



***Silver Palms West
Community Development District***

<https://www.silverpalmswestcdd.com>

Yani Lopez Castillo, Chair

Mailie-Jo Lopez, Vice Chair

Teanna Peralta, Assistant Secretary

Teresa Baluja, Assistant Secretary

Raisa Krause, Assistant Secretary

April 16, 2026



Silver Palms West

Community Development District

Updated Agenda

Seat 3: Yani Lopez Castillo – (C.)	
Seat 4: Mailie-Jo Lopez – (V.C.)	
Seat 5: Teanna Peralta – (A.S.)	
Seat 1: Teresa Baluja – (A.S.)	
Seat 2: Raisa Krause – (A.S.)	

Thursday
April 16, 2026
4:00 p.m.

The Corsica Club
24455 S.W. 119th Avenue, Miami, FL

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Meeting ID: 250 597 673 174: and Passcode: 2eT22ti2
1 872-240-4685 and Phone Conference ID: 956 575 858#

1. Roll Call
2. Approval of Minutes of the March 19, 2026 Meeting – **Page 3**
3. Consideration of Engagement Letter with RMcIntosh CPA to Perform the Audit for Fiscal Year Ending in September 30, 2026 – **Page 23**
4. Discussion of:
 - A. Landscaping Maintenance Agreement
 - B. Roving Security Services Agreement
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field – Monthly Report – **Page 28**
 - D. Manager
6. Financial Reports
 - A. Check Register – **Page 33**
 - B. Unaudited Financials – **Page 36**
7. Supervisors Requests and Audience Comments
 - A. Corsica HOA Memo from Mr. Sergio Gonzalez del Pozo – **Page 47**
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <https://www.silverpalmswestcdd.com>

**MINUTES OF MEETING
SILVER PALMS WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Silver Palms West Community Development District was held on Thursday, March 19, 2026 at 4:00 p.m. at the Corsica Club, 24455 S.W. 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
Gabriella Fernandez	District Counsel
Wendy Lopez	HOA Property Manager (Corsica)
Sebastian Martinez	Veridian Group

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
February 26, 2026 Meeting**

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

Mr. Castillo: What were the corrections?

Mr. Quesada: Just some typos.

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

Mr. Quesada: Yes.

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

Mr. Castillo: Yes, ok.

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

Mr. Castillo: Ok, so moved.

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

THIRD ORDER OF BUSINESS

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

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

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

Mr. Quesada: Which item are you looking at?

Mr. Castillo: Other current charges?

Mr. Quesada: Yes.

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

Ms. Mailie-Jo Lopez: No.

Ms. Peralta: No.

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

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

Mr. Castillo: Right.

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

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

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

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

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

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

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

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

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

Mr. Castillo: Yes.

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

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

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

Mr. Castillo: Right.

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

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

Mr. Quesada: Any change in assessments.

Mr. Castillo: A dollar?

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

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

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

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

FOURTH ORDER OF BUSINESS

Audit Selection Committee Meeting

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Castillo: Ok.

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

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

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

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

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

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

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

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

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

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

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

Mr. Castillo: Redo the process.

Mr. Quesada: Yes.

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

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

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

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

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

Mr. Castillo: Yes.

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

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

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

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

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

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

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

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

FIFTH ORDER OF BUSINESS

Discussion of:

A. Procedures for Landowners Election Meeting – November 19, 2026

B. Procedures for the General Election

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

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

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

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

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

Mr. Quesada: Ok, thank you for that.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

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

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

Mr. Quesada: Thank you Gabriella.

B. Engineer

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

C. Field

1) Monthly Report

2) Invoice with Corsica Homeowners Association

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

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

Mr. Quesada: Yes, there was one there.

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

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

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

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

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

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

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

Mr. Castillo: On the District side.

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

Mr. Castillo: Right.

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

Mr. Castillo: Yes, exactly.

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

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

Ms. Fernandez: Yes.

Mr. Castillo: Ok. So, regarding agenda item 6C-2, invoice with Corsica Homeowners Association, the measure before my agency in the nature of conflicting interest in the measures as follows; The measure before the Silver Palms West Community Development District Board of Supervisors involved District action relating to services or procurement in which Veridian Group, Inc. has a financial interest or is a prospective participant. I have a conflicting interest because I am an owner and officer of Veridian and receive compensation from Veridian. Accordingly, I publicly disclose the nature of my interest prior to the review, deliberation and vote of the agenda item. I have abstained from the review, deliberation and vote on the measure. I submitted the form electronically but, I have a physical paper copy and I will physically remove myself for this thing.

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

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

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

Ms. Peralta: I second.

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

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

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

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

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

Ms. Mailie-Jo Lopez: Ok.

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

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

Mr. Quesada: Yes, correct.

Ms. Mailie-Jo Lopez: Ok.

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

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

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

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

Ms. Fernandez: Say again.

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

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

Ms. Mailie-Jo Lopez: Yes.

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

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

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

Ms. Mailie-Jo Lopez: Yes.

Ms. Fernandez: But moving forward permanently?

Ms. Mailie-Jo Lopez: Yes.

Ms. Fernandez: We need an agreement.

Mr. Quesada: Ok.

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

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

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

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

Ms. Fernandez: Yes.

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

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

Ms. Mailie-Jo Lopez: Ok.

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

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

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

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

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

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

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

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

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

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

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

Ms. Wendy Lopez: Ok.

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Fernandez: Yes, it would be retroactive.

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

Ms. Mailie-Jo Lopez: Yes, landscaping.

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

Ms. Mailie-Jo Lopez: Ok.

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

Ms. Mailie-Jo Lopez: So moved.

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

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

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

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

Ms. Wendy Lopez: Ok.

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

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

Ms. Mailie-Jo Lopez: Ok.

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

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

Mr. Quesada: Correct.

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

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

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

Mr. Quesada: Yes, for FLOCK.

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

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

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

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

Mr. Quesada: A different than FLOCK.

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

Mr. Quesada: The scope of work.

Ms. Fernandez: Yes.

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

Mr. Quesada: Yes.

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

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

Ms. Fernandez: Yes.

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

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

Ms. Mailie-Jo Lopez: Yes.

Ms. Wendy Lopez: Yes.

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

Ms. Mailie-Jo Lopez: I understand.

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

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

Mr. Quesada: Yes.

Ms. Fernandez: Ok.

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

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

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

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

D. Manager

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

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

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

Ms. Mailie-Jo Lopez: No.

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

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

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

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

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

Mr. Castillo: Do you want to do that?

Ms. Mailie-Jo Lopez: Sure.

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

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

NINTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: I just need a motion to adjourn the meeting.

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

Secretary /Assistant Secretary

Chairman / Vice Chairman



March 31, 2026





To Board of Supervisors
Silver Palms West Community Development District
c/o Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Florida 33351




We are pleased to confirm our understanding of the services we are to provide for Silver Palms West Community Development District (“District”) for the fiscal year ended September 30, 2026 with an option to renew for ten additional one-year terms.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, including the disclosures, which collectively comprise the basic financial statements, of the District as of and for the fiscal year ended September 30, 2026 with an option to renew for ten additional one year terms. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis.
- 2) Budgetary Comparison Schedule

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 Racquel McIntosh CPA
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Suite 100, Boca Raton FL 33431
 www.rmcintoshcpa.com
 [rmcintoshcpa](https://www.instagram.com/rmcintoshcpa)

The objective of our audit is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Examination Objective

The objective of our examination is to express an opinion as to whether the District is in compliance with Florida Statute 218.415, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include such tests of the District's records and other procedures as we consider necessary to provide a reasonable basis for our opinion.

Upon completion of our examination, we will issue a written report on the District's compliance. The report will include a statement indicating that it is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be, and should not be, used by any other parties.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of accounting records, and other procedures we consider necessary to enable us to express an opinion. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts. We will also request written representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the

unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with provisions of applicable laws, regulations, contracts, and agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; and (3) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations, and the provisions of contracts and grant agreements.

You are also responsible for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us

during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statements and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the District however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of McIntosh CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of McIntosh CPA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. Various documents reviewed or produced during the conduct of the audit may be subject to Florida public records laws. The District agrees to notify McIntosh CPA of requests involving audit documentation.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for these services will not exceed \$4,200 for the fiscal year ended September 30, 2026. The fee for fiscal years 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, and 2036 will not exceed \$4,300, \$4,400, \$4,500, \$4,600, \$4,700, \$4,800, \$4,900, \$5,000, \$5,100, and \$5,200 respectively, unless a change in activity occurs resulting in additional audit work. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

This agreement may be renewed on an annual basis, provided both parties mutually agree to all terms and fees. The annual renewal fee will be determined separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to McIntosh CPA. Upon any termination of this agreement, McIntosh CPA shall be entitled to payment for all work performed up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against McIntosh CPA.

Reporting

We will issue written reports upon completion of our Audit and examination. Our reports will be addressed to the Board of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. The reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,
McIntoshCPA
McIntosh CPA

RESPONSE:

This letter correctly sets forth the understanding of Silver Palms West Community Development District.

Signature: _____

Title: _____

Date: _____

Silver Palms West CDD



FIELD REPORT

April 16, 2026

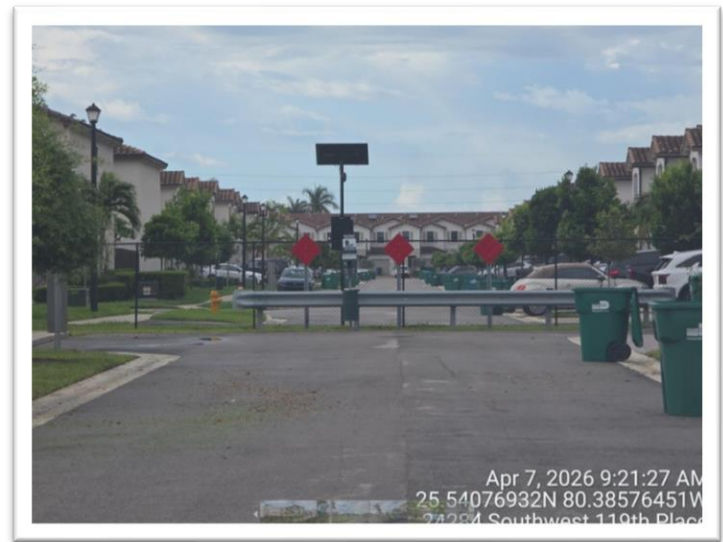


**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

- Landscaping services were provided by Veridian Group.





- Clusia Hedge on SW 247 TER showing signs of pedestrian traffic.
- White vehicle obstructing sidewalk access and encroaching onto CDD road in front of 24235 SW 119 PL.

EXHIBIT A
 District Ownership Map



SILVER PALM RESIDENTIAL HOMES
 (PB 176, PG 8)

■ CDD OWNERSHIP

CDD OWNERSHIP
 TRACTS 78, L, P, AL, DL,
 AND W1* (PG 176, PG 8)
 FOLIOS: 33-6924-007-4890
 33-6924-007-4890
 33-6924-007-0630
 33-6924-007-5140
 33-6924-007-5170
 33-6924-007-5360
 QCD: DRB 33463, PG 1608
 CATEGORY: INGRESS-EGRESS

■ CDD DRAINAGE EASEMENT

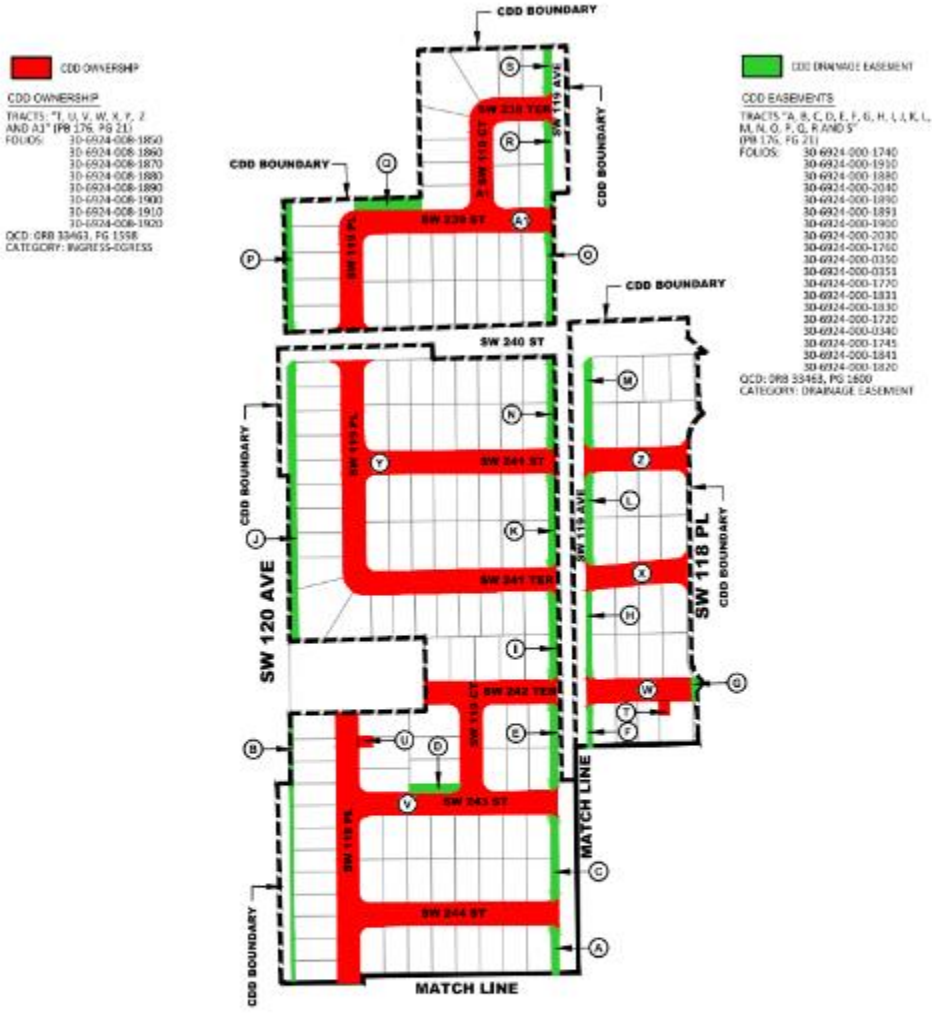
CDD EASEMENTS
 TRACTS 78, C, D, E, G, H, I, J, K, M, N,
 O, Q, R, S, T, U, V, W, X, Y, Z, R1, C1,
 E1, F1, G1, H1, I1, J1, K1, L1, M1, N1,
 O1, P1, Q1, R1, T1, U1 AND V1*
 (PG 176, PG 8)
 FOLIOS: 33-6924-000-1740
 33-6924-000-1910
 33-6924-000-1980
 33-6924-000-2040
 33-6924-000-1890
 33-6924-000-1891
 33-6924-000-1900
 33-6924-000-1030
 33-6924-000-1760
 33-6924-000-0350
 33-6924-000-0851
 33-6924-000-1770
 33-6924-000-1831
 33-6924-000-1830
 33-6924-000-1720
 33-6924-000-0940
 33-6924-000-1745
 33-6924-000-1841
 33-6924-000-1820
 QCD: DRB 33463, PG 1608
 CATEGORY: DRAINAGE EASEMENT

LEGEND

- A TRACT
- PE PLAT BOOK
- PG PAGE

ALVAREZ ENGINEERS, INC.
 SILVER PALMS WEST CDD
 CDD LAND OWNERSHIP AND EASEMENTS





CDD OWNERSHIP

CDD OWNERSHIP
 TRACTS: "I, U, V, W, X, Y, Z
 AND 31" (PB 176, PG 21)
 FOLIOS:
 30-6924-008-1860
 30-6924-008-1863
 30-6924-008-1870
 30-6924-008-1880
 30-6924-008-1890
 30-6924-008-1900
 30-6924-008-1910
 30-6924-008-1920
 OCD: ORB 33463, PG 1558
 CATEGORY: REGRESS-GRESS

CDD DRAINAGE EASEMENT

CDD EASEMENTS
 TRACTS "A, B, C, D, E, F, G, H, I, J, K, L,
 M, N, O, P, Q, R AND S"
 (PB 176, PG 21)
 FOLIOS:
 30-6924-000-1740
 30-6924-000-1930
 30-6924-000-1880
 30-6924-000-2040
 30-6924-000-1890
 30-6924-000-1891
 30-6924-000-1900
 30-6924-000-2030
 30-6924-000-1760
 30-6924-000-0350
 30-6924-000-0353
 30-6924-000-1750
 30-6924-000-1831
 30-6924-000-1830
 30-6924-000-1720
 30-6924-000-0340
 30-6924-000-1745
 30-6924-000-1841
 30-6924-000-1820
 OCD: ORB 33463, PG 1800
 CATEGORY: DRAINAGE EASEMENT

**ESTATES AT SILVER PALM
 (PB 176, PG 21)**

LEGEND:
 (A) TRACT ID
 PE: PLAT BOOK
 PG: PAGE



ALVAREZ ENGINEERS, INC.
 SILVER PALMS WEST CDD
 CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 4

Silver Palms West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

3/1/26 - 3/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
3/1 - 3/31	200 - 207	\$	55,711.84
TOTAL			\$55,711.84

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/26	00001	3/01/26	81	202603 320-53800-34000		*	1,070.00		
		MAR 26	-	FIELD SERVICES					
3/01/26		82	202603 310-51300-34000			*	3,091.25		
		MAR 26	-	MGMT FEES					
3/01/26		82	202603 310-51300-35100			*	47.67		
		MAR 26	-	COMPUTER TIME					
3/01/26		82	202603 310-51300-31300			*	190.83		
		MAR 26	-	DISSEMINATION					
3/01/26		82	202603 310-51300-49500			*	95.42		
		MAR 26	-	WEBSITE ADMIN					
3/01/26		82	202603 310-51300-42000			*	5.18		
		MAR 26	-	POSTAGE					
								4,500.35	000200

3/05/26	00014	2/26/26	4080	202602 310-51300-31200		*	550.00		
				ARBITRAGE 1/26 SR 2022					
								550.00	000201

3/05/26	00016	2/28/26	IN124660	202602 310-51300-48000		*	334.62		
				SPECIAL MEETING					
		2/28/26	IN124661	202602 310-51300-48000		*	3,008.56		
				RESOLUTION 2026-01					
		2/28/26	IN124662	202602 310-51300-48000		*	3,768.97		
				SPECIAL ASSESSMENT 170					
								7,112.15	000202

3/12/26	00003	2/28/26	197630	202602 310-51300-31500		*	3,362.50		
				FEB 26 - GENERAL COUNSEL					
								3,362.50	000203

3/12/26	00012	3/11/26	03112026	202603 300-20700-10000		*	22,098.71		
				TRANSFER OF TAX RECEIPTS					
								22,098.71	000204

3/12/26	00013	2/25/26	8090437	202602 310-51300-32300		*	4,434.38		
				SERIES 2022 TRUSTEE FEES					
								4,434.38	000205

3/19/26	00008	3/03/26	9069	202602 310-51300-31100		*	153.75		
				FEB 26 - ENGINEERING SVCS					
								153.75	000206

3/26/26	00020	2/05/26	SPW-INV-	202602 320-53800-46400		*	13,500.00		
				REIMB HOA PLANT REPL.					
								13,500.00	000207

								55,711.84	

TOTAL FOR BANK A
 SPW SILVER PALMS W SRINKUS

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						55,711.84	

SPW SILVER PALMS W SRINKUS

Silver Palms West
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Silver Palms West
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 34,470	\$ -	\$ -	\$ 34,470
Due from General Fund	-	-	-	-
<u>Investments:</u>				
State Board of Administration (SBA)	887,764	-	-	887,764
<u>Series 2022</u>				
Reserve	-	416,453	-	416,453
Revenue	-	885,095	-	885,095
Acq & Construction	-	-	103,353	103,353
Total Assets	\$ 922,234	\$ 1,301,548	\$ 103,353	\$ 2,327,135
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,301,548	\$ -	\$ 1,301,548
Capital Project			103,353	103,353
Unassigned	922,234	-	-	922,234
Total Fund Balances	\$ 922,234	\$ 1,301,548	\$ 103,353	\$ 2,327,135
Total Liabilities & Fund Balance	\$ 922,234	\$ 1,301,548	\$ 103,353	\$ 2,327,135

Silver Palms West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 742,151	\$ 742,151	\$ 711,996	\$ (30,155)
Interest Income	3,000	3,000	11,371	8,371
Total Revenues	\$ 745,151	\$ 745,151	\$ 723,367	\$ (21,784)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
FICA Taxes	918	459	168	291
Engineering	10,000	5,000	3,821	1,180
Attorney	15,000	7,500	13,775	(6,275)
Annual Audit	5,200	5,200	5,200	-
Assessment Administration	3,000	3,000	3,000	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	2,290	1,145	1,145	-
Trustee Fees	4,434	4,434	4,434	-
Management Fees	37,095	18,548	18,548	-
Information Technology	572	286	286	-
Website Maintenance	1,145	573	573	-
Telephone	50	25	-	25
Postage & Delivery	150	75	31	44
Insurance General Liability	7,041	7,041	6,163	878
Printing & Binding	750	375	11	364
Legal Advertising	2,000	1,000	7,730	(6,730)
Other Current Charges	1,500	750	952	(202)
Office Supplies	90	45	0	45
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 103,960	\$ 62,180	\$ 68,763	\$ (6,582)

Silver Palms West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Field Expenditures</i>				
<i>Field Expenditures</i>				
Field Management	\$ 12,840	\$ 6,420	\$ 6,420	\$ -
Landscape Maintenance	195,000	97,500	-	97,500
Landscape - One Time Enhancement Project	112,500	56,250	-	56,250
Security Service	253,000	126,500	87,500	39,000
Porter Services	12,000	6,000	-	6,000
Plant Replacement	10,000	5,000	13,500	(8,500)
Repairs & Maintenance	11,000	5,500	2,775	2,725
Drainage Maintenance	10,000	5,000	-	5,000
Sidewalk Repair	14,851	7,426	-	7,426
Holiday Lighting	-	-	16,214	(16,214)
Contingency	10,000	5,000	-	5,000
Subtotal Field Expenditures	\$ 641,191	\$ 320,596	\$ 126,409	\$ 194,187
Total Expenditures	\$ 745,151	\$ 382,776	\$ 195,172	\$ 187,604
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 362,375	\$ 528,195	\$ 165,820
Net Change in Fund Balance	\$ -	\$ 362,375	\$ 528,195	\$ 165,820
Fund Balance - Beginning	\$ -		\$ 394,039	
Fund Balance - Ending	\$ -		\$ 922,234	

Silver Palms West

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 832,906	\$ 832,906	\$ 797,305	\$ 35,601
Interest Income	15,000	15,000	15,848	\$ 848
Total Revenues	\$ 847,906	\$ 847,906	\$ 813,152	\$ 36,449
Expenditures:				
Interest - 12/15	\$ 250,819	\$ 250,819	\$ 250,819	\$ -
Principal - 06/15	335,000	-	-	-
Interest - 06/15	250,819	-	-	-
Total Expenditures	\$ 836,638	\$ 250,819	\$ 250,819	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,268	\$ 597,087	\$ 562,333	\$ 36,449
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (10,000)	\$ (5,000)	\$ (6,994)	\$ (1,994)
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (5,000)	\$ (6,994)	\$ (1,994)
Net Change in Fund Balance	\$ 1,268	\$ 592,087	\$ 555,340	\$ 34,455
Fund Balance - Beginning	\$ 276,168		\$ 746,209	
Fund Balance - Ending	\$ 277,436		\$ 1,301,548	

Silver Palms West

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,649	\$ 1,649
Total Revenues	\$ -	\$ -	\$ 1,649	\$ 1,649
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,649	\$ 1,649
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,994	\$ 6,994
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,994	\$ 6,994
Net Change in Fund Balance	\$ -		\$ 8,643	
Fund Balance - Beginning	\$ -		\$ 94,710	
Fund Balance - Ending	\$ -		\$ 103,353	

Silver Palms West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 89,338	\$ 582,062	\$ 13,563	\$ 7,343	\$ 19,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 711,996
Interest Income	752	706	1,315	2,999	2,684	2,916	-	-	-	-	-	-	11,371
Total Revenues	\$ 752	\$ 90,044	\$ 583,377	\$ 16,561	\$ 10,026	\$ 22,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 723,367
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Taxes	46	-	-	46	-	77	-	-	-	-	-	-	\$ 168
Engineering	-	-	366	3,301	154	-	-	-	-	-	-	-	\$ 3,821
Attorney	3,417	500	567	5,929	3,363	-	-	-	-	-	-	-	\$ 13,775
Annual Audit	-	-	-	5,200	500	(500)	-	-	-	-	-	-	\$ 5,200
Assessment Administration	3,000	-	-	-	-	-	-	-	-	-	-	-	\$ 3,000
Arbitrage Rebate	-	-	-	-	550	-	-	-	-	-	-	-	\$ 550
Dissemination Agent	191	191	191	191	191	191	-	-	-	-	-	-	\$ 1,145
Trustee Fees	-	-	-	-	4,434	-	-	-	-	-	-	-	\$ 4,434
Management Fees	3,091	3,091	3,091	3,091	3,091	3,091	-	-	-	-	-	-	\$ 18,548
Information Technology	48	48	48	48	48	48	-	-	-	-	-	-	\$ 286
Website Maintenance	95	95	95	95	95	95	-	-	-	-	-	-	\$ 573
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Postage & Delivery	5	4	1	2	13	5	-	-	-	-	-	-	\$ 31
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	\$ 6,163
Printing & Binding	-	-	-	-	11	-	-	-	-	-	-	-	\$ 11
Legal Advertising	-	-	-	618	7,112	-	-	-	-	-	-	-	\$ 7,730
Other Current Charges	136	153	156	140	170	198	-	-	-	-	-	-	\$ 952
Office Supplies	-	-	-	-	0	-	-	-	-	-	-	-	\$ 0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	\$ 175
Total General & Administrative	\$ 16,967	\$ 4,081	\$ 4,516	\$ 19,261	\$ 19,733	\$ 4,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,763

Silver Palms West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,070	\$ 1,070	\$ 1,070	\$ 1,070	\$ 1,070	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,420
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - One Time Enhancement Project	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Service	-	-	-	-	87,500	-	-	-	-	-	-	-	87,500
Porter Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	-	-	-	13,500	-	-	-	-	-	-	-	13,500
Repairs & Maintenance	-	2,775	-	-	-	-	-	-	-	-	-	-	2,775
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Lighting	-	-	-	-	16,214	-	-	-	-	-	-	-	16,214
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 1,070	\$ 3,845	\$ 1,070	\$ 1,070	\$ 118,284	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,409
Total Expenditures	\$ 18,037	\$ 7,926	\$ 5,586	\$ 20,331	\$ 138,017	\$ 5,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,172
Excess (Deficiency) of Revenues over Exper	\$ (17,286)	\$ 82,117	\$ 577,791	\$ (3,769)	\$ (127,991)	\$ 17,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528,195
Net Change in Fund Balance	\$ (17,286)	\$ 82,117	\$ 577,791	\$ (3,769)	\$ (127,991)	\$ 17,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528,195

Silver Palms West
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Bonds		
Original Bond Issue Amount:		\$15,085,000
Term 1:	\$1,625,000	
Interest Rate:	2.60%	
Maturity Date:	June 15, 2027	
Term 1:	\$1,865,000	
Interest Rate:	3.00%	
Maturity Date:	June 15, 2032	
Term 1:	\$4,755,000	
Interest Rate:	3.25%	
Maturity Date:	June 15, 2042	
Term 1:	\$6,840,000	
Interest Rate:	4.00%	
Maturity Date:	June 15, 2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$416,453	
Reserve Fund Balance	416,453	
Bonds Outstanding - 1/31/22		\$15,085,000
Less: Principal Payment - 6/15/23		(\$310,000)
Less: Principal Payment - 6/15/24		(\$315,000)
Less: Principal Payment - 6/15/25		(\$325,000)
Current Bonds Outstanding		\$14,135,000

Silver Palms West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

Gross Assessments \$ 781,213.36 \$ 876,743.15 \$ 1,657,956.51
 Net Assessments \$ 742,152.69 \$ 832,905.99 \$ 1,575,058.68

ON ROLL ASSESSMENTS

allocation in % 47.12% 52.88% 100.00%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2022		Debt	Total
						O&M Portion	Service		
11/14/25	\$ 51,853.93	\$ 2,074.11	\$ 497.80	\$ -	\$ 49,282.02	\$ 23,221.22	\$ 26,060.80	\$ 49,282.02	
11/15/25	3,589.35	157.38	34.32	-	3,397.65	1,600.94	1,796.71	3,397.65	
11/28/25	144,066.02	5,762.50	1,383.03	-	136,920.49	64,515.63	72,404.86	136,920.49	
12/05/25	1,254,969.00	50,199.06	12,047.70	-	1,192,722.24	561,999.39	630,722.85	1,192,722.24	
12/19/25	44,546.81	1,538.48	430.09	-	42,578.24	20,062.46	22,515.78	42,578.24	
01/09/26	24,463.75	733.90	237.30	-	23,492.55	11,069.47	12,423.08	23,492.55	
01/09/26	2,050.91	61.53	19.89	-	1,969.49	928.00	1,041.49	1,969.49	
01/23/26	-	-	-	1,565.17	1,565.17	1,565.17	-	1,565.17	
02/11/26	16,187.20	446.81	157.40	-	15,582.99	7,342.56	8,240.43	15,582.99	
03/11/26	42,662.45	450.79	422.12	-	41,789.54	19,690.83	22,098.71	41,789.54	
TOTAL	\$ 1,584,389.42	\$ 61,424.56	\$ 15,229.65	\$ 1,565.17	\$ 1,509,300.38	\$ 711,995.67	\$ 797,304.71	\$ 1,509,300.38	

95.56%	Percent Collected
\$ 73,567.09	Balance Remaining to Collect

From: Sergio Gonzalez del Pozo <sergiogdp@live.com>

Date: April 8, 2026 at 8:56:15 PM EDT

To: Corsica HOA Board <board@corsicahoa.com>

Subject: Corsica HOA Memo

Board Members:

I have reviewed the Association's recently circulated memorandum titled "FAQ Regarding a Director's Relationship with Veridian." I appreciate that the Board chose to address homeowner concern in writing. However, the memorandum is incomplete in a way that is materially important. It analyzes the issue primarily through the lens of Chapter 720 and HOA conflict procedure, while largely avoiding the separate and more serious public ethics issues raised by the same fact pattern.

The central problem is that this matter is not solely an HOA conflict-of-interest question. It also involves the conduct of a CDD official within a structure where the HOA contracts for services and the CDD funds or reimburses portions of those same services. That distinction is critical. A disclosure-and-recusal framework under HOA law is not the same as compliance with Florida's public ethics laws governing public officers. An arrangement may be procedurally defensible under one framework and still be prohibited under the other.

Your memo repeatedly presents disclosure, recusal, legal review, and competitive bidding as the controlling safeguards. Even assuming those steps occurred as described, they do not fully resolve the question that homeowners are asking. The issue is not simply whether a director disclosed a relationship before a vote. The issue is whether a vertically

integrated vendor structure tied to a public official can exist across management, landscaping, security, and related service categories while a public entity participates in the funding path. That is a structural question, not merely a procedural one.

The memorandum also understates the scope of the Veridian issue by describing it in terms of “a relationship” with the current management company. The concern is not limited to property management. The concern is that Veridian appears to occupy multiple service layers at once, including management, landscaping, security, and related operational roles, with implementation fees and other economic features that suggest the Association may have done more than hire an ordinary outside vendor. Whether one agrees with that conclusion or not, that is plainly the real issue being raised, and the memo does not address it directly.

The same is true of the bidding discussion. Even if the Association obtained competing proposals, a bid process does not by itself eliminate conflict exposure if the challenged issue is the relationship structure itself. Likewise, the statement that certain HOA service lines did not increase is not a complete answer if the broader financial reality involves consolidation, cost shifting, reimbursement, or total homeowner burden across both HOA and CDD channels.

The section discussing ethics guidance is also too narrow. The memo suggests only that the analysis is fact-specific and that there is no blanket answer. That may be true in the abstract, but it avoids the practical question homeowners need answered: whether the Association’s actual arrangement, as structured, has been evaluated against the full public-ethics standard rather than only the private HOA standard.

If the Board wishes to restore confidence, the response should be more direct. At minimum, the Board should clearly state whether it has obtained legal analysis addressing not only Chapter 720, but also the public-officer conflict provisions applicable to CDD officials. It should also explain whether that analysis considered the combined service structure, any HOA-to-CDD reimbursement path, the full scope of Veridian’s service footprint, and the financial terms that directly benefit Veridian or its affiliates.

Homeowners are entitled to more than reassurance that a process occurred. They are entitled to know whether the actual structure was lawful under all applicable frameworks. At present, the memo answers only part of that question.

Sincerely,

Sergio Gonzalez-del-Pozo

Corsica Homeowners Association

FAQ Regarding a Director's Relationship with Veridian

For everyone's benefit, the Association is providing this high-level FAQ to address questions that have been raised regarding one director's relationship with Veridian. The purpose is to explain the process followed by the Association, the steps taken by the director, how bids and oversight are handled, and what records and protections exist for members.

Why is the Association addressing this issue?

Questions have been raised regarding one director's relationship with Veridian and whether that relationship affects Association decision-making. The Board believes it is appropriate to address those questions directly and explain the safeguards that have been used to protect transparency, governance, and process integrity.

What law applies to this issue?

Association counsel advised that the Association's governing documents do not contain specific conflict-of-interest provisions, so Chapter 720 of the Florida Statutes controls. In reviewing this matter members should focus on the most relevant statutory provision which is section 720.3033, which addresses conflicts of interest involving directors and officers.

What does Florida law require in a conflict-of-interest situation?

Florida law requires directors and officers to disclose to the Association any activity that may reasonably be construed as a conflict of interest at least 14 days before voting on the issue or entering into the contract that is the subject of the conflict. The statute also provides that a rebuttable presumption of a conflict exists if certain acts occur without prior disclosure, including where a director has an interest in a business entity that conducts business with the Association.

Does Florida law automatically prohibit a contract involving an interested director?

No. The statute does not prohibit contracts involving interested directors. Rather, the key issue is prior disclosure and whether the arrangement is handled through an appropriate process. The Association's entry into the management agreement with Veridian does not violate Chapter 720.

How did this situation arise?

This issue arose because a director of the Association also has an affiliation with Veridian, the Association's current management company. Once that relationship became relevant to Association business, the issue was disclosed and handled through the Association's governance process.

Was the relationship disclosed?

Yes. Prior to the Association entering into the management agreement, the director disclosed his relationship to both the Board and the membership by written resolution. This disclosure path also aligns with the broader record trail reflected in Association materials.

When was this relationship first disclosed to the Board and homeowners?

The Association's position is that the relationship was first disclosed in December 2024 at the Annual Meeting of the Members. Subsequently, disclosures happened January 2025; March 2025; August 2025 and October 2025.

Is the disclosure documented in official meeting minutes or records members can review?

Yes. Minutes of member meetings and board meetings are official Association records, and official records generally must be maintained for at least 7 years. The statute also requires that board meeting minutes reflect each director's vote or abstention on matters voted upon. Members may review official records via PayHOA or through the Association's records-inspection process.

Did the board member recuse himself or herself from voting when selecting the new property manager?

Yes, the director did not participate in the decision path on Veridian-related contract action. Further, the director continues to refrain from participating in discussions regarding the contract and formally recuses from any Veridian related vote, with that recusal documented in the minutes. That is the governance standard the Association has treated as controlling.

What steps did the director take?

At a high level, the director disclosed the relationship, stepped out of contract-related participation where appropriate, and allowed the remaining eligible directors to handle the matter. The governance objective was to remove the interested director from the decision path on the relevant contract issue.

What steps did the Association take?

The Association addressed the issue through disclosure, legal review, competitive bidding, documentation through official records, and decision-making by the non-conflicted directors. This was done to ensure that the process was fair, defensible, and transparent.

How were bids handled?

At the outset, the Association competitively solicited pricing from qualified vendors across the relevant service categories to ensure that pricing and terms were fair and reasonable to the Association. This process occurred over the 2024–2025 period.

For property management services, proposals were evaluated from RealManage, Vesta, and Veridian. For landscaping services, proposals were evaluated from Dixie, BrightView, and Veridian. For security services, proposals were evaluated from Delta, U.S. Security, Viper, and Veridian. In each category, Veridian matched or outperformed the competing proposals on pricing and overall value.

It should also be noted that the Association has not increased the budget allocated to these service lines since 2023, a pricing constraint that only Veridian agreed to meet.

With respect to management specifically, while the current per-door rate is higher than the prior base management fee, the prior arrangement included various ad hoc services that, in practice, resulted in similar overall costs to the Association.

Bid proposals are only kept as part of Association records for one year.

Is every Association contract required to follow the same procurement format?

No. Different decisions may be governed by different statutory, documentary, or operational requirements. The key point here is that the Association used a competitive process for this management, landscaping and security agreement and obtained legal review of the conflict issue. Counsel specifically cited the competitive bidding process as support for the fairness and reasonableness of the arrangement.

Can members confirm what companies are connected to board members so there is full visibility?

Members are entitled to transparency through the Association's official records. The relevant focus is whether the Association has a contract or transaction involving a disclosed director-related interest, and whether that matter was properly disclosed and handled. For associations with 100 or more parcels, certain records must also be maintained on the Association's website or app, including specified contracts and other official records.

Are member concerns about appearance, conflict, and governance legitimate?

Yes. Those are valid governance concerns. The Association's response is not that members should not ask the question; it is that the issue has been addressed through disclosure, bidding, recusal, recordkeeping, and legal review. The Board understands that appearance matters alongside substance.

What did the Florida ethics authorities say?

Informal guidance previously obtained from the Florida Commission on Ethics did not provide a blanket approval or blanket prohibition for every possible Veridian-related arrangement presented. The guidance was that a formal opinion would require a concrete fact pattern, and that the analysis depends on the exact structure, funding path, voting conduct, and procurement scenario. The practical takeaway is that disclosure, recusal, and transaction-specific review matter.

Does a disclosed relationship automatically invalidate an Association contract?

No. A relationship alone does not invalidate a contract. The legal questions are whether there was prior disclosure, whether the process was fair and reasonable, whether the interested director abstained where appropriate, and whether the Board acted through the proper decision-makers.

How often are the Association's financials audited?

Under section 720.303(7), the required level of annual financial reporting depends primarily on annual revenue. An HOA with total annual revenues of \$500,000 or more must prepare audited financial statements; \$300,000 to less than \$500,000 requires reviewed financial statements; \$150,000 to less

than \$300,000 requires compiled financial statements; and less than \$150,000 requires a report of cash receipts and expenditures. Associations with 1,000 or more parcels must prepare audited financial statements regardless of revenue.

What does that mean for Corsica at a practical level?

Corsica has 652 homes, so the 1,000-parcel audit trigger does not apply by parcel count alone. The controlling question is total annual revenue. Given the Association's annual revenue is \$500,000 or more, audited financial statements are required under the statute. The Association engages annual audits of its financials.

Can members request a higher level of financial reporting?

Yes. If 20 percent of the parcel owners petition for a higher level of financial reporting, the Association must notice and hold a members' meeting within 30 days so the membership can vote on that request. If the request is approved by the required vote, the Association must obtain that higher level of reporting for that fiscal year.

Members should also keep in mind that an annual independent audit is already among the highest levels of financial reporting available. Requests for additional reporting on a recurring basis would create added cost to the Association, typically in the range of approximately \$10,000 to \$20,000 annually.

Can the membership approve a lower level of financial reporting?

In limited circumstances, yes, as permitted by statute. However, the Association may not reduce the level of financial reporting for consecutive fiscal years in the manner restricted by section 720.303(7).

What records can members review on this issue?

Members already have access to available records via PayHOA. Members may also review available records through the Association's records-inspection process. Depending on the record type, relevant materials may include meeting minutes, written disclosures, resolutions, contracts, and annual financial reports.

What did Association counsel recommend going forward?

Counsel recommended that, upon renewal of the management contract, the Association solicit multiple bids to ensure pricing and services remain fair and reasonable; that the director provide an updated written disclosure before any renewal or material modification; and that the director refrain from participating in discussions and formally recuse from any vote, with the recusal documented in the minutes.

What is the high-level takeaway for members?

The key takeaway is that the existence of a relationship, by itself, does not invalidate an Association contract. The controlling issues are whether there was proper disclosure, whether the process was fair, whether appropriate recusals were observed, and whether the matter was documented and handled through the proper governance process.

Based on the facts presented, the Veridian agreements do not violate Chapter 720. It is also important to understand that the Board, acting by majority vote and independent of the director connected to Veridian, retains control over these decisions. The director with the Veridian-related conflict is not in a controlling position.

At all times, the Board of Directors retains the authority to revisit these agreements and, if Veridian fails to perform or does not meet its contractual obligations to the Association, the Board may take appropriate action, including terminating the relationship and moving to another provider.

Closing Statement

The Board recognizes that member confidence depends not only on the outcome of a decision, but also on the process used to reach it. In this matter, the Association used disclosure, competitive bidding, recusal, legal review, and official recordkeeping to address the issue in a structured and transparent manner. This FAQ is intended to give members a clear, high-level explanation of that process and the safeguards that were put in place.