there to be modification to your report and the engineers report in connection with the marketing of the bonds, there's authorization to do that in that resolution, so there's no need to come back to the Board and get those reports approved.

Ms. Duque: Perfect Steve, than was clear, understood, thank you so much.

Mr. Sanford: Ok.

Ms. Duque: Thank you Steve, bye, bye. So, as I was mentioning, exhibit A is the form of bond purchase contract, and this is the agreement between the District and FMS Bonds who is the underwriter, this sets the terms of the underwriters for the Series 2026 Bonds for the District and that details that to the investors, it will include items such as the purchase price, bond amount, all of the interest rate, all of that, the presentation, conditions for closing, all of that is part of this exhibit. In simple terms this is kind of the sales contract for the bonds. Now we have the draft preliminary limited offering memorandum which is exhibit B, and this is the disclosure document provided to potential investors before the bonds are being sold, and it pretty much explains the District, the expansion area project, the bonds, it explains the assessments that are going to be securing the bonds, it talks about the developer, the development plan itself, and this pretty much is the investor information package, I would put it that way. Then we have exhibit C, which is the form continue disclosure agreement, this is the agreement that sets the ongoing reporting requirements after the bonds have been issued, and this requires the District and other parties that are obligated, usually the developer or the landowner to provide the annual financials and also operating information and all the necessary notices of certain important events to the municipal security market. So, this is an ongoing reporting that goes after the bonds have been closed. Now exhibit D is the form of second supplemental trust indenture, and this documents works very closely with, I would say together with the master trust indenture and also sets all of the specific terms for the Series 2026 Bonds. So, what it does is it pretty much explains the bonds proceeds, like how the bond proceeds are going be held, how they're going to be used, or repaid, it establishes all of the accounts and funds for those bonds. There's also some trustee responsibility that are part of this document, so it governs how the bond money is going to be handled in general, and also how those bondholders are protected. That's it, that's all of the exhibits and this is the resolution, so unless there are any questions or Mike would like to add anything additional he can do that.

Mr. Pawelczyk: Yes, first I want to say that Juliana did an outstanding job, the only thing I want to point out to the Board is, this is something that Steve typically points out, Mr. Sanford does when he's giving his overview, is that at the end of section 3 of the resolution, it basically says this whole bond process can move forward, and the bond purchase contract can be executed by the District, if certain parameters are met, and those parameters are, that the bond mature no later than the statutory permitted period which is 30 years, which will be the term of these bonds, the principal full amount of the bonds issued does not exceed $3 million dollars, the interest rate on the bonds does not exceed the maximum rate permitted by Florida Law, which makes sense, and in fact that interest rate on the bonds will not exceed that which exceed in reality that which is set forth in Juliana's preliminary supplemental assessment methodology, it should be a little bit less than that. The next condition is that the bonds are subject to option redemption which determination will be made on or before the sale date of the bonds, that the purchase price be paid to the underwriter for the bonds is not less than 98% of the par amount of the bonds, exclusive of any of the original issuance discount. What that means is that the underwrite will get 2% as payment for his services to market and solicit these bonds. So, that's really a good overview, if anybody on the Board wants further copies of this document you can let Juliana know and we can get them to you but, they're probably not much interest to you as residents of the original boundaries but, just to let you know as Board members we have these same documents that were executed in connection with the original bond issuance which may be of interest to you if you chose to read very fine print. With that I will stop talking and let you all commiserate on this, and if there's no questions, a motion to adopt resolution #2026-09 would be in order.

Mr. Castillo: I have no questions, do you have any questions?

Ms. Mailie-Jo Lopez: No questions.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, Resolution #2026-09 the Bond Delegation Resolution was approved.

Mr. Quesada: Thank you everyone.

Mr. Pawelczyk: Thank you, unless I'm needed any further I will drop off and leave you in Gabby's and Ben's capable hands, thank you.

Mr. Quesada: Thank you Mike.

Ms. Duque: Bye Mike. Ben, I'm also going to go but, we have on item #6A the Rule G-17 disclosure letter, do you want me to present that?

Mr. Quesada: Yes, if you could do that really quickly before you go.

Ms. Duque: Ok.

SIXTH ORDER OF BUSINESS Consideration of:

A. Rule G-17 Disclosure Letter, Series 2026 Bonds

Ms. Duque: So, item 6A is the Rule G-17 disclosure letter for the Series 2026 Bonds, so this letter is from FMS Bonds, the underwriter for the Series 2026 Bonds, and this letter is required under the municipal security rulemaking Board rule with is the G-17. The purpose of this letter is to disclose the roll of the underwriter in the bond transaction and it explains that FMS Bonds will act as the underwriter, not as the District's financial advisor or municipal advisor, they are our underwriter. It also explains that the underwriter purchases bonds and are at arms-length like a commercial transaction and he has final control interest that the interest that defer from District interest. So, this is just once again a step to move forward, and it's required under the municipal security rulemaking Board, so at this moment we will need a motion from the Board.

On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the Rule-G-17 Disclosure Letter, Series 2026 Bonds was approved.

Mr. Quesada: Thank you Juliana.

Ms. Duque: And I'm assuming Ben you will do item #6B, which is the assumption and acceptance of agreement rights with Miami-Dade Water and Sewer Department, right?

Mr. Quesada: Yes, I will work on that now.

Ms. Duque: Ok, thank you everyone, have a good afternoon.

Mr. Castillo: You too.

Mr. Quesada: Ok, and Alejandro, I know you're on the line, we'll go to you next if the Board is ok with that but, let me get through #6B, do you have the agenda in front of you as well Alejandro?

Mr. Aleman: Yes, I do, I have it.

B. Assumption and Acceptance of Agreement Rights with Miami-Dade Water and Sewer Department

Mr. Quesada: Ok, so item #6B, just in case the Board has any technical questions, but it's obviously the assumption and acceptance of agreement rights between Lennar Silver Palms West and Miami-Dade Water and Sewer Department, so it's like an interlocal agreement with the county, right?

Ms. Fernandez: Yes, essentially the CDD is being asked to execute this instrument to become co-developers under the water and sewer department agreement so that you can convey the completed water and sewer facility to the county.

Mr. Quesada: And for the record, on the stormwater side, everything has already been transferred over to the District but, there's multiple entities involved here with the county being one of them, and this is a formality to tie up all those ends together.

Mr. Castillo: How is it set up now?

Mr. Quesada: The stormwater system has currently been turned over, as the District engineer, we've already checked on that and so there's a portion of it that will connect to the county water and sewer system and this is where they come in.

Mr. Castillo: Ok, I don't have any questions.

Mr. Quesada: Ok, so I just need a motion from the Board adopt the assumption and acceptance of the rights with Miami-Dade Water and Sewer Department.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the Assumption and Acceptance of Agreement Rights with Miami-Dade Water and Sewer Department was approved.

Mr. Quesada: Ok, I know we kind of jumped around, and you have the engineer on the line, do you want jump into maybe the staff reports, or Alejandro if you don't mind, I know there's one section that we're going to have a discussion that's going to require some additional actions on our end, and I don't think this is going to take very long, we're not doing any increase, so let me get through some of the other portions of the agenda, and that way when we get to some of the discussion line items we can tackle everything with you at once, is that ok?

Mr. Aleman: That works for me, no problem.

Mr. Quesada: Ok, great, it shouldn't take long, thank you.

SECOND ORDER OF BUSINESS — Approval of Minutes of the April 16, 2026 Meeting

Mr. Quesada: So just going back to item No. 2 on page 4, the approval of the minutes for the April 16, 2026. Are there any questions or comments?

Mr. Castillo: No not from me.

Ms. Mailie-Jo Lopez: No.

Mr. Quesada: Ok, so I'll 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 April 16, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Quesada: Next is the public hearing to adopt the fiscal year 2027 budget on page 15 of the agenda. Just a reminder to everybody this is your approved proposed budget, we do have to have a public hearing and open it to the general public. At the last proposed budget meeting the Board agreed to keep assessments the same, so you guys are operating well financially. We're going to jump into some of these other discussions about what to do with that money later in the agenda but, for now I just need a motion to open the public hearing.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-07 Annual Appropriation Resolution

Mr. Quesada: Just for the record, right now there is nobody from the general public calling into the meeting or with us in attendance other than the members of the Veridian Group, Javier and Sebastian, so I just want to state that for the record, so we can close the public comment and we can move to item C, consideration of resolution #2026-07. What this resolution does is it basically takes your proposed budget and formally adopts it as your operations and maintenance budget for fiscal year 2027.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, Resolution #2026-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-08 Levy of Non Ad Valorem Assessments

Mr. Quesada: Then just to refresh, on resolution #2026-08, the levy of the Non Ad Valorem Assessments, your debt portion is already fixed and collected through the Non Ad Valorem Assessments but, this resolution would give the District the power to collect through the Non Ad Valorem Assessments of the operations and maintenance.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, Resolution #2026-08 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: And just for the record again, there is no audience with us today, so with that we can close the public hearing.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, closing the Public Hearing was approved.

Mr. Quesada: We've already gone through items No. 4, 5 and 6.

FOURTH ORDER OF BUSINESS Consideration of:

A. Preliminary First Supplemental Assessment Methodology
B. Consideration of Resolution #2026-09 Bond Delegation Resolution
- **1) Exhibit A – From of Bond Purchase Contract**
- **2) Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum**
- **3) Exhibit C – Form of Continuing Disclosure Agreement**
- **4) Exhibit D – Form of Second Supplemental Trust Indenture**

(This item was addressed earlier in the meeting)

FIFTH ORDER OF BUSINESS Consideration of Ancillary Documents

A. Acquisition Agreement
B. Collateral Assignment and Assumption of Development Rights
C. Completion Agreement
D. Declaration of Consent to Jurisdiction
E. Lien of Record

(This item was addressed earlier in the meeting)

SIXTH ORDER OF BUSINESS Consideration of:

A. Rule G-17 Disclosure Letter, Series 2026 Bonds

B. Assumption and acceptance of Agreement Rights with Maimi-Dade Water and Sewer Department

(This item was addressed earlier in the meeting)

SEVENTH ORDER OF BUSINESS Discussion of:

A. Corsica HOA Landscaping Maintenance Agreement with Veridian Group

B. Corsica HOA Roving Security Services Agreement with Veridian Group

C. Storm Drain Maintenance Proposal with Raptor Vac Systems

Mr. Quesada: So, if you guys don't mind, let's tackle some of the other items before we get to item No. 7A and 7B, so we'll save that for last. I did put in front of you guys, and I know I got this at the last minute Alejandro before you go, is the storm drain maintenance proposal on page 310 of the revised agenda that you all received earlier this afternoon. I apologize, it was actually sent to me on Sunday but I've been working on this since April and he sent it to me on Sunday. This company, Raptor Vac, I just wanted to throw one price at you, if you guys want to give a not to exceed amount we can always go and shop around but, I'm telling you that somebody who has a footprint in South Miami-Dade, you have the water treatment facility so close by this gentleman also has a blanket classified permit which comes included with his service if you chose him, which is an additional expense to the District because new legislation has come out over the last year that requires a classified dewatering permit whenever you're doing stormwater maintenance, so he offered that at no charge if you contact him. You guys have $10,000 budgeted annually for stormwater maintenance but, you do have some contingency money built in there. Typically your engineer recommends a 5 year stormwater plan so you can spread out costs because the way the county interprets stormwater maintenance is you do it every 5 years the entire cleaning of the system but, for this price of $12,605 you guys can get all 107 structures, if I'm not mistaken, and 2 pipelines cleaned out. So, I think you're well-funded to be able to take on a project of this size, it will give you guys assurances that the entire system is cleaned out or if you just want to give me direction on how you want to proceed and I'll take it from there.

Mr. Castillo: I have no problem with the price, timeline wise how would that go?

Mr. Quesada: And let me check with him, it all depends on when he gets it and he puts it on his calendar, but I'll make that request before we get into the thick of rainy season because that is one of the challenges when you're dewatering.

Mr. Castillo: Well, we would want to do it beforehand, right?

Mr. Quesada: Yes, as soon as possible, so contingent upon a timeline if you guys find that reasonable, and if you guys give me that discretion I can try to formalize something with Gabbriella just to make sure there's a small project agreement.

Mr. Castillo: Yes, ok I don't have any questions, I think the price is good.

Ms. Mailie-Jo Lopez: No questions.

Mr. Quesada: Ok, so I would ask then to approve the amount of a not to exceed of $12,605 to have an entire cleaning of the stormwater system pending a small project agreement and a timeline before the thick of hurricane season.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the proposal from Raptor Vac Systems for stormwater maintenance cleaning not to exceed $12,605 pending a Small Project Agreement with Raptor Vac was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada: Let's me go to the top of page 317 which is your meeting schedule proposed for fiscal year 2027, we stuck with the same pattern which would be the third Thursday of each month at 4:00 p.m., does that still work for everybody?

Mr. Castillo: Yes, I think so.

Ms. Mailie-Jo Lopez: Yes.

Mr. Quesada: Ok, perfect, there's only two exceptions around Veteran's Day, and Thanksgiving which you have in November but, other than that, I just need a motion from the Board to advertise and approve the fiscal year 2027 meeting schedule.

> On MOTION by Mr. Castillo seconded by Ms. Mailie-Jo Lopez with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form 1 Financial Disclosure Due July 1, 2026
3) Reminder to Complete Annual Ethics Training by December 31, 2026
4) Number of Registered Voters in the District - 786

Mr. Quesada: Then I'll just jump into my other items, just a reminder to fill out your Form 1 before July 1st, that is a personal obligation and if you did it last year it's an autofill option, and it's super easy if your financials haven't changed. Also a reminder to complete your ethics training by December 31st, we have a link on the website homepage if you guys need easy access to that. On page 320, I just have to state for the record the number of registered voters residing in the District, so I, Alina Garcia, Supervisor of Elections of Miami-Dade County Florida, do hereby certify that Silver Palms West CDD as described in the attached MAP has 786 registered voters. Now that we've covered that, I think we can jump into our discussion of the parking areas on page 311, and I'm sorry for jumping around so much with you Alejandro, I'm trying to get to everything except for the last part.

Mr. Castillo: What page did you say, 311?

Mr. Quesada: Yes, page 311.

B. Engineer – Discussion of Additional Parking Areas

Mr. Quesada: Ok, so I'll just kind of summarized, I know we had a site visit with Mailie-Jo, I have spoken to everybody individually but, just to kind of get your direction from the Board officially now that we're in a meeting.

Mr. Aleman: Ok, great. So, we met onsite and we did a conceptual study of what it would look like if we were to transform one of the sodded areas in the District from, right now it's just an open sodded area to a parking space area. Now, we went through the conceptual study, we went ahead and drafted what the parking lot would conceptually look like, we ran some simulations to make sure that it would be feasible and that we would have a higher probability of getting it approved by public works. So, that's more or less where we're at right now, we would like to escalate this to public works and have their conceptual approval before we begin with the technical plans. So, let me see, and Ben would you be able to guide me to what sheet this is on?

Mr. Quesada: It would be page 311 on the agenda, is that what you're asking for?

Mr. Aleman: Page 311.

Mr. Quesada: Yes, and it's sheet A-01 if you go by your sheet number that you provided.

Mr. Aleman: Ok, and on the agenda it's page 311?

Mr. Quesada: So, we sent out a revised agenda at 2:30 this afternoon, so you might be looking at an older version agenda, I apologize for that, we had some last minute documentation come in that we wanted to include.

Mr. Aleman: Ok, that's probably it, that's totally fine, I guess if the Board has any questions that pertains to this parking lot I can open the floor for any questions.

Mr. Castillo: This submission to public works, I guess conception, what does that look like when we say conceptually, is it just like it goes back to us, is it like a verbal call, how do they give us the next steps, are we going to be ok for next steps should this pass I guess that stage?

Mr. Aleman: Yes, I will be discussing with public works and the zoning department if they bless this project and the rezoning of the currently opened sodded area, I think it's zoned as recreational, I could be wrong, but once they give us the ok to proposed this parking lot then, obviously I would transfer that news back to the Board and we would proceed with the technical drawings, so we don't produce technical drawings and go the whole 9 yards and then have a rejection for whatever the reason may be, we try to do something very conceptual, get it preapproved, and then proceed with technical drawings.

Ms. Mailie-Jo Lopez: Right.

Mr. Castillo: Ok, I don't have any other questions.

Mr. Quesada: And just a range, not to hold you to anything specific Alejandro, but how many hours of your time do you think that would calculate to do that due diligence?

Mr. Aleman: Well the conceptual tracks are already finished so it would probably be an additional maybe 3 to 4 hours just for meetings with the zoning and public works department, something along that ballpark and once they actually do approve then we would be producing the plans so we could prepare a formal estimate with technical plans but, the geometry you see there on the actual parking lot has already been tested, so the additional technical effort, it not be starting from scratch is what I'm trying to get at but, we could prepare the man hour estimate when we cross that bridge.

Mr. Castillo: Ok.

Mr. Quesada: And I think direction is fine.

Mr. Castillo: Ok, and I think this is exactly what we're looking for, and I think we wanted to find out what we would need to do before we started moving forward with it, so I think this is the right path.

Mr. Quesada: Ok.

Mr. Aleman: Great.

Mr. Castillo: Thank you.

Mr. Quesada: Thank you Alex.

SEVENTH ORDER OF BUSINESS Discussion of: (Cont.)

A) Corsica HOA Landscaping Maintenance Agreement with Veridian Group
B) Corsica HOA Roving Security Services Agreement with Veridian Group
C) Storm Drain Maintenance Proposal with Raptor Vac Systems

Mr. Quesada: Are there any other Supervisor's requests or comments at this time, if not I'm going to jump into some of the discussion items under section 7A and 7B starting on page 306 of the agenda.

Mr. Castillo: Not from me, I think at this time we're good, it was just more so on the parking lot which he addressed. Ok, so regarding items 7A and 7B, the measure before my agency and the nature of my conflict of interest is in the measure as follows: The measure before the Silver Palm West Community Development District Board of Supervisors involved District action relating to services with Veridian Group has a financial interest or is a perspective participant, I have a conflicting interest because I am an owner and officer of Veridian and received compensation from Veridian. Accordingly, I completely disclosure the nature of my interest prior to the review, deliberation, and vote of the agenda item, I have abstained from review, deliberation and voting on the measure, and I'll exit now.

Mr. Quesada: Thank you, Yani. For the record, Yani Lopez Castillo has left the meeting. Now that he's done so, we're on page 306 of the agenda, so I just want to recap everything where we left off with some discussion with Gabriella and Alejandro is on the line, he's going to have an update. Alex, before we jump into the scope do you want to kind of explain where you're at as far as the website and having the ability, the last time we spoke about this the Board approved a not to exceed amount of the contract to be able to assist with the sealed bid process, and we'll jump into the scope next but, if you just want to kind of walk them through how that portion of what your involvement is going to entail.

Mr. Aleman: Sure, of course. So, the first step would be for us to compile all pertaining plans that would pertain more to the irrigation and landscaping but, I would collect all plans, exhibits and all necessary information for us to distribute to the bidders. The second step would be for us to prepare an advertisement, this advertisement would be like a one-page summary of what the bids are going to involve, the location, a pre-bid meeting date, contact information from our office, that would be the second step, the third step would be actually publishing this bid, it would be through a means I guess of the Sun Sentinel or the Miami Herold, or a posting of that nature. The fourth step would be introduction to the bidders, so once we have bidders that reach out to us that are interested in participating in the bid we'd then be sending out a more detail description of the project, scope of work actually pertaining to the plans, any information that the bidders may want, we could do an optional field meeting in person, if any bidders would like to meet onsite and see any technical details onsite at the field, that would be the next step, and distribute any addendum if there's any changes to the bid before the bid is closed, we would be distributing an addendum that would be required of the process if needed, and then by the bid date obviously we would be receiving all of the bid results, so we would be preparing some form of a link to which bidders could upload their documents and of course not be visible to each of the other competitors and then the bid consideration and results would be published to the Board for the Board to make a final decision and of course with our recommendations as well.

Mr. Quesada: Correct, and just for the record, that would happen at a public meeting the opening of the bids, correct?

Mr. Aleman: That is correct, the opening of the bids would have to be hosted at a public meeting.

Mr. Quesada: Ok, are there any questions as far as how the process works, and we're going to jump into next, I think we need a little direction from the Board that's present on the scope of services. I did reach out to Sebastian and asked him for a scope of services that the HOA is currently receiving about that time and it's up to this Board's discretion but, for harmony you want us to kind of have a similar schedule when it comes to landscaping with the CDD so everything looks uniform.

Ms. Mailie-Jo Lopez: Correct.

Mr. Quesada: So, I did request that information, it's there on page 306 and 308, are there any questions or any changes or anything you guys would like to see that maybe revise from the HOA to the CDD?

Ms. Mailie-Jo Lopez: No, no questions on my end, no that's perfect.

Ms. Peralta: None.

Mr. Quesada: Ok, obviously pending anything, your motion just to make sure as far as the scope of services or do you just need direction, just make sure of the legal review.

Ms. Fernandez: No, I don't think this is the final one, the one that is going out, correct? This is not the final package that's going to be bid out?

Mr. Quesada: Alex.

Mr. Aleman: I'm sorry can you repeat the question?

Mr. Quesada: Yes, no it's fine, there was an agenda revision because there was some additional documentation but, on page 306 and 308 of the revised agenda, there is a scope of services that was provided to the CDD from the HOA, from the management company, so we just wanted to know because obviously they have roving security, they have landscaping services and so the idea is whatever is applicable to the CDD versus the HOA, try to get as much of that continuity as possible in the scope of work. So, you before you on page 306 and 308 is what the HOA is currently receiving as far as the scope of services for the sealed bid, and so obviously it would require one more review internally with yourself, myself, and Gabby needs to review it just to make sure legally that it would be applicable to the CDD, the scope of services but, Gabby is saying she doesn't think a motion is required in this case if it's not the final version that's going to go into the bid package.

Ms. Fernandez: Yes, if it's just direction for you including your current bid package then that's ok.

Mr. Aleman: Yes, so exactly as Ben just stated we would discuss internally and filter out any items that don't pertain to this particular bid and once that's been preapproved then we can move forward an actual document of the scope of work.

Mr. Quesada: Is it doable to have an update at the next meeting so we can get that process initiated with the Board's blessing.

Mr. Aleman: Absolutely, that's more than doable, are we talking about a month from now?

Mr. Quesada: Yes, presumably a month from now, yes.

Mr. Aleman: It should still work, we should be fine.

Mr. Quesada: Ok, perfect, I think direction is fine, so hearing no other discussion, we may have lost him, I don't know, Alex we're just having a little bit of technical difficulty with the screen, but does anybody have any other questions for the engineer I think we've covered all the engineering items on today's agenda.

Ms. Mailie-Jo Lopez: No questions.

Ms. Peralta: No.

Mr. Quesada: Hearing none, ok. Does anybody want to go get Yani before we adjourn?

Ms. Mailie-Jo Lopez: I'll get him.

Mr. Aleman: Alright, I wish you guys a great afternoon and we'll speak again soon.

Mr. Quesada: Thank you Alex. For the record Yani Lopez Castillo has rejoined the meeting.

A. Attorney

There not being any, the next item followed.

B. Engineer – Discussion of Additional Parking Areas

(This item was addressed earlier in the meeting)

C. Field - Monthly Report

There not being any, the next item followed.

D) Manager
E) Consideration of Proposed Fiscal Year 2027 Meeting Schedule
F) Form 1 Financial Disclosure Due July 1, 2026
G) Reminder to Complete Annual Ethics Training by December 31, 2026
H) Number of Registered Voters in the District - 786

(This item was addressed earlier in the meeting)

NINTH 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)

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: We've covered everything on today's agenda, I just wanted to give one final opportunity to the Board if there are any other items they would like to discuss, if not a motion to adjourn would be in order.

Mr. Castillo: Nothing else on my part.

Ms. Mailie-Jo Lopez: Nothing from me.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Hearing none, I'll just ask 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
07C0606FB7194F3...
Secretary /Assistant Secretary

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

Certificate Of Completion

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Subject: Silver Palms West: Complete with Docusign: 05-21-26 Minutes.pdf, Resolution 2026-10.doc		
Source Envelope:		
Document Pages: 23	Signatures: 4	Envelope Originator:
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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	6/19/2026 9:13:20 AM
Certified Delivered	Security Checked	6/19/2026 9:19:35 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/19/2026 9:19:42 AM
Completed	Security Checked	6/19/2026 9:19:42 AM

Payment Events	Status	Timestamps