

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 May 15, 2025 at 4:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

Present and constituting a quorum were:

Yani Lopez Castillo
Maillie Jo Lopez
Teanna Peralta

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Ben Quesada
Julian Duque
Ginger Wald

District Manager
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-04 Election of Officers

Mr. Quesada: Moving on we have consideration of resolution #2025-04 which starts on page 4 of your agenda. So, this is a little housekeeping on our end, Luis Hernandez is no longer with GMS, so I know he was your District Manager and your assistant secretary, so what we will be doing is on our side at least is reconfirming the slate of officers, and Rich Hans was also secretary for us and again this is purposes of signature, and he has semi-retired from GMS, he does help us with the assessment rolls still but, he's not going to have an active role anymore, so Paul Winkeljohn will assume his role, so what I would be asking at least on our side to consider in this motion would be to name Paul Winkeljohn as secretary, and to keep Patti Powers as your treasurer, and Sharyn Henning as your assistant treasurer, and I would ask that you allow me, Ben Quesada and Juliana Duque in case there is any type of documentation, and we're working on the annexation so we would be assistant

May 15, 2025

Silver Palms West CDD

secretaries as well. Then it's up to you guys whether you would like to leave the remaining slate of officers that same.

Mr. Castillo: I'm fine with the motion as proposed.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2025-05 election of officers, keeping the existing slate of officers the same, and replacing Luis Hernandez and Rich Hans with Ben Quesada and Paul Winkeljohn respectively, and also adding Juliana Duque as an assistant secretary as stated on the record was approved.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 13, 2024 Meeting

Mr. Quesada: Jumping into item No. 3 on the agenda which is the approval of the minutes for December 13, 2024 meeting are there any comments from counsel?

Ms. Wald: No.

Mr. Quesada: Any comments from the Board?

Mr. Castillo: I already reviewed it, none from me, have you had a chance to review it?

Ms. Lopez: Yes, I'm ok.

Mr. Quesada: If there are no questions, I would ask for a motion to approve the minutes from the December 13, 2024 meeting.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, the Minutes of the December 13, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-05 Designating Michael J. Pawelczyk as the District's Registered Agent

Mr. Quesada: Jumping into consideration of resolution #2025-05 designating Michael J. Pawelczyk as the District's registered agent, and I'm going to pass the baton briefly to Ginger, so go ahead Ginger.

Ms. Wald: Yes, so Dennis Lyles was your registered agent in our office, and he retired at the end of December, so Mike, who you know, is taking over that position as being registered agent. Our office in Fort Lauderdale is still the registered office, so any lawsuits

May 15, 2025

Silver Palms West CDD

that come in, documentation from the state comes directly to our office, we have to designate an actual person so Mike got the short straw and he's the one that is doing it. So, that's all this resolution is doing today substituting Mike for Dennis.

Ms. Lopez: Ok.

Mr. Castillo: Great, no questions on my end I accept the recommendation as presented.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2025-05 designating Michael J. Pawelczyk as the District's Registered Agent was approved.

B. Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Quesada: Jumping into you proposed budget, the main purpose of why we're here today which is resolution #2025-06 approving the proposed fiscal year 2026 budget and setting the public hearing. I know this is kind of a new process as far as you all and being a residential Board, so we'll skip over the resolution for now and just something to keep in mind is what you're doing here today is you're setting a cap, or a ceiling on your budget, and you're also setting the public hearing date, so that's what this resolution is going to be about. Just so you know in the back of your minds, in case you want to start looking at your calendars, so 60 days from today is July 14th and you do have an advertised meeting on July 17th, so I would say if that's not a conflict and you already have that date set aside, keep that in the back of your minds but, let's dive into the budget briefly and then we can talk about that after.

Ms. Lopez: Ok.

Mr. Castillo: I do have something that week but, I'm good on both of those dates.

Ms. Lopez: I'm good on the 17th.

Ms. Peralta: Either one I'm ok.

Mr. Quesada: Ok, very good. So, if you go page 1 on your budget, what you have there is the general fund, and it's a line item, obviously the administrative fees that are basically the O&M, the operating and maintenance, and again, what we're talking about today is the operations and maintenance. You have two portions of your budget, you have the debt service, which is the developer bonds for the building and construction and the public funds that were utilized for the development and today we're mainly setting the ceiling

May 15, 2025**Silver Palms West CDD**

for the operations and maintenance budget. If you go to page 2 of the budget, which is page 17 of your agenda, you're going to see some new line items that were created based on previous discussions that this Board had and again, it's for you guys to consider today. We would be adding the landscaping maintenance up to the legal threshold for additional services that you guys have been discussing. You have a one-time landscape enhancement project that's been discussed, that's the \$112,500, and the 24/7 roving security component which based on the numbers we received was \$253,000. So, that was not included in your 2025 budget but, it will be included in your 2026 budget and before we dive into that I just want to make sure, we did have some discussion between meetings as far as potential areas with Ginger that could be identified for the additional landscape services. Right now, the District has a vested interest in the swales that are along the District road, so just to give you a quick visual, anything outside of 119th or 117th Avenues which are county roads, all the cutouts to where all the residential residences are District owned roads. So, basically anywhere you see townhomes or single family homes, pretty much those roads belong to the CDD, so all the swales and green space areas in front of those areas are already owned District property. It would make some of the legalities of that a lot more cut and dry and it would just be a matter of Ginger walking you through that process if you choose to accept this budget today about how we can go ahead and set up paperwork and engage with the landscaping company to do everything and how you want the agreement to be done. So, first we're talking about the budget but, I just wanted to give you guys an update on some of the discussions that have been had leading up to this point and that's why you're seeing these numbers in the proposed budget.

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

Mr. Castillo: Can you talk a little bit about the reason why the easement concerns, for some of the green spaces we would have hand over essentially ownership, a portion of ownership to the CDD which would complicate the plans that we have for the renovation and for improvements, so we would have to do all that first before we hand it over to the CDD.

Ms. Wald: And here's how it works, if the CDD owns the property, obviously that's a simple one, it's the responsibility, just like you owned the home, so that is the roadway and the little swale on the roadway. You see the green, and the CDD has drainage easements

May 15, 2025**Silver Palms West CDD**

into that area, and what does that mean, well that easement is only for the CDD to perform stormwater maintenance, so any type of items that require the CDD to go on those properties for stormwater maintenance, the pipes, if there's flooding, something along those lines, the CDD can on those properties and do it. So, the CDD needs either ownership, or some type of easement, and if you're going to go and have the CDD performing landscaping maintenance services over areas that the CDD doesn't own, and the HOA owns, then the CDD will need at a minimum a perpetual easement over those. What does perpetual mean, it means forever, so that's basically what it means. So, perpetual easement would provide that ability for the CDD to go ahead and engage the services of a contractor, or to engage in an agreement with the HOA to provide those services as well for the cost. So, those are the options that you have for the CDD to go ahead and provide additional services for property it doesn't own, and yes that would have done and that would require some legal work, and then once that easement is in place then you could go ahead and add additional areas to the landscape maintenance agreement.

Ms. Lopez: Ok.

Ms. Wald: And any question is based on that.

Mr. Castillo: Well, both are on the table, the second option is little bit more complex and it's going to essentially stall the plans for the green spaces, I think. The swales are fine and to Ben's point, the cap is \$195,000 I don't think it will be that much, this is a large property, but I think it will come way under the \$195,000.

Ms. Lopez: Ok.

Ms. Wald: Yes, I would think so too, and before you go to your, and Ben and I have talked about this, before you go to your final budget hearing in July, Ben could get ahead and get the proposal just for those areas, he was waiting to see what you wanted to do today and then you'll have that definite number so when you go to your final budget hearing, you're going to use that lower number.

Mr. Castillo: Yes, and our vendor will likely match but, I guess we would like for you to do that first and then just take this request to them and say can you just match it, I can't imagine why they would say no to that.

Mr. Quesada: Ok.

Mr. Castillo: I think that would be helpful on our end too, it just cuts some of the back and forth with them, or having them to measure anything.

May 15, 2025

Silver Palms West CDD

Ms. Lopez: Exactly.

Ms. Wald: It's a lot easier.

Mr. Castillo: Right, so I move to accept the resolution as requested.

Mr. Quesada: Ok, before we do that, setting the public hearing, no conflicts with July 17th?

Mr. Castillo: No conflicts on my end.

Ms. Lopez: No.

Mr. Quesada: Ok, so the same time and same location.

Mr. Castillo: Yes.

Ms. Lopez: Yes.

Mr. Quesada: Ok, so as Yani stated, he's moving to adopt resolution #2025-06 setting the public hearing date for July 17, 2025, location Corsica Clubhouse, 24455 SW 119th Avenue, Miami, Florida at 4:00 p.m., and by saying so moved you agree with the statement I made.

Ms. Lopez: I second.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2025-06 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on July 17, 2025 at 4:00p.m. at 24455SW 119th Avenue, Miami, Florida was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Quesada: Getting into the consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. So, a process that you guys haven't been involved with yet is the audit selection committee meeting, it's usually two meetings that happen. So, what happens and correct me if I'm wrong, now you can do it for 10 years on the audit selection?

Ms. Duque: No, it's 5 years.

Ms. Wald: 5 years, it's 3 years with 2 years extension.

Mr. Quesada: Ok.

Ms. Wald: No 10 years.

May 15, 2025

Silver Palms West CDD

Mr. Quesada: Ok, and the good news is whoever the Board was at that time, first off I just want to tell you, there's not a lot of firms that specialize in CDD accounting, when we put out these RFP's, when the audit selection committee meeting happens, we're lucky we get two responses, I'm going to be honest with you because it's usually about two companies.

Mr. Castillo: Is there a difference from like a standard HOA CPA?

Ms. Wald: Yes, it's different, so governmental accounting, called GAPP something, and so the governmental accounting practice is you have to have certification and what Ben was saying is, yes there's a lot of firms that have certification but, they don't have the expertise for CDDs and because the amount of work is so small, money-wise, that these big companies are not going to bid on that. Like my clients who are cities, their RFPs that go out for their audit selection committee, it's the same process but, you're going to have millions of dollars, and so their going to have a bigger response. These are firms that usually provide proposals for county and is going to be just a handful as Ben said, I think I only have 4 with all the CDDs that we represent that do it, and so the process as Ben said, you have this at least every 5 years, have a committee of yourselves, you can appoint other people but, who would do that, so you have a committee of yourselves, and you go ahead and look at the criteria which is required by Statute, we don't have too much choice except for the cost, and so then the District manager will put out the RFP, the request for proposal, to get those bids back and then you will come back to another meeting and be the audit selection committee again, and it's kind of crazy when it's small like this but, you still have to do the process, and then you'll look at whatever proposals came in and choose based on that criteria, a lot of times as Ben said, you'll get one or two because there's just not that many firms that want to devote that much time for a small amount of money, so that's the process.

Mr. Quesada: Thank you Ginger. So, they give you prices for up to 5 years so it makes it at least on our end, the projection part of accounting and having your administrative fees factored into each proposed budget, and it's already factored into your budget. So, again, I know it's not something that this Board selected, and we can always revisit that any time if you guys choose to, I just wanted to let you know how the process works because now, since we are in our current agreement.

Mr. Castillo: But this is the company we used before.

Mr. Quesada: Yes.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: Ok.

Ms. Wald: Grau & Associates does the majority of them.

Mr. Castillo: Ok.

Ms. Wald: In fact, there was another one, and I'm not going to say their name but, the person that was doing them retired and they're not getting done timely, and so we are saying to, if you're going to choose this firm, we have to put some things in the agreement to make sure they're going to get it done timely, so because they're running into issues, and they're supposed to do this every year, and timely, like in June, and so they are way behind and we don't want to have any type of issues with the state because the audit report hasn't come in.

Mr. Castillo: Right.

Mr. Quesada: So, what this engagement letter will do is it would allow us give them the ability to commence the audit, and as Ginger stated there is a little bit of a deadline there that they just want to be ahead of. So, if there are any other questions, I can take them, and if not, I would just ask the Board to make a motion to approve the engagement letter with Grau & Associates to perform the audit.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2024 was approved.

SIXTH ORDER OF BUSINESS

Petition to Expand

Mr. Quesada: Jumping into the petition to expand, Ginger.

Ms. Wald: Yes, so now that I have the executed page, when I get back to the office, I already have the petition completed, I will be filing it tomorrow with Miami-Dade County, and then it goes through their process and we will keep you up to date as to how it's moving along. What will happen is, Miami-Dade County staff will review, we'll go back and forth if they have questions, and then it goes to the Mayor's office who puts it on an agenda, and then I attend those meetings of the County Commission, there's two readings of an ordinance, and once the ordinance passes in a matter of 10 days, and then after 10 days we can move forward and it will be done but, we will keep you involved as to the process and where we are as you have been.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: Ok, wonderful. In practical terms what does that mean for the actual, I guess what we're looking at down to 248th, will they break ground, will construction start?

Ms. Wald: Yes, they could start construction.

Mr. Castillo: Ok.

Ms. Wald: So, Lennar, what I was told from Lennar, because I don't represent them, but what we were told is, they could start construction because they own it, even without the annexation because if the annexation doesn't happen, they're still going to keep going. So, they'll start building, they will hit the ground as soon as their permits are issued and then they can proceed forward. Usually timing-wise, the CDD is created first before everything is complete but, they can start, so you will start seeing construction at some point in time, and again, we'll coordinate, all of us, we'll coordinate with Lennar so we know exactly what's happening so we can provide that information to you folks, and you can provide it to the community.

Mr. Castillo: Can we talk about, I remember this is the time or at a later point, since the 3 year block of O&M is being adjusted, what we were discussing with Luis.

Ms. Wald: Yes, the declaration of restrictive covenants, so when you create a CDD, Miami-Dade County requires a declaration of restrictive covenants, that I refer to as the DORC, so the DORC requirements is for the first 3 years, that you have to have in there you operation and maintenance costs, and the whole amount, and it's recorded in the public records in Miami-Dade County. So, when you go to buy your home this would have come up in your title, this document, so what happens to this document is that it will specifically state for the annual assessment for your O&M, and it gives your capital too, your debt, for the first 3 years, and provides the yearly amount, it provides what it break down monthly, and then it also provides if you did an early pre-payment when you first buy, and then the amount of your debt over that 30 year period of time. The 3 year term locks in those numbers, so when does it start, it starts when the District is established, and then annexation, it's going to be when the annexation actually occurs from the ordinance of Miami-Dade County, that's your beginning of the 3 years. So, it's a status number, he does have in the DORC a wriggle room for 5% for the O&M. So, if it goes, and I'm just going to read the number I have here, which is \$350, so if it goes to \$354, or \$355, it's ok because it's under the 5%. If you bust that number, then the problem is, the property owner who signed that declaration of restrictive covenants has to pay, so that's why it's an important

May 15, 2025

Silver Palms West CDD

number for the first 3 years. Once that is over, that is not replaced anymore and then the Board, you folks, have the ability to go ahead and set the difference, so that's how that works.

Ms. Lopez: Ok.

Ms. Wald: It's something that Miami-Dade County, just to give you some historical background, it's something that Miami-Dade County created many years ago to provide an extra layer of notification to property owners, not only are you buying in a CDD because that notice is there but, these are the numbers that you're looking at, and you need to know that before you sign on the dotted line because we get people all the time saying, well we didn't know, and the amount of money allocated for the project and the bonds, and what you're disclosing to that homeowner when they're buying in, they also know that it's a cap for those first 3 years.

Mr. Castillo: Right.

Ms. Wald: And once that's over because the 3 year term, the basis behind it is that's how long it usually takes for all the properties, all the homes, the units, the lots to be sold and people in and that's what you're having here today, you're looking at new budget, that's going to do some landscaping, that's going to provide a lot more maintenance than you had that first year, so that's why that 3 year period of time is in there, so I hope that explains it.

Mr. Castillo: Yes, and for context these are my closing documents.

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

Mr. Castillo: My question, how do we calculate O&M, is it the developer owned land, who comes up with that number?

Ms. Wald: So, in the beginning those numbers are received from the developer because I couldn't get these, so what will happen is the developer, as happened in this case, will go to the District manager because they have the expertise of what this cost because they put together all these budgets, and they'll say, this is the number of units we have, this is what we're going to be turning over to the CDD, so what are we looking at for budget for that first 3 years, what would that first year look like, what would that second year look like, what would that third year look like.

May 15, 2025

Silver Palms West CDD

Ms. Duque: And I'm sorry to interrupt you Ginger but, it's also a team where the District engineer is also involved at the beginning, he is the one who provides the developer all of the construction numbers, the estimated costs, so all of that.

Ms. Wald: Right, and this is for O&M.

Ms. Duque: Yes, and then from there they will say, ok, there is a drainage system that needs to be maintained, so that drain system will be part of the maintenance items of that budget, so it's like a team effort.

Ms. Wald: Yes, and so that's put together, the developer reviews, and they say ok, that's a number and that makes sense, and very rarely do they have question it or change it.

Mr. Castillo: So, it won't necessarily go down, like if it's a high number, there's no vested interest, and it's not cheaper because that's not attractive to sell.

Ms. Wald: Exactly, you're exactly right but, I have had, in filing a petition where we had a higher O&M number because there was the concept that this one area was going to be transferred to the CDD, and that ultimately the developer changed their minds, and they decided no we're not going to transfer that to the CDD, now it has to be transferred to the county or the city, and when that occurs that frees up those hundreds of dollars that were going to maintain that area, I've had that with wetlands in the past, and so it might be \$700 but ultimately, it's going to be \$300, so those type of things do change but, it is a cap. They try to get as close as possible because they don't want it too high because they don't want to turn people away from buying homes, they want it to be attractive but, they also want it to make sure that they're not going to be paying if it exceeds that amount.

Mr. Castillo: So, they would be responsible for that.

Ms. Wald: Well, it's not really who's responsible, what they have to do and it's very complicated, you have to read every single section, it's a whole process where if that happens then you have to provide a notification that it's going to be higher to that person, as that potential buyer, so that person as a potential buyer then has the ability to get out of the contract because of that, and there are different notices that have to be provided at different times but, ultimately, that's really how it works.

Mr. Castillo: And actually, what I'm trying to get at is what impact will this CDD have because of that project.

Ms. Wald: So, it's separate for now, the thing that they're going to be paying in right now would be Lennar, and after their annex, let's say their annex was in January, so January

May 15, 2025

Silver Palms West CDD

1st the operations cost of Lennar who is going to be owning that property, they're going to be paying that amount of money to the CDD.

Mr. Castillo: Right.

Ms. Wald: So, that's where the CDD offsets, their maintenance is going to be their maintenance, and it will be a separate number because these really are separated properties, they're not all in one, so yours is going to be yours because they're not going to have your clubhouse, they're not going to have those expenses from the club, so theirs will be their own.

Mr. Castillo: Right.

Ms. Wald: So, that will be a separate number, you will see it on the budget, but you will see it on the budget that's for this area, and this area, and that's really maintenance, operations stays the same, the advertising costs, all those things, that's the same for both places, it's together, but it's the maintenance that's really going to be different.

Mr. Castillo: Ok.

Ms. Duque: And the debt assessment too.

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

Ms. Wald: So, what will happen is, when we get annexed and all that happens, and now we can move forward, just like it happened here, Lennar will want the District to issue bonds, all of that debt, all those bonds are only going to be under the annexation area, it will not affect anybody in here whatsoever, those bonds will only be on that property and those lots eventually, nothing to do with you even though it's issued by the District.

Mr. Castillo: Right, then on the maintenance end, all of our vendors provide bulk sharing, discount, combined contracts, and the maintenance are different but, if the same vendor wanted to go over there, that could happen.

Ms. Wald: Exactly, and I'm sure these people will recommend that happening, you'll just see different line items in the budget, that's it.

Mr. Castillo: Right.

Mr. Quesada: It will probably look like page 1 and page 2 type of thing on our budget.

Mr. Castillo: Yes, ok and no more questions on my end on the petition.

Ms. Wald: Ok, great, thank you.

May 15, 2025

Silver Palms West CDD

SEVENTH ORDER OF BUSINESS Discussion of:

- A. First Amendment to District Management Agreement between Silver Palms West Community Development District and Governmental Management Services – South Florida, LLC**
- B. District Management Services and Field Services Agreements**
- C. Possible Agreement with Corsica H.O.A. for Landscaping and Security Services**

Mr. Quesada: Jumping into discussion items, the first amendment to District management agreement between Silver Palms West Community Development District and Governmental Management Services, South Florida, LLC, and that starts on page 29 of your agenda, and again, you also have the original agreement that follows the first amendment there. So, essentially, the first one that you see there is standard that GMS provides when they're entering into an agreement with somebody, it even has a pricing sheet, a breakdown at the end of the exhibit. So, exhibit A is on page 44 of the agenda but, we're here to answer any questions you have or any discussion on that.

Mr. Castillo: Yes, so I had initially requested Mike to include a proposal from Vesta Property Services for their District services for consideration by the Board, I don't see it on it, and I don't know if the intent was to review the contract, this contract and then petition into Vesta's proposal but, did you guys get that email?

Ms. Duque: No, I'm sorry, we didn't.

Mr. Castillo: Ok, they were supposed to, or there was a District services proposal by Vesta that was sent out so for the record, I don't want to consider it anymore and we can still talk about it and discuss it but, the initial proposal came at a time where I felt that we were breaking communication and kind of broke the relationship between GMS and the District because of the HOA and developer relationship that was also going to be breaking, and obviously those things have resolved. The question really that I am trying to get to with relation to that point is, when these topics come up, or when these issues arise what is the proper course of action to bring it to the Board ahead of the meeting so they have the information needed, obviously not from me because I know that I can't reach out to them but, if it's from counsel, in this case, the topic of conversation was management. So, going to management and say hey, can you get the Board a proposal from another management company didn't feel right.

Ms. Wald: Yes, so it should start here, it should start in a meeting like today, and I've had this before, not a lot of times but, I've had it before, and so in a meeting today you are

May 15, 2025**Silver Palms West CDD**

expressing, like you just said, I'm having issues, I'm having breakdown issues with communication, I don't feel like this is working, and I'm just making this up right now, I don't feel like we're being services properly by our District manager, I would like to see proposals from other companies, and if there was a consensus, and it doesn't have to be a motion but, if there's a consensus then you would say, ok, you can appoint one of you or you would request because we've done it before, which we will do it, you would request from District counsel to obtain from qualified companies because again, you want qualified companies, you don't want your District manager, no offense to Vesta, but you don't want your District manager just being a HOA manager because as you've seen with audits and with budgets, it's a lot of governmental work and that's why you want that specialty but, that's what you would do, you would have the discussion in a meeting, and it would be the same thing with termination. This agreement has a termination clause for 60 days so, if you're going to terminate, you would make that motion in a meeting, you would vote on it and if the vote is in the positive, at least 2 to 1, then those services, we would send a letter out to the District manager, or any vendor, saying that pursuant to the contract and the meeting on such and such a date, your services are terminated as of this date, and then during that interim you would be able have obviously proposals from other companies, and then you have another meeting, and at that meeting you would choose another company, so that's the process of how it works.

Mr. Castillo: But is it permissible at any point for the chairman, or any Supervisor to instruct counsel or District management to either add an agenda item?

Ms. Wald: Ok, yes, so this is the discussion for the Board. So, here's how it works, there's no requirement in Florida Statutes Chapter 190 which is your charter, that specifically says how an agenda has to be. Now, you did adopt rules of procedures, and the rules of procedures basically say, District management put together the agenda, it's that easy. You can provide, you can either change the rules of procedure and make it really formal and have to abide by it, or you can say, this is what I would like to do, this what we would like to do as a consensus. As a consensus, we would like to be able to provide when the meeting is, which I think you already do because I know I get those emails as well, saying this is the meeting date, does anybody have any items for the agenda, and you provide that information to the District manager's office and that will be added to the agenda, that's the best way to do, that's the way they've been doing it for years, and it's the easiest because then you're

May 15, 2025

Silver Palms West CDD

not potentially violating the Sunshine Law and you're communicating to the District manager who is the one that prepares the agenda anyway, and anyone can put anything on the agenda unless you're going to say you want to change the rules and you want something else.

Mr. Castillo: Ok, because I think that's not in the rules.

Ms. Wald: Right, that's not the rules of procedure. Most Districts do not do that, they want it loose, they want to be able to have every person that's a Supervisor to be able to have that open and free communication with the District manager and provide that information. I do have other governmental entities that are cities, they're larger Special Districts, they don't do it that way because they don't want 100 pages agendas.

Mr. Castillo: Right, well, my concern is strictly to the two seats that are occupied by the developer, and obviously they're not here today, and from a HOA standpoint we've shared some concerns when we had developer involvement which tends to undermine either on the HOA side our purpose or on the District's side our purpose from my perspective at least, so I don't know if we want to engage in rule adjusting. I guess the question is, I don't know how long they're going to hold the seat, right, if the question is they're leaving tomorrow, there's no point.

Ms. Wald: Right, let's talk about that, so you're going to proceed away from the landowners election to a general election, so it's 6 years and 250 registered voters. So, you're already at 250 I believe I saw that in the agenda, but you're not at the 6 year point. So, you have another year or so before you get to the 6 year point but, you're going to be close to that 6 year point for the November, 2026 election, and I'd have to look exactly what your date is and tell you 100% if that's going to place, and let me look at the notice of establishment was effective December 11, 2020, so you're going to be past time, so you're not going to be at 6 years until December 11, 2026.

Mr. Castrillo: Until after the election.

Ms. Wald: Right, it's going to be after the election but, normally, what Lennar, as most developers, they don't want to be on District Boards, they don't want to come to meetings, they don't want to be on the Boards, they don't want the responsibility but, they also want to make sure that whatever they're doing is completed. So, more likely than not, Lennar will still want to be on this Board until those bonds are issued, and that's fine.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: Right, and so my recommendation would be to engage in rulemaking because I think we want to run it as close to the way we run the HOA as possible, again, different if we need to, if you agree or disagree but, I think the point being is, I think Ginger, you make a good point, cities don't want a 100 page agenda, we don't want things that are not in the interest of the community, or that hasn't been vetted, and that's why I refer to you guys, is it running everything through the chairman, and my only purpose in all of this was having the ability to defer items on the agenda, and then when we get to a meeting, as I understand it if they want to bring it up again they could. I wanted to defer the annexation until we knew we had closure on the HOA side, and we met resistance.

Ms. Wald: Right, so it's on the agenda, so even though it's on the agenda, you would just make a motion to table, that's it, but it's on the agenda.

Ms. Duque: And there are two representatives from Lennar, and there is 3 residents, and the vote would carry 3 to 2.

Mr. Castillo: Ok, so I get the motion to table, but I find leverage in not having it period.

Ms. Wald: You would have to change the rules of procedure for that.

Mr. Castillo: That's why I bring this to you two, remember, so long as they're on the Board, if they're not on the Board this is mute, I don't care, or we don't care, but this is a homeowner Board, homeowner driven to keep it open and transparent but, I think it's having the developer still on the Board the idea that we, even though we have the majority, still have to run through these motions where we can simply strike it off the agenda and say, we're not having this conversation, we're not entertaining it, we'll support you but we still have the authority and we still have the homeowner Board, it's off until we can meet some consensus at another point in time, I think that's powerful. Whether it's me, or the vice chairman, or we can give it to the assistant secretary.

Ms. Wald: Let me also just bring two other things up when it comes to meetings, not necessarily the agenda but, just say the meetings, so as you see on here you have it at the end, item No. 10, Supervisors requests and audience comments on your agenda, so the law is that for public comments, so any member of the public can come up and say, I don't agree with this at all, and so you have to provide that opportunity for any member of the public to talk, if it's an agenda item or not an agenda item. Number two, it also provides for Supervisor's requests, so you still have two individuals from the developer, Teresa Baluja and Raisa Krause, who can bring it up as well.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: And we need a quorum physically, and if we don't have a quorum physically the meeting doesn't happen, if we have quorum physically we can let them join virtually, that's another thing but, the point being is, they're waiting at the meeting, but then it's moved to a later time.

Ms. Wald: Well, bring it up at the meeting and they can make a motion, and you can approve it or not approve it.

Mr. Castillo: Right, but what's the scenario if you approve it, is it for a later time or is it at that meeting?

Ms. Wald: No, it would be at that meeting, the reason why we don't like that, or I'll just say me, the reason why I don't like that is even though it's legal and you can do it, what bothers me as a local government attorney for many years, is the transparency to the public and when it's on an agenda it is not transparent to the public that there will be or least there may be a discussion on that item. When I work with cities, and all of a sudden a commissioner comes up with this, let's say an idea, and they did not put it on the agenda, or they did not ask the city manager to put it on the agenda, and they want to vote on this, I feel pressured because nobody that was a member of the public knew this was coming because it wasn't on the published agenda.

Mr. Castillo: Ginger, I agree with you, everything you're saying 100% I agree with you, and I'm not disputing what you're saying, I fundamentally agree with you, I think the issue here is, and you kind of mentioned it, is they didn't asked the city manager, we're not working to prevent it.

Ms. Wald: So, what do you want to do? Do you want to have everything go through the chairman?

Mr. Castillo: If that's what the Board is ok with, I'm ok with that because I think the point being is, if we have to, if in my judgement I have to defer an item because of the inter-workings or interim stuff, the HOA or the District as a whole, I can make an assumption that if this process, until this takes place, there might be some advantageous effort that we could take advantage of, if that exists, that's what we want to lean on, if it doesn't exist there's no reason to do it, we're not trying to intentionally hold back.

Ms. Wald: So, if that's something you want to do, what I would recommend because we do have it in the rules of procedures, I would recommend then to make it perfectly clear, would be an amendment to that rule specifically, and then there's no question, and there's

May 15, 2025

Silver Palms West CDD

no issue. I mean, you can just say, this is how we're going to do it but, it's not part of the official rules of procedure that have been adopted.

Mr. Castillo: I guess it's an easier way to get that done.

Ms. Wald: Ok, so how do you do that, and let me explain how that's done, that was going to be my second point. So, any rules that the Board wants to adopt or change have to go through a rulemaking process, everything is a process with local government. So, they have to be advertised, you have to say what the rule is going to be, and in this case what the amendment to the rule is going to be, and there's two requirements, there's a 28-day advertisement notice, and there's a 29-day advertisement notice pursuant to Chapter 120 of the Florida Statutes if you are really are interested.

Mr. Castillo: Ok, that's fine.

Ms. Wald: So, if you want to do that, that's something you would direct, you don't have to make a motion, you just go ahead and direct to staff, the District manager that this is the rule change, and then we would write up the change together, we work together, the notices would go ahead and go out and be done, and then you have to have a public hearing, just like you're going to have on the budget.

Mr. Castillo: And this is independent of the meeting, right.

Ms. Wald: Yes, you have to have a public hearing, you have to advertise it as a public hearing.

Ms. Duque: You can do it the same day that you have your meeting.

Mr. Castillo: Ok.

Ms. Wald: But you have to advertise it first.

Mr. Castillo: Right.

Ms. Wald: So, when you're looking at this you could probably advertise it if that's what you wanted to do for that July 17th meeting because that gives time to get the notices out. So, you would just have to tell us what you want for a rule change, that's it.

Mr. Castillo: Then to be clear, I think really the concern here is running agenda items through the chairman, and being able to defer items, am I getting that correct?

Ms. Duque: Yes.

Ms. Wald: Yes, so what would happen is the chairman would be the individual to control the agenda, that's really what it would be, and I'm sure I have language from one of my other clients, and so we'll draft up a rule together, and you don't want to wait for another

May 15, 2025

Silver Palms West CDD

meeting so we'll send it to you as the chairman because this is your direction, and if you're ok with it, then that's the one we'll go ahead and we'll advertise. Then we'll advertise it if you're fine with this, since you're already going to have to advertise anyway for your public hearing on July 17th, if that's what you want.

Mr. Castillo: Ok, yes. Anything else I guess outside of what we've discussed that we should be aware of in terms of because this is going to take us on a path where we may meet resistance and if we do what does that look like.

Ms. Wald: Ok, so what will happen is, your resistance will come maybe at the public hearing, or if somebody actually submits because you also have to give them the opportunity, for someone to submit why this shouldn't happen, and then that would need to be submitted or at the public hearing saying, I don't want these rules, it doesn't make any sense, why should we make the chairman the grand poo-bah chairman's do not have any more power that is provided in Chapter 190 which is no power more than any other Board member, that would be it "if there was resistance" that would be it, then ultimately it's up to the Board whether you do it or not, and that's it.

Mr. Quesada: And it's the same with your budget, I'm sure because you are doing an increase, I'm sure you guys meet regularly on the HOA side so getting the word out is going to be critical and how you're going to offset some of those expenses and then the second part of it would be, the same thing with this, it's 3 minutes, each speaker has to comment, so it's public comment.

Mr. Castillo: Right, you don't have to take action on it, you have to respond to it.

Ms. Wald: No, you don't, in fact I try to tell my Boards, do not comment, that's why some of my meetings last 4 hours and they shouldn't.

Mr. Castillo: And just for my curiosity, does 190 also direct how cities do it?

Ms. Wald: No, cities have their own charter and counties have their own charter because they're approval is different.

Mr. Castillo: Ok.

Ms. Wald: It's effective when it's followed, I will say that.

Mr. Castillo: Ok.

Ms. Wald: So, if that's what you want to do then yes, I would do a motion to authorize District counsel and District management to proceed with a rule change and the rule change

May 15, 2025

Silver Palms West CDD

being to generally give control of the setting of the agenda to the District chairman, whoever the District chairman is at that time.

Mr. Quesada: Could we add to that motion to have a liaison to look over the paperwork inbetween meetings?

Ms. Wald: Yes.

Mr. Quesada: Ok.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, authorizing District Counsel and District Management to proceed with the rule change process to give general control of setting the agenda to the District Chairman and also make him liaison to review the paperwork inbetween meetings was approved.

Ms. Wald: And by the way, we might want to go ahead and do a full rule change because I rewrote the rules for GMS recently for another District because they were old and antiquated, so while we're talking about this, I'm going to recommend an amendment to clean up these rules to take some of the old stuff out.

Mr. Castillo: And what is the old stuff? I guess we would see it?

Ms. Wald: Yes, you're going to see it, and I think I have it in redlined version, I'm trying to remember, but I'll send it to you.

Mr. Castillo: And this is something that was in the original declarations that were in the charter?

Ms. Wald: No, just the rules of procedure.

Mr. Castillo: Ok.

Ms. Wald: Right, just the rules of procedure and what happened was, when I say antiquated, there were changes to the law, minor changes in the sense for you guys but, for us, major changes.

Mr. Castillo: Ok.

Ms. Wald: For a variety of different things, things that you're probably never going to use but, because they are in the rules of procedure I would recommend it. There was a part, and I'll just give you an example, there was a part that was just really not good dealing with contents on awarding bids, and it just didn't make any sense, it just wasn't writer properly, I'll just say, or it just kind of got lost in transition or the law changed, so that's one example.

May 15, 2025

Silver Palms West CDD

I rewrote it so going forward there's cleaner rules of procedure than there were before, and this will give you an opportunity to do that as well.

Mr. Castillo: Ok, yes.

Ms. Wald: Alright, so if you just do a friendly amendment to your original motion, we can go ahead and do it that way.

Mr. Castillo: Yes.

Mr. Quesada: So, a motion as amended by District counsel to update the rules of procedure based on recent law changes.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, amending the previous motion as stated to have District Counsel update the Rules of Procedure based on recent law changes was approved.

Mr. Quesada: Ginger, we're probably going to keep you busy today.

Ms. Wald: That's ok.

Ms. Duque: Ben, before you move forward, Yani, and to the Board, we, Ben and I, would like to hear if there is anything from GMS's side.

Mr. Castillo: Yes, and thank you for bringing that up, from my perspective, no I think we're good, and I spoke with Ben before the meeting, and I made clear that the consensus that I had personally had not been with either Juliana or Ben directly, it had been with GMS the entity as I had seen it because that was my experience. There are no concerns right now, I was even considering Vesta for a very brief moment to do this, and after some due diligence I realized that Vesta probably isn't the best partner because of the lack of Districts services but, also the inner-workings as to how it's being presented to me. I have no issues, and I've told you both this, I actually have learned more about the District and its process from you two in the last 90 days, or 60 days, than I had since the election and going forward, so it's not a reflection on of two it was just a breakdown in communications and I think the transition of Luis and everything else that was happening, just everything came to a head at once, and that's what it was.

Ms. Duque: Ok because we want for you and for the rest of the Board to know that we do care, and we care a lot.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: There's always been that question too, and I think we brought it up on our call, we just want to know who works for who, and we get the conflicts and we get that everything is in our interest, we get that, it happens in our line of work but, at the end of the day when we have a question, or things turn, who was actually pushing those items.

Ms. Duque: We work for you guys.

Mr. Castillo: Right.

Ms. Duque: We work for the District.

Mr. Castillo: Right.

Mr. Quesada: Correct.

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

Ms. Duque: And as I was mentioning to you during our conversation Yani, we do not, we meaning GMS, or District management, we do not have the authority to negotiate anything with anyone, our authority is to listen to what you discuss during the meeting and follow direction that you provide us, and any negotiations that need to take place is between the Board of Supervisors in that particular instance.

Mr. Castillo: Right, and I just want to also note for us because a proposal that has come up a couple of times and Mallie and Teanna are here, we're very much in lock step, obviously not on the District side because of the laws and the other requirements but, the consensus is we rarely break away from each other's thought processes. We've had disagreements from the HOA side and we usually come to nice resolution among the group. The point that I'm trying to make is that this is going to be a group that always going to want to focus on this District or this community first and foremost, and so you can kind gauge what the answer or what the proposal will be from us if you look at it from that mindset, that you can almost always predict where our attention would be.

Ms. Wald: Once we learn these Boards, and someone asks me, well what do you think, and I say, oh I can tell you exactly what this Board is going to say.

Mr. Castillo: And we don't need to be obstructive, that's never the point, it's just getting things done

Ms. Duque: Right, you do the right thing for the community, Yani, I think that's very important for your community.

Mr. Castillo: Right.

May 15, 2025**Silver Palms West CDD**

Mr. Quesada: Thank you for the kind words, I appreciate that. So, just jumping into item C, and this is more legal speak, so it's going to be the possible agreement with Corsica HOA for landscaping and security services.

Ms. Wald: Yes, so again, as we were explaining before when we were talking about the budget. So, anything dealing with the landscaping that the District owns the property and has the easement over the property, the District has a responsibility to maintain. The District has the ability to enter into an agreement with the homeowner's association for the homeowner's association to provide those services directly, it would be a formal agreement. The HOA can provide it for free, in the sense that they don't have to charge the CDD because it's either coming out of your right pocket or your left pocket, your HOA dues, or your CDD Special Assessments, the "taxes", or whatever the value is, the CDD, so they would get a proposal from vendors, whatever that amount would be, and if the HOA is the one that's going to be providing those services through their contractor, their vendor, that's the amount the CDD could pay to the HOA for the HOA performing those services with their contractor.

Mr. Castillo: Provided the easement for the CDD.

Ms. Wald: Well, what I'm talking generally.

Mr. Castillo: Ok.

Ms. Wald: So, that's one, two, security is a little bit different because landscaping has that \$195,000 threshold, and security is different. So, security, you have security powers as a CDD, well what does that mean, it's pretty broad, you can provide general security within the boundaries and little bit outside within the boundaries of the CDD. So, you can engage the services of the security company, you can have rovers, they can just check things, make sure everything is ok, ask people things, I mean you don't have gates so you don't have that problem but, just make sure everything is ok, kind of just general security. Anything that's District property, obviously, you can have them here, you have them enforce rules that the District has, whatever those rules may be that you'd want to have, they can enforce them. Now, when you're dealing with security for HOA matters, this is where it runs into a separation, so the CDD, if it enters into an agreement with a security company, it's going to be for those general security purposes and also just for District property. That security company that the CDD enters into that agreement with, the CDD will not be paying that security company, and the security company will not be performing services that are HOA rules and regulations, that's the difference. Now, let's say it was flip flopped, so if the HOA

May 15, 2025

Silver Palms West CDD

is the one that wants to provide all the security, and they're going to have the contract with the HOA, and the CDD says, hey, yes, we want security too, we're willing to go ahead and do the security, and the HOA says, hey, we'll provide that for whatever that cost may be to the CDD, that's fine, but the CDD is not going to pay to either a security company or to the HOA for security services that are enforcing the HOA rules. Now, if the CDD rules, and the HOA rules are the same, that's different, and what I mean by HOA rules, your grass has to be this high, you hedge has to be cut, you're not parking the right way, you didn't paint your house the right color, whatever those things are, those are private, those are not CDD issues.

Mr. Castillo: Right, they would never be CDD issues.

Ms. Wald: Right, they will never be CDD but, if you're parking on a CDD swale, and that's a violation of CDD rules, which the HOA can adopt as well, and enforce, then that's a problem but, not the private property, private property is HOA property and the individual homeowners, so that's the difference.

Mr. Castillo: And I guess, looking at both contracts, what would be the clearest and easiest way to accomplish a reimbursement?

Ms. Wald: Right, we would put it in a contract, the CDD and the HOA would enter into a contract where that reimbursement amount would be in there, they could be done, and Juliana is an expert on this, they could be done on a variety of different basis, what's the one that was the best one that you've seen with the reimbursement?

Ms. Duque: Palm Glades.

Ms. Wald: Ok, and which one is that one, how do they do a reimbursement?

Ms. Duque: So, the way we do it in Palm Glades which is Silver Palms by Lennar, we provide the services, the CDD provides the services for the general security, and then they entered into an agreement with the HOA where they enforce the rules for HOA, but then the area that they patrol are more CDD areas than HOA areas, so we have kind of a 70/30%, so the CDD pays for whatever it is.

Mr. Castillo: To the HOA?

Ms. Duque: No.

Mr. Castillo: Ok, but is there ever a world where you could pay the HOA and then the HOA contract because again, we can turn it into a bulk agreement where if we break that, the price breaks down.

May 15, 2025

Silver Palms West CDD

Ms. Wald: Yes, you could do that.

Mr. Castillo: Ok.

Ms. Duque: You could do it that way.

Ms. Wald: You could do it that way, I have some that pay on a quarterly basis, that's fine.

Mr. Castillo: Ok.

Ms. Duque: And it all depends because sometimes there is no money to paid on the HOA side because what they have is just an agreement to enforce let's say HOA rules, and in reality what they do is very minimum, so they have decided the CDD pays everything and I don't think the HOA needs to provide anything additional.

Mr. Castillo: And I think we're looking at a hybrid of that because I think what's attractive is that we want a second rover, and then how Ginger has outlined it, this is the perfect world for that, so a second rover would be CDD only, and then you have that conflict that doesn't exist, you have a HOA rover and a CDD rover, and that part for the CDD rover, and the HOA can upfront the cost, that's no problem, we just obviously need the reimbursement that would be required, and then on the landscaping, the same deal, we just have to figure out what the percentage is because they are doing private lots as well.

Ms. Duque: Yes.

Ms. Wald: Exactly, yes we could do that, that's not a problem, and we can put that in one contract, we don't have to have two.

Mr. Castillo: Ok.

Ms. Wald: So, that could be done and we have those contracts.

Mr. Castillo: Perfect.

Mr. Quesada: So, now that we've kind of had this discussion and everyone is in agreement, I would ask for the same thing, a motion maybe allowing Yani to be a liaison and communicate with us because we are going to have to start engaging these contractors and our goal is by the time you fiscal year starts is to at least hit the ground running and get some of these legalities out of the way.

Mr. Castillo: Yes.

Mr. Quesada: So, I would ask for a motion from the Board, if you're comfortable with those parameters, allowing Yani to speak with myself and Ginger and engage these contractors so we can really start to have a draft for you guys and bring it back to the Board

May 15, 2025**Silver Palms West CDD**

before actions take place, so could I have a motion please to do that with Yani and engage the landscaping and security contractors for Corsica HOA.

On MOTION by Ms. Lopes seconded by Ms. Peralta with all in favor, authorizing Yani Castillo to be the liaison to communicate with District staff on engaging landscaping and security services for the Corsica HOA was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Quesada: Ginger, I don't know if there's anything else you want to discuss with the Board.

Ms. Wald: I think I talked enough for today.

Mr. Quesada: Ok, I appreciate everything you've said for today.

B. Engineer – Request Updated CDD Ownership Map

Mr. Quesada: So, moving on to engineer, requesting an updated CDD ownership map, so Juliana and I were doing a little bit of research as we were trying to get you know you guys and just try to make sure about things you want to make sure you get properly addressed with the turnover is ensuring that with our proposed budget, for example, that we had, and this is the perfect example, your proposed budget, and I forgot to mention this during our budget discussion, you guys were allocated \$14,000 and change to streetlighting, well we came to find out based on our discussion with the engineer and discussing with you all, that is on HOA property and it's an HOA expense. So, we were able to reassign that money, so it's not like an increase is required for this, and put it towards sidewalk maintenance because we could not see that line item for sidewalk maintenance in your budget, so we added that because anywhere the District owns roads, which is all these little cutouts, we own the sidewalks so they're a maintenance responsibility. So, I'm telling you that because right now it's good timing, the engineer right now just finished doing all their inspections for the bond indenture, and you're probably going to see that in the July agenda for sure, and so we wanted to get your blessing to request an updated CDD ownership map just so we don't have any type of issues or questions or concerns moving forward as we operate and maintain our property. So, is direction good enough in this case Ginger?

Ms. Wald: Yes, that's fine.

May 15, 2025

Silver Palms West CDD

Ms. Duque: Yes, they can just give us direction.

Mr. Quesada: Ok, just making sure, we want to make sure we disclose it to you all, any questions or any objections just let us know.

Mr. Castillo: I think it's fine.

Ms. Wald: He can just do it as part of his report.

Mr. Quesada: Correct.

Mr. Castillo: Yes, ok.

Ms. Wald: Which you have to pay for anyway, so it would just be part of his work order.

Mr. Castillo: And that comes out once a month?

Ms. Wald: No, once a year.

Mr. Quesada: Once a year.

Mr. Castillo: Ok.

Ms. Wald: You can ask for more but, you don't need it, what's required by the bond indenture, for this bond is once a year.

Mr. Castillo: Ok.

Ms. Duque: But you might need to talk to them Yani, to the rest Board when you are dealing with the landscape areas.

Mr. Castillo: Right, correct, and what are we looking at, oh like the areas that being serviced.

Ms. Duque: Yes.

Mr. Castillo: Ok.

Ms. Wald: That makes sense, sounds good.

Mr. Quesada: Thank you, I just wanted to disclose that.

C. Field – Monthly Report

Mr. Quesada: Then jumping to the field, so I did see you guys had a line item for this in your budget and it's not something that was being done or billed yet.

Mr. Castillo: And field, is that like groundskeeping?

Mr. Quesada: So, part of what we do and it's in your original agreement that you saw in your agenda there, we offer field services, I do recommend this especially for a District

May 15, 2025

Silver Palms West CDD

that's adding services like you guys are with security. Security not as much but, I'm sure we could add exhibits from the security contract as part of the field report.

Mr. Castillo: I guess what would be the scope of that, what are we looking at?

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

Mr. Quesada: So, I'm going to give you a perfect example, to move forward, and again, it's more of an engineering thing but we can cover it in the field report, so again, trying to keep you guys on costs and stuff like that, it is stormwater management systems. Landscaping in particular is one of the biggest things that we do, and security services, a little bit different but, sometimes they're structured like a guardhouse or something like that, so anything that would be outside, let's say the clubhouse is going to have, and this is HOA operations, but in some CDDs that we have a clubhouse, you would see administrative fees, you would see a clubhouse budget, and then you would see a field budget, and in this case, again, we can go to your general fund but, you're going to be adding landscaping, that's the biggest thing you guys are going to be dealing with here and I'm being specific, and in some cases, we also would have lake but in this case you don't have a lake.

Ms. Castillo: We have a retention pond.

Mr. Quesada: A retention pond ok, so in some cases, any type of service provider that's doing a check on monthly services we add their reports as an exhibit to the field report. So, a lot of it is communication with the contractors that are providing these services and making sure that we're checking up on them, and again, we're not trying to micromanage them, it's more, hey can you give me a calendar of your services, oh we're going to come on this day and do a wet check for your irrigation system, well, we may not be there every single wet check but, we're going to come and we're going to circle that on our calendars and the field person, or even the District manager will pass by and maybe go and take a few pictures, or stop and meet with the crew and say, hey, what's going on, is there anything I need to know about and just document it and I think it's just good for accountability purposes.

Mr. Castillo: Are you asking us to consider this?

Ms. Duque: You have it in your budget.

Mr. Castillo: Oh, we have it already, ok.

Ms. Duque: But what you have not seen is those reports.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: Right, the actual reports.

Ms. Duque: Correct.

Mr. Castillo: But I think also because we haven't really had the services assigned yet.

Ms. Duque: And I don't think, like us for what we discussed with the accountant that has been ever billed.

Mr. Quesada: Correct, we haven't even billed you guys.

Mr. Castillo: Ok.

Ms. Duque: But moving forward that's something you're going to see.

Mr. Castillo: Right.

Ms. Wald: And you can always change it at any point.

Mr. Castillo: And this comes out how often?

Mr. Quesada: So, every month we do a field report, and even if we don't meet, we have a website so there's different ways, or we have a distribution list, so anybody on that distribution list would receive a copy of the report. So, let's assume, next month, June, we don't meet, we're going to have a meeting in July, you guys would still get a June field report.

Mr. Castillo: Ok, yes, and I think it's important, I think we're pretty proud of our vendors, I mean we had talked about this with you guys extensively but, the wet check how do you report things like that? Looking at the wet checks, for example, would have been useful like 4 months ago because we fired our old vendor because we were being billed for wet checks and there was no relationship there, so I said what are they checking, and then we paid for 24 months, and we got it back but still, there was that.

Mr. Quesada: Yes, and those are exactly some of the things, and not just that, think about if you ever have an insurance claim or even a FEMA claim as things progress, and the first thing they're going to ask is do you have a log of maintenance, well this is your log of maintenance, you're going to have a time stamped documentation as to the upkeep of this so nobody can deny that you're doing your part, it makes it a lot easier to make your case on the claim.

Ms. Wald: Yes.

Mr. Castillo: Ok.

Mr. Quesada: So, thank you for that.

May 15, 2025

Silver Palms West CDD

D. Manager

Mr. Quesada: I don't have anything else to add under manager.

NINTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: I just wanted to jump into briefly your financial reports. So, the acceptance of the check registered and unaudited financials, are there any questions? Again, just so you guys know with the financials, I know you already had the December meeting but, we use the same software that banks use so even every key stroke is recorded on the check register that you're seeing there. So, just let us know if you have any questions, if not, the formality here would be just to accept the financial reports.

Mr. Castillo: I have no questions.

Ms. Lopez: I don't either.

Mr. Quesada: Is there a motion to accept?

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Moving on to Supervisors requests and audience comments, for the record there is nobody on the virtual link or in the audience, are there any Supervisor's requests?

Mr. Castillo: Yes, could we, and we've had this back and forth and I'm not sure where we stand, we know for a fact that 119th is county owned but, we did enter into an agreement with the HOA to maintain, and that's fine, my question specifically is electricity running through 119th, if we wanted to delegate the duty to the CDD to look into expanding electricity in the center median, would that be permissible or no?

Ms. Wald: No.

Mr. Castillo: No because we don't own it, even though we're maintain as a HOA, so if we wanted to get electricity is it strictly county?

Ms. Wald: Yes, county.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: Ok, and the purpose is for Christmas decorations.

Ms. Wald: Well, we can look at see.

Ms. Duque: Yes, we can look and see because we can reach out to FPL, there might be something that we can do.

Ms. Wald: But we don't have that contract but, because the county and the CDD are both local governments, the county can give the authority to the CDD over portions of the property.

Mr. Castillo: Ok

Ms. Wald: So, it's a possibility, it would have to be reviewed that way.

Ms. Duque: Yes.

Ms. Wald: And I'll tell you it's very difficult to get anything out of the county.

Mr. Castillo: Ok.

Ms. Wald: It's not impossible but, we can't promise anything, we can't promise holiday lights this year.

Mr. Castillo: Ok, you know that's fine, and then what about I guess the monuments, and that area is, some parts are CDD owned and some parts are HOA owned, and it's on HOA land.

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

Ms. Duque: Page 62 of the agenda.

Mr. Quesada: So, what is unique here, and correct me if I'm wrong, this is what I saw on the colored map and I've driven the community several times, your main monuments on 248th are HOA property.

Mr. Castillo: The main monument is HOA per the Property Appraiser, yes.

Mr. Quesada: Ok, and I don't know why but again, I'm sure it has to do with the bonds is the monument that was built on 117th Avenue, the smaller one, which I indicated in the report about the irrigation, that is on CDD property. So, technically, again, as we progress and you guys want to talk to holiday lighting companies, the CDD could, based on what I'm seeing here on this map, could exist at least in an area like that.

Ms. Castillo: Only 117th.

May 15, 2025

Silver Palms West CDD

Ms. Wald: Well, but holiday lighting is a little bit different, so that's an aesthetics, so if the HOA wanted to do holiday lighting, let's keep the county thing out of it for now, so the CDD and the HOA wanted to do it, ok fine. The CDD could contribute for that holiday lighting for the District, and contribute to it.

Mr. Castillo: Right, I guess, yes that's great, but it more so the electrical, we need to, the infrastructure doesn't exist, so we need to build that out before we can even get the lighting.

Ms. Wald: Ok, and that's what we're going to have to look into that because you're going to have to figure out where the cost is going to be, where it's going to be located.

Mr. Castillo: There's some source, some electrical source but, it's not sufficient.

Ms. Duque: But you can work it now, HOA with those areas that are owned by the HOA and work with the CDD on the areas that are owned by the CDD.

Mr. Quesada: And we can work with the same vendor.

Ms. Duque: Right, and you guys can work with the same vendors.

Mr. Castillo: Well, I guess my question is can we delegate to find the source from the vendor to the CDD but, you're saying the inverse, the CDD needs it but the HOA can say, hey can you tack on this.

Ms. Duque: Yes, you can do that too.

Mr. Castillo: Ok.

Ms. Wald: Yes, you can do that for sure.

Mr. Castillo: Ok.

Mr. Quesada: Ok, so for holiday lighting and this is just direction for now, we don't need a motion, we're going to do our due diligence on this.

Mr. Castillo: Looking into extending the electricity at the monument areas from both ends.

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

Mr. Quesada: So, it's 3 monuments in total if I'm not mistaken.

Mr. Castillo: 2 monuments, 3 entrances.

Ms. Duque: Right, 3 entrances.

Mr. Quesada: Ok, got it, thank you.

May 15, 2025

Silver Palms West CDD

Mr. Castillo: For just general education on my end because I know we brought this up when we all met, 119th again county, we know that's going to be difficult to anything done with the county in terms of 119th, how does that differentiate from let's say Artisa across the street, the obvious answer in my mind is they're a gated community but, that first strip is CDD owned, you see that there, so that's their CDD.

Mr. Quesada: I didn't even know there was a CDD there to be honest with you.

Ms. Wald: Yes.

Mr. Castillo: Cocopalm Glades Community Development District, so they own that portion, and then they own the rest of their roads, but my question is how do they come about this?

Ms. Duque: Just for the record, that's not our District.

Mr. Castillo: Oh, ok, I didn't know that.

Ms. Wald: But we do represent them.

Mr. Castillo: So, they own the entrance.

Ms. Wald: I think the CDD just owns the entrance area.

Mr. Castillo: But I guess my question Ginger, is it the gate that facilitates that because they have a gate?

Ms. Wald: Yes, so and I'm sorry I don't know the Cocopalm's meetings so I don't have that memorized but, here's what you'll normally see. So, from the public roadway and the entrance area before the gate, that's all public, so it could be owned by the CDD, the CDD can go ahead and improve it, the CDD can own it. If the gates are hard gates, and everything beyond those gates, that's all HOA and they're hard gates, the CDD did not pay for that, so I would have to check for Artisa, I would have to check for Cocopalm to see what it is.

Mr. Castillo: But it's likely that scenario.

Ms. Wald: And I can let you know.

Mr. Castillo: Ok, and I guess my only question is we can't retroactively say, and we would never consider this but we discussed it as a HOA, we add gates and suddenly the roads are private, that's the scenario we're looking for.

Ms. Wald: No.

Ms. Duque: Well, you can add gates but then the gates are going to be soft gates.

Mr. Castillo: The roads are still not private.

May 15, 2025

Silver Palms West CDD

Ms. Wald: Right.

Ms. Duque: Exactly, the roads are public, period.

Mr. Castillo: Right.

Ms. Duque: So, you can add gates but they need to be soft gates.

Mr. Castillo: What is that?

Ms. Duque: Meaning you cannot deny access to the public. You know what you can do, you can visit Isles at Bayshore, which is Lakes by the Bay South, that gate is a soft gate, there is two entrances, residents they go very fast and there is the visitors side.

Ms. Lopez: And it just takes a picture of your tag and it lets you in.

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

Ms. Duque: They have gates that can roll, so you have to stop, and then at 8 seconds the gate will open but, during that time we record whoever it is in the car, if they can, but they also record the license plate.

Ms. Wald: I'm going to tell you right now, I had a community that actually decided to do it, and as they were moving through the process it got even more expensive and more expensive and they spent a lot of money on the front end.

Mr. Castillo: And I think we discussed it at a HOA meeting and we said never mind, my question is more so, what makes it private and what makes it public, and the only interest in private is that obviously we can work faster. I mean even if we essentially told them we would pay for everything, we just want to do this, they gave us one stop sign.

Ms. Wald: Now, there are different traffic calming devices that you do have to go through the county to see if they're going to let you have those, and I do have a community in Kendall, and I think I have a meeting next week where they're having horrible problems because they've opened up all these different roadways and so they contacted the county to see if the county is going to allow, and they had to do a traffic study, to see if the county is going to allow them to do some traffic diversion, so people aren't hunting for their neighborhood to get around 120th. So, I will let you know how that all works out because they're in the process now and if that's something that you look into then you at least have a blueprint and say, hey they did it here, this is something we'd like to do as well because

May 15, 2025

Silver Palms West CDD

it's not inexpensive, and I would not recommend it yet, let your community calm down and then let's look into it.

Mr. Castillo: Right.

Mr. Quesada: And if speeding through the community is something that you guys are looking to address there's other creative solutions to that.

Mr. Castillo: And it's taken a huge effort from the community to go out and we met with the commissioner's office, a couple of times now, we had a traffic study done, we received one stop sign, so again, we told the county that we'll pay for it, if it's speed bumps we'll pay for it, if it's radar, we'll pay for it.

Ms. Duque: Yes, but the roads are CDD roads.

Ms. Castillo: Not 119th.

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

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Quesada: If there is nothing else, a motion to adjourn would be in order.

On MOTION by Mr. Castillo seconded by Ms. 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