

MINUTES OF MEETING SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Silver Palms West Community Development District was held on Wednesday, August 13, 2025 at 2:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

Present and constituting a quorum were:

Yani Lopez Castillo	Chairperson
Maillie Jo Lopez	Vice Chairperson
Teanna Peralta	Assistant Secretary
Teresa Baluja	Assistant Secretary (by phone)

Also present were:

Ben Quesada	District Manager
Ginger Wald	District Counsel
Wendy Lopez	HOA Property Manager (Corsica)

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 July 17, 2025 Meeting

Mr. Quesada: With that we can jump into item No. 2 on the agenda, which is the approval of the minutes from the July 17, 2025 meeting, and before we take any actions I just want to point out that Ginger did provide me with one correction, on page 15, and I have the document with me, so it will be entered into the meeting file. Are there any other comments from the Board regarding the minutes.

Mr. Castillo: So, on page 15, that was just a typo?

Ms. Wald: Yes, just a typo.

Mr. Castillo: Ok.

Ms. Wald: Instead of "passed" it said "past".

Mr. Castillo: Ok, got it. So, no questions from me.

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Mr. Quesada: Great, so I would ask if there's no other comments, to approve the meeting minutes from July 17th as amended.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, the Minutes of the July 17, 2025 Meeting with the indicated change were approved.

THIRD ORDER OF BUSINESS**Discussion of:****A. Holiday Lighting**

Mr. Quesada: Moving to discussion items which starts on page 35 of your digital agendas we can jump into the discussion of the holiday lighting. For the most part, this is something that we covered in the last meeting, the HOA is going to be moving forward. I think they already began just so you know Ginger, the update, they made the deposit, so they're entering into an agreement, this is just a memo of understanding and we want to bring it to you guys and Ginger was able to put it together with the dollar amounts for the CDD areas to be reimbursed to the HOA for most things. However, you guys can do it in the document, it's fine, as whether it be a generated invoice or whatever, as long as we have a paper trail and we have this document we can do that.

Mr. Castillo: Is there a specific date by which you need this by, not signed but the invoicing side of it?

Mr. Quesada: No, and just so you know, and this is going back to our last meeting, there's already funds in the current budget if we needed to cut a check today we could cut a check today.

Mr. Castillo: Ok.

Mr. Quesada: So, you guys just say when as long as we have the dots that connect and it takes care of this holiday season just let us know when but, this is just to make it official. So, if there are no questions or comments for counsel or for the Board to discuss, and if you guys are ready we can approve it.

Mr. Castillo: Ok, and are we signing this every year, or is this a one-time memorandum.

Ms. Wald: This is just for this fiscal year because for next fiscal year we can do whatever you want and when we come close to that time if we want to do something a little formal we can do it at that time, so we have lots of different options then but, because we

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didn't have anything else or allocated for money in the budget this just makes it clean cut and then it's a paper trail.

Mr. Castillo: Ok, got it. No other questions from me.

Ms. Lopez: No questions.

Mr. Quesada: Ok, so I would ask for a motion to approve the memo of understanding to reimburse the Corsica HOA for holiday displays in CDD areas.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, accepting the Memorandum of Understanding to reimburse the Corsica HOA for holiday lighting displays in CDD areas was approved.

B. FLOCK Security System

Mr. Quesada: Jumping into the FLOCK security discussion, so this one I'm going to need a little bit of Ginger's guidance on this because I understand that the HOA wants to try to begin with their plans to install some cameras soon. So, Ginger, we did check with the engineer, there was two folios there that seems like they need to make an adjustment on their end as far as the locations, is there anything that can be done at this time while we have it for discussion that would allow the HOA to do their part so that they can have consent if this Board so choses to allow the installation of the camera on those CDD folios that they would be paying for this fiscal year?

Ms. Wald: Well, it depends what we're doing, yes and no. So, give me the overview of exactly what you're doing and timing and then I can tell you the steps from there.

Mr. Castillo: Ok, so there are 50 cameras overall of which 25 of them based on our assessment on CDD owned property or land, and so we are trying to sign that contract to get the ordering process started. It would take 3 months for them to order it and get it to us, so at this stage we're just trying to figure out what we need to get done to essentially have that blessing to move forward, and Rosslyn wanted us to order it before we would not be able to.

Ms. Wald: Which is fine, but the CDD is not, and I guess my question is, and I know we talked about this before but, which way we were going to go. So, the CDD at this juncture is not going to be the one entering into the agreement with FLOCK.

Mr. Quesada: For this year, no.

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Ms. Wald: So, do we want to, and then I have some questions about what's in here, do we want to just do a joint participation agreement with the HOA at this point in time where the CDD as part of that joint participation agreement says, HOA, you go forward and we are giving you permission for the CDD locations to go ahead and put the cameras, and then you got what you need paper-wise, in case it requires any types of permitting and then you can go to the county and get signed off and you won't have any problems. Then, moving forward then we can have the actual agreement directly with FLOCK so the CDD can pay FLOCK directly, is that something you're thinking about? That's just one way.

Mr. Castillo: Yes, that's one way we could do it.

Ms. Wald: And there's different ideas.

Mr. Castillo: Yes, that's definitely one way we could do it and they said they're able to accommodate that for us. The other way would be we pay entirely and then similar to this, if this is something that we can do with FLOCK we could do it with the Corsica as well, through the HOA, so both options we're ok with. Really at this point it's just getting the ok to at least place the order with them.

Ms. Wald: Right, well which way do you prefer to go because to me it doesn't matter, it's really up to you.

Mr. Castillo: I'm worried that I was getting told what I want to hear by a sales person, and come next year when we say, ok we're ready the CDD wants to enter into an agreement and we get pushback so thinking of that, we're ok to pay for it all and then get reimbursed directly if that's possible, and then that keeps it cleaner for them too and we don't have to go back to them next year.

Ms. Wald: And that's what I'm thinking, do that for the install because this is two parts, and let's go to the contract and then that will help me out a little bit. So, the second part is the actual one-time purchase, so you've got the standard implementation fees, the professional services, the hard costs along with that, and that is the \$21,100. Then you have the annual occurring subscription term which is \$79,500, my question is, why is the contract total \$180,100 is it because it's the multi-year?

Mr. Castillo: Yes, it's multi-year, and that's reflecting two.

Ms. Wald: Ok, so with that you could for purposes of this year, like we talked about and the CDD not having the money yet is maybe we just do something similar to the MOU which is really just, I call it the joint participation agreement, and why is it called that, the

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reason why we call it that is it's the CDD committing to the HOA and vice versa that we're entering into this together, that we know that there's going to be security cameras that's going to be on CDD property, we know there's going to be security cameras that are on HOA property and we also put in there the functionality as to the payments. So, where the CDD at whatever time period that we go ahead and chose when the money is received is going to commit for "X" number of dollars, and that would be paid directly to the HOA, and then the HOA has the contract and then the CDD just continues to pay as it is budgeted, that's one way to do it. With that as well, we can just do that for right now for the install, the one amount for the install and then come like you said, when we do have the funding to the CDD enter into the agreement directly with FLOCK and the CDD can go ahead and do that for it's portion. It really doesn't matter to me one way or another because it's all how you want to do it from a functionality standpoint and also from an accounting standpoint because that's also important as well.

Mr. Castillo: So, do you all have any preferences because the liquidity from the HOA side is strong so we could certainly do option #1, take care of it, and then work with the CDD. The only concern is, and again, I have no reason to knock down Kyle but, I know understand, I believe he sells to Lennar, and make sure he's answering my call, and then there's really no need to renew that. I don't know if we can go back and get that same option, and I think we probably could but it might take some chasing around from our end.

Ms. Peralta: Well, we'll deal with that then.

Mr. Castillo: Ok.

Ms. Wald: So, we could do that, we could do the joint participation agreement.

Ms. Peralta: Yes.

Ms. Wald: I mean I have the basis, and then it's just the dollars, and it's whatever that dollar amount is and when the funding is received, because you've already approved it in your budget beginning October 1st, and when that funding is received, that invoice just comes directly from the HOA and the CDD reimburses the HOA.

Mr. Quesada: I think the way he broke it down in his proposal minus those two folios, is that he already identified what the CDD area is versus the what's the HOA area is.

Mr. Castillo: Yes.

Mr. Quesada: So, if he can just generate invoices that state what that is, and when he's here we can just reimburse for those areas.

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Mr. Castillo: Yes.

Ms. Wald: As we have done in the past, as long as it doesn't exceed the amount that we have budgeted it's not really a problem.

Mr. Castillo: So, just on the HOA side but not for the CDD, so the CDD does not change but we could add an additional 15 cameras to the HOA side.

Ms. Wald: And that's fine, that's completely up to the HOA. So, if that's the way you want to go then that's what I'll prepare, I'll just go ahead and prepare that and then that's going to give you, instead of entering into a formal license agreement if something comes up with having to get permits and it's CDD property, you can then just say, hey Miami-Dade County look, we have this joint participation agreement, the CDD has provided the authority to the HOA, the president, the manager, or whoever they authorize to proceed forward to sign on behalf of the CDD.

Mr. Quesada: And that gives you that flexibility too so that way it doesn't have to be Yani, it could be Wendy or whoever, one of us in a management position.

Mr. Castillo: Right.

Ms. Peralta: Yes.

Mr. Quesada: Ok.

Ms. Wald: So if that's what you want to do, let's do a motion authorizing, and I'll prepare it now, authorizing the CDD to enter into and I'm just going to call it a joint participation agreement but, we can name it anything we want, so a joint participation agreement with the HOA for the security cameras, the hard costs and also the soft costs upon the funding that we receive as per budgeted.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, authorizing the CDD to enter into a Joint Participation Agreement with the HOA for the security cameras, the hard cost and the soft costs upon funding received per the budget was approved.

C. Supervisor's Physical Presence, when Recusing Under Chapter 112.3142, Fla. Stat., Counting Toward the Quorum Required Under Chapter 190.006(1) Fla. Stat.

Mr. Quesada: So Yani, I'll let you take over but, just to introduce the next item is the Supervisor's physical presence when recusing under Chapter 112, Florida Statute counting towards the quorum required under Chapter 190.

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Mr. Castillo: Ok, so we don't have a breakdown, I'm not going to a certain page, I have questions, that's all.

Mr. Quesada: That's fine.

Mr. Castillo: Ok, so I just want to clarify quorum as it applies to the group here so obviously we're a group of 5 but we know that the developers generally don't attend these meetings, so the first question for you, if one of the Supervisors present today has to recuse themselves does the quorum break and we still conduct business?

Ms. Wald: You can still conduct business because we have opened the meeting with the quorum of three.

Mr. Castillo: Ok.

Ms. Wald: And so if one of the Supervisors say, I have a conflict, here's my form, of course you have time afterwards to provide the form as well, I have to recuse myself from this conversation debating in any action to be taken because you've already confirmed the quorum the remaining two can proceed forward.

Mr. Castillo: Ok, so the remaining Board is still authorized to act.

Ms. Wald: Correct.

Mr. Castillo: Is it the whole removal from participation of those conversations, or can I just say, I'm recusing myself but is there a physical removal that has to be done?

Ms. Wald: You'll have to leave, because it's still a public meeting, when I have my city commission meetings, they leave the dais, and you'll hear them say that sometimes, like, oh I have a conflict I'm leaving the dais because the reason why they do that is they can't help themselves, they'll talk, and then they'll be in trouble. So, when you have the recusal it also includes participation, so it's not just the vote, you can sit, you can listen, you can twiddle your thumbs, or do whatever, but you cannot participate in the conversation. So, for instance, the MOU that we just had to talk about, let's say you had a conflict then you would say, oh I have a conflict, provide the form, you would go sit and then they would just talk about it, just for an example.

Mr. Castillo: Prefect, and then, so that I am clear procedurally, this following that example, this has happening mid-meeting and then the recusal has taken place, the conversations have already taken place, and then I would come back into the meeting?

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Ms. Wald: Then you come back into the meeting, yes, you don't actually leave the meeting, I mean you can if you want but, when you come back it's just being recused for that one item.

Mr. Quesada: So, if you see one line item on the agenda, if you're discussing that one item and there's a conflict, you cannot participate, as soon as we move into the next item, you're back.

Mr. Castillo: Ok, and then the last question from me, I we recently modified our District rules, are there any strict requirements in our District rules of that matter in this context?

Ms. Wald: No, we didn't put anything that would change what we just discussed.

Mr. Castillo: Ok, thank you, that's all I had.

Ms. Lopez: Has this come up with other Districts?

Ms. Wald: I have not had a conflict in another District or a city, or county in which I only had a quorum of the quorum, like for CDDs the quorum is 3, I usually do have my 4 or 5 show up, the times that I've had conflicts before it didn't affect it at all. So, this was a novel question for us because we just hadn't had this situation because usually we have more people coming to the meetings so we don't have that issue. So, this was interesting because I never had the issue come up but, the good part is, we research and we get the answer.

Mr. Quesada: And we would have at one point, just in conversations that I've had with people, Lennar is not in the business of wanting to be on a Board, obviously they have a vested interest in what's going on with the expansion project but, at some point you're going to see these members step away so there's going to be an opportunity very soon.

Mr. Castillo: And there's still opportunity to add more but statutorily its just 5 that we need.

Ms. Wald: And remember for next year, unfortunately we're a little short, we're not going to be able to go to the general election because of the timing so it will be a landowners election again but, any one of those property owners can come or give a proxy and vote.

Mr. Castillo: Right.

Mr. Quesada: Like I said, they're not here to try to get into like these types of discussions about FLOCK and holiday lighting, they have no interest in that.

Mr. Castillo: My primary concern is more so just like impeding District business.

Mr. Quesada: Right.

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Ms. Wald: But we'll be fine with that when we get to that.

Mr. Quesada: And if we ever have any issues, remember, I just want to remind you we can do a special meeting like today, so keep that in mind, we always have that in our back pocket in case a date is inconvenient for the three of you we can figure it out.

Mr. Castillo: Yes, ok, I think I'm all set now.

Mr. Quesada: Thank you.

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Quesada: Ginger, anything else you want to cover while we're under staff reports?

A. Attorney

Ms. Wald: Just don't forget to do your ethics training again, and your Form 1s should have been done already.

Mr. Quesada: Yes, I think they did it already.

Mr. Castillo: Yes, I think we're good, right?

Mr. Quesada: From the last meeting, yes.

Ms. Wald: Yes, I think everybody filed it.

Mr. Quesada: Correct.

Mr. Castillo: Ok.

Ms. Wald: That's it, I don't have anything else unless anyone has any questions.

Mr. Castillo: No.

Mr. Quesada: Thank you.

B. Engineer

Mr. Quesada: So, I'll just announce for the record the irrigation turnover just happened last week with Lennar, 69 zones and it was very helpful I think we're starting off in better shape than I was expecting to be honest with you with that, so we're making a lot of steps in that direction, obviously we'll have some better knowledge as we go forward.

C. Field – Monthly Report

Mr. Quesada: One thing the engineer is working on, and I've already spoken with him, and I did discuss some of the other areas during our drive for the irrigation is, looking into expanding on additional parking, they just asked for a little bit more time just to make

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sure they do their due diligence on it. There are some concerns like the geometry part of it where some driveways are located but, I think Yani identified more than enough locations where I'm sure they can squeeze in a couple areas.

Mr. Castillo: Right, and we're not that set on a number with the Board, neither on the HOA side that has this magic number in mind but, we do think at least just, I think we'll be good, we're not engineers but, there's a space that could be repurposed into something else. Now, if they come back and say, you can't because of these reasons, then ok we'll walk away from it but, there's a lot of green spaces that are just not being used. When we were driving around you could typically point them out and say this area looks just like that area and to the plain eye there's no difference that there's a parking lot there and there isn't one here. So, sometimes it could have been missed, sometimes it's just not possible.

Mr. Quesada: And what I'm trying to do is get us excited, and like I said I sent him some pictures and stuff like that but, I think it's the walking area they've seen up close.

Mr. Castillo: Right, and they come onsite once a year is it?

Mr. Quesada: Correct, so obligation-wise they come once a year to do their engineer's report.

Mr. Castillo: Ok.

Mr. Quesada: We do budget extra money there so they can attend meetings and so they can do site visits inbetween, and so usually I like to deal with him, and he's really good actually and Alejandro is his name and he's like a junior engineer, so his hourly rate is lower. He's really good, he comes out does a site visit for a couple of hours, totally within your budget means and you guys can authorize it, and just get a field visit and have him give you guys a more well-rounded recommendation and he can even give you a little report with some plants, some visuals of what you can accomplish and we kind of touch on those areas. So, my plan is that this meeting kind of came up short notice was to meet with him, do our due diligence, obviously this is something where I think flexibility-wise we'll have better money in the new fiscal year, so let's start doing our homework now, let's start getting some kind of reporting together, have some Board discussion on it so that we have a clear direction on where to go and when the money comes in there we should be ready to start making improvements if that's what you guys want to do. So, I'll set something up and I'll let you guys know because he's just going to come out here and identify and look at some areas and then I'll try to get you an update.

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Mr. Castillo: The world where can tap into those services but, not have the District pay for it, just work with the benefit that comes through some of these District vendors that the HOA doesn't necessarily have access to or connections with.

Mr. Quesada: So, in this case we're talking about District property, right?

Mr. Castillo: Yes, we are but, my thought is just let's say we engage this engineer ultimately we'd work on this project and the services were good, could we continue with that relationship but, not have the District pay for it. So, if we wanted to let's say work on park or somewhere else, that may or may not be District owned, we already know that they're not because I think we talked about the perpetuity agreement with the District but, assuming all of that is the case, what we're saying we don't want to use District funds, we just want to tap into the resources that come with the District, and we'll pay for it.

Ms. Wald: So, if you wanted to retain directly Alvarez Engineering, the HOA would just contact them to do so.

Mr. Castillo: Ok, and then the same thing with all the other vendors.

Ms. Wald: Correct.

Mr. Castillo: Ok, got it.

Mr. Quesada: And I'll talk to him, I can arrange that if you're interested in something like that.

Mr. Castillo: Because we have other areas that we could repurpose the spaces for but, we don't have contracts in engineering for example.

Ms. Wald: Sure.

Mr. Quesada: Got it.

Ms. Wald: Yes, and I'm sure that he would provide those services at the same rates, I mean it's a discounted rate but, just like 5 rates are a discounted rate for a governmental client, I'm sure he would honor that as well.

Mr. Castillo: Ok.

Mr. Quesada: So, that's really all I had for the field, the one other thing I just want to put in your radar and since I'm talking with the HOA, just put on your HOA hats for a minute, and just to let you know if there's anything electrically that we can do on our end with some of these connections I want to be proactive about it so that we can have it all set up in time.

Mr. Castillo: For the holiday décor?

Mr. Quesada: Yes.

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Mr. Castillo: So, I guess do you want us to take the lead, the HOA, and identify?

Mr. Quesada: Well, you have the bulk of it, and I know 117th is the median and I'm going to concentrate on and I know somewhere, because again it's a touchy subject but, where the residential cutouts are by the mailboxes, and if we have to do anything we may need to partner up because I think the source of your electricity is by the mail kiosks. So, we can partner up on that, I can help out with the parts that the CDD is doing but, I just wanted to make sure we're on the same page and hopefully we'll be using the same contractor but separately to just make it all go smoothly. So, that's really all I have field-wise but just let me know and I'll make myself available for that.

Mr. Castillo: Ok.

D. Manager

Mr. Quesada: I have nothing else to add under manager, we kind of covered a lot on the last meeting.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: So, I'll just jump into financials, if anybody has any questions about the financials I can take those, and if not, I would just ask for a motion to accept.

Mr. Castillo: No questions from me.

Ms. Peralta: No questions.

Ms. Lopez: No questions.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Any other Supervisor's requests, and just for the record we have no audience here today.

Mr. Castillo: No, requests.

Mr. Quesada: Good timing, hi Terry, thank you for joining us, we're actually on the audience comments, Supervisor's requests portion of the meeting.

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Ms. Baluja: Oh wow, ok, I like that, I have nothing.

Mr. Quesada: It was a quick one, ok, thank you.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Quesada: So, I would ask for a motion to adjourn.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, the meeting was adjourned.

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

Signed by:

Yani Lopez Castillo

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Chairman / Vice Chairman

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