

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 Wednesday, January 15, 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
Maillie Jo Lopez
Teanna Peralta

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Ben Quesada
Juliana Duque
Gabriella Fernandez
Ginger Wald
Steve Sanford
Juan Alvarez
Wendy Lopez
Nicole Agon

District Manager
Governmental Management Services (by phone)
District Counsel
Billing, Cochran, Lyles, & Ramsey, P.A. (by phone)
Bond Counsel (by phone)
District Engineer (by phone)
HOA Property Manager (Corsica)
Lennar Homes

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 October 16, 2025 Meeting

Mr. Quesada: With that, I will go to section No. 2 on the agenda, which is approval of the minutes for October 16, 2025. Yani, were you able to catch where the typo of your name was?

Mr. Castillo: No, I don't have the exact area but, it was on page 6.

Mr. Quesada: Ok, page 6, so if there are no other comments from the Board, and Yani caught a typo on his name, I would ask for a motion from the Board to approve the minutes from October 16, 2025 as amended.

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On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, the Minutes of the October 16, 2025 Meeting as amended were approved.

THIRD ORDER OF BUSINESS

Discussion of Financing Matters (Expanded Area)

A. Ratification of First Amended Notice of Establishment Amended by Ordinance #25-119

Mr. Quesada: Jumping into the discussion of the financial matters to the expanded area, and ratification of the first amended notice of establishment amended by Ordinance #25-119. It's my understanding this has already been approved by the Board but it's for ratification, and Juliana is on the line to be able walk you guys through the process if you have any questions.

Mr. Castillo: Can you confirm the page of the agenda?

Ms. Lopez: Page 17.

Mr. Quesada: Page 17.

Ms. Duque: Thank you Ben. The first item is the first amended notice of establishment as amended by Ordinance #25-119. This updates the legal description and also reflects the expanded boundaries approved by Miami-Dade County and you have it in the agenda as a ratification so that the Board acknowledges that the ordinance ensures that the District's records and what is recorded in the public records matches the expanded area where those improvements and also the assessments will occur. I don't know if Ginger would like to add anything to this item before we request a ratification from the Board.

Ms. Wald: No, you said exactly what it is.

Mr. Quesada: Thank you both.

Ms. Duque: Thank you Ginger.

Mr. Quesada: Are there any other comments from the Board, if not, I'll ask for a motion to ratify the first amended notice of establishment.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, ratifying the First Amended Notice of Establishment Amended by Ordinance #25-119 was approved.

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B. Acceptance of Supplemental Engineers Report

Mr. Quesada: Moving on to section B, the acceptance of the supplemental engineers report, and your engineer is actually joining us today, Juan Alvarez. Hello, Juan.

Mr. Alvarez: Hello Ben, it's good to see all of you now you can see my screen.

Mr. Quesada: Go ahead Juan.

Mr. Alvarez: Ok, well the supplemental engineers report is in your agenda, and you might have had a chance to review it but, I will just summarize the facts in the engineers report. The engineers report has to do with the additional area to the CDD which consists of 9.36 acres and with these 9.36 acres there is going to be 114 condominium units, and this expansion to the CDD was approved by Miami-Dade County on December 26, 2025 just last month. The purpose of the engineers report is to describe all the different structures that's going to be within the expansion area and just adjacent to the expansion area. What's inside the development area it is called the onsite improvements and what is just outside which consists of some improvements on 246th Street, that's what we call the offsite improvements. So table #1 in the report on page 2 shows who is going to own what at the end. The CDD is going to own the onsite roads and the stormwater drainage systems. The county is going to own the water and sewer system, the sanitary lift station and it's going to own also the offsite improvements, whatever is constructed on 240th Street. The homeowners association it's intended to own the landscaping and the irrigation areas within the expansions areas. The CDD is going to finance the roads, the stormwater drainage system and the water and sewer systems and we estimate that all four of those components area going to cost about \$11,255,000. Now, the drawing that's fully permitted as you may have seen it's already basically finalized because construction is almost finalized. The interior roads have already been paved with the exception of the final layer of asphalt but, the project is very much advanced. So, in the report you can see the location map and you can see the original development and on exhibit #2 you can see recorded plat, and on page 3 and 4 and the rest of the pages are details of how we arrived on the estimated costs, the \$11,255,000. So, in summary that is the report and I'd be happy to answer any questions that you may have.

Mr. Castillo: Do we have any insight on some of the county work, either for the expansion of 240th or the widening on 248th like what the lighting infrastructure, the traffic calming measures would look like? Has the county anything to that affect?

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Mr. Alvarez: No, what's being done on 240th is just a widening the road for additional back up traffic is, nothing for having traffic calming or anything like that. The traffic is supposed obey traffic speed limits and all of that but, there is nothing special providing traffic calming.

Mr. Castillo: Ok.

Ms. Peralta: What about the widening of 248th?

Mr. Castillo: Well, what he's saying is that it's supposed to follow the same, so you know how it goes from 2 into 1, the traffic flow will be the same but, I would imagine at some point that 2 lanes becomes 1, and become a two-way, but it has to become 1 again, I guess when it gets to the high school, there's an opening and you can widen it again there but, eventually that will go back. It's essentially right what we have today further down the road.

Ms. Peralta: I see.

Ms. Lopez: Because it says road widening on 248th.

Mr. Castillo: Right, so directly in front to where it would force it to end, leading up to the high school, you know how it goes from a 2-lane road to a 1-lane road.

Ms. Lopez: Yes.

Mr. Castillo: So, what I'm saying is eventually that becomes a 1-lane road so they're kicking it back.

Ms. Lopez: Ok.

Mr. Alvarez: In your agenda there are the construction plans for the offsite plat.

Mr. Quesada: Right.

Mr. Castillo: I have no other questions at this point.

Mr. Alvarez: I don't think the paving and grading plans are in your agenda but, I'd be really happy to share them with the District manager, and he can share them with you.

Mr. Castillo: Ok.

Mr. Alvarez: So, you can see exactly what being constructed.

Mr. Quesada: Thank you Juan, I appreciate that.

Mr. Alvarez: Ok.

Mr. Castillo: I motion to accept the engineering report as presented.

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On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the Supplemental Engineers Report in final substantial form was approved.

Mr. Quesada: Thank you Juan.

Mr. Alvarez: You're welcome.

C. Acceptance of Master Assessment Methodology

Mr. Quesada: Juliana, the next one we have is the acceptance of the master assessment methodology report on page 43 of your agenda.

Ms. Duque: Thank you Ben. So, the master assessment methodology report allocates the total project and also financing costs to the affected properties in a manner that is fair, reasonable and also proportional to the special benefit that each of those parcels will receives. So, the report is up to \$13,000,000 in CDD bonds for the Silver Palm West expansion area which is Tract A, and it's allocated to be 114 condominium units that benefit from those expansion area improvements. This report for the Board pretty much explains that the District will finance the expansion area project which was mentioned already by Juan, the roads, the stormwater, water and sewer, with those special assessments bonds and will allocate that debt only on Tract A which is the 114 condo units in Solstice. Now, the master assessment methodology uses the series of tables to walk through private costs to the community assessment in a logical sequence and that perhaps the best way for the Board to go through this report. So, table 1 shows the development plan for the expansion area as I just mentioned, and also mentioned by Juan, there's 114 condominium units in Tract A, and each of those units are assigned 1 ERU. It pretty much confirms and for the purpose of the methodology that there is a single residential product type and that all of those 114 units are treated equally and benefit in the assessment allocation. Then you have table 2 which is the estimated construction costs, this table summarized the engineer's construction costs estimated which was presented already by the District engineer, and it's broken down into the roadway improvements, the stormwater management, water system, the sanitary sewerage, and you will see the amount of each one of those totally the \$11,255,000 mentioned by Juan, and this is what we call the project costs that the bond financing must cover, of course along with other financing costs but, it is the cost base use to measure and also allocate the benefit on the later tables that I'm

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going to walk you through. So, table 3 is the bond sizing this shows how the \$13 million par bond size derived from the \$11,255,000 which are the construction needs plus the debt service reserve, the capitalize interest, the underwriters discount and also the issuing cost. Now, it also lists the bond assumptions which is the 7% interest rate, there is a 30 year amortization, 12 months capitalized interest, and there is a reserve equal to 100% of MADS on the 2% of the underwriters discount. Now, this is important for the Board just to have in mind because as you know this is master assessment methodology report, and the master assessment sets the overall structure and other supplemental reports will update pieces of that infrastructure, meaning the interest rate and also related bonds assumptions. So, that 7% will change and we'll use what the percentage is at that moment we're issuing bonds. Now table 4 shows the allocation of the total project costs which will allocated the \$11,255,000 total project costs across those 114 condo units using the approach that I mentioned at the beginning which is the ERUs approach, each unit receives 1 ERU, and since all of the units have the same ERUs, each one of them are assigned the same share of the project costs which is approximately \$98,728.07 per unit. Now let's move to table 5, and that is the bond allocation of the par debt and also the annual assessment, so this table takes the \$13 million and allocates it across the same 114 units, or ERUs, producing a par debt allocation of about \$114,035.09 per condo but, once again, this is the master assessment methodology report and as the Board is aware there is a declaration of covenants which is recorded with the county and that declaration of covenants sets that maximum amount that can be levied on each unit, and that amount is the amount that we need to follow as well. Now, table 6 is the preliminary assessment roll, this table shows the initial assessment at the Tract level as far as the total project costs and the full par debt and then it also shows the full annual MADS which is \$1,047,623 and this in on the expansion area which is the 8.65 acres. Now the report explains that as folio numbers for these units are finalized this Tract level allocation will be converted from a per acre to a per unit basis consists with the unit and the ERUs that I explained already on the tables, so this is pretty much the master assessment methodology report.

Mr. Quesada: Any questions for Juliana on the methodology report?

Mr. Castillo: Not on the report itself, not on my end.

Ms. Peralta: I have nothing.

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Mr. Quesada: Ok, so I'd ask for a motion from the Board to accept the master assessment methodology report.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the Master Assessment Methodology in substantial final form was approved.

Mr. Quesada: I know we had some other people that called in, Steve Sanford is bond counsel, and someone else also called in from Lennar, I think it was Nicole, so we do have some other people in attendance but, Juliana do you want to go over resolution #2026-01 declaring special assessments?

Ms. Duque: Sure, Ben.

D. Consideration of Resolution #2026-01 Declaring Special Assessments

Ms. Duque: So, with this Board is pretty much, it's like a formal declaration that intends to levy the assessments. So, this resolution references the supplemental engineers report and also the master assessment methodology report and it declares that the costs that are identified in those reports are to be paid in full or in part by special assessments on those specific properties. So it generally describes the project, identifies the assessment area, and directs the staff to prepare and also maintain that preliminary assessment roll moving the District from platting to a formal assessment process, which the Board is very familiar with this, and this is the way the current bonds that were issued and being paid by the rest of the community. So, that's pretty much it, Ben, so a motion to approve resolution #2026-01 declaring special assessments will take place.

Mr. Castillo: Any questions?

Ms. Peralta: No.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2026-01 declaring Special Assessments was approved.

E. Consideration of Resolution #2026-02 Calling for a Public Hearing to Impose Special Assessments

Mr. Quesada: Next you have resolution #2026-02 calling for a public hearing to impose special assessments on page 61.

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Ms. Duque: Ben, I'm sorry, I'm hearing like Nicole, I don't know if someone else has their phone on?

Mr. Quesada: I think it might be Steve having background noises.

Mr. Sanford: Ok, I'll mute my phone.

Mr. Quesada: Thank you Steve. Can you hear us now Juliana?

Ms. Duque: Yes, I can hear you now, so we're going to resolution #2026-02, right Ben?

Mr. Quesada: Yes, please.

Ms. Duque: Ok, so resolution #2026-02 is the resolution that pretty much ensures that notice and also the due process for those affected landowners, so this sets the date, time and also location of the public hearing at which the Board will consider adopting the final assessments and it also authorizes mailed and publish notice to all of those affected property owners. So, as I just stated, this typically approves the form of that notice and also instructs the staff to provide the statutory requirements and advice of that hearing to the landowners. So, Ben, the next meeting for me to set that date and time for the public hearing, and perhaps you can check on the calendar.

Mr. Quesada: Sure.

Mr. Castillo: Juliana, does the hearing notice, is that going to all of Silver Palms West, or at least the affected owners, but theoretically there's no one over there yet, so is that notice coming to this established community or is it going somewhere else?

Ms. Duque: It goes to the existing landowner of the annexed area, Yani.

Mr. Castillo: Ok, so then is that us?

Ms. Fernandez: No.

Mr. Castillo: Ok.

Ms. Wald: Yani, it's going to the listed landowner over there which to my knowledge is Lennar, just Lennar.

Mr. Castillo: Ok got it, that makes sense. Do you have any questions?

Ms. Lopez: No.

Mr. Castillo: Alright, I motion to accept resolution #2026-02.

Mr. Quesada: Well, we haven't discussed, we haven't set the date, correct Juliana?

Ms. Duque: Yes, that is correct.

Mr. Quesada: Ok.

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Mr. Castillo: So, what's the timeline?

Mr. Quesada: What is the timeline as far as setting the public hearing, Juliana, I don't know, is there a statute?

Ms. Wald: You have to get the advertisement in, you need at least a month.

Mr. Quesada: Ok, I have a scheduled meeting, let me see, and obviously we can always do a special meeting if necessary but, I have the calendar in front of me, so our next advertised meeting is February 19th, so if you think that would be sufficient Ginger?

Ms. Wald: I don't know, that's up to you guys because you have to do the advertisement and get the letters out. I don't know if that's enough time for your staff to act on it.

Mr. Quesada: Ok, Juliana, in your experience do you think that's cutting it close?

Ms. Duque: I'm sorry, can you hear me Ben?

Mr. Quesada: Yes, I can hear you, fine, can you hear us ok?

Ms. Wald: I can hear you.

Ms. Duque: Yes, I can hear you. So, we need at least 30 days Ben, to be able to advertise, if we provide the information to Jennifer she'll be able to have it ready for the upcoming meeting in February, the letter is ready to be sent out. My only concern with that is that today is the 15th and the letters wouldn't be able to go out until perhaps tomorrow or lastly the 17th, so that's my only concern Ben but, we have done it in the past, it depends on the Board.

Mr. Quesada: Ok, well, again, so February 19th is 5 weeks away, and I do know also we have a holiday on Monday which I don't think the post office is going to be open.

Mr. Castillo: I mean if we need to have a special meeting, we're ok with that.

Ms. Lopez: Yes.

Mr. Quesada: Ok, so you can have either a meeting in February or in March if that works for the Board.

Ms. Wald: Wait, hold up, if your meeting is the 19th, and Jennifer would have to get the letter out, well she'd have to get it out tomorrow, unless she has it prepared already.

Mr. Quesada: Yes, and Monday too with the holiday.

Ms. Wald: Yes.

Ms. Duque: Yes, the letter is prepared Ginger but, my concern is the holiday on Monday.

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Ms. Wald: Yes, it's a holiday on Monday, so that's not enough time.

Mr. Quesada: Ok.

Ms. Wald: You could do the next week.

Mr. Castillo: I'm available on the February 26th.

Ms. Lopez: I'm available on the 26th.

Mr. Castillo: Does the 26th work for you?

Mr. Quesada: I'll make it happen, if not, I can always have somebody cover for me, but let me see. Yes, I do have a meeting, but I can have other people cover, so I would prefer to be here that day, so yes, February 26th at the same time is ok with everybody.

Mr. Castillo: Yes.

Ms. Lopez: Yes.

Mr. Quesada: Ok.

Ms. Duque: Ben, sorry, you said you would not be able to make it.

Mr. Quesada: No, well South Dade is that day but, I mean we have other people there, there's another District manager involved so I can be here and then they can cover me in that meeting, so I'm good.

Ms. Duque: Ok.

Mr. Quesada: So, going back to the discussion, we had a motion on the table to approve resolution #2026-02 calling for a public hearing to impose special assessments. We do ask that it be included in the motion that we set a special meeting for the public hearing on February 26th at 4:00 p.m. at this location, by saying so moved, you agree with the motion.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2026-02 calling for a Public Hearing to Impose Special Assessments setting a Special Meeting on February 26, 2026 at 4:00 p.m. at 24455 SW 119th Avenue, Miami, Florida was approved.

**F. Consideration of Resolution #2026-03 Bond Authorizing Resolution
1) Exhibit A – Form of Second Supplemental Trust Indenture**

Mr. Quesada: Next is consideration of resolution #2026-03 the bond authorizing resolutions, Juliana?

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Ms. Duque: Yes, and Ben do you have Steve Sanford on the line, and Steve is our bond counsel.

Mr. Quesada: Go ahead Steve.

Mr. Sanford: Yes, this is Steve, can you hear me?

Mr. Quesada: Loud and clear.

Mr. Sanford: Ok, so this is Steve Sanford from Greenberg, Traurig serving as the District's bond counsel. This resolution #2026-03 is what I call the authorizing validation resolution, anytime the District is going to issue bonds that has a majority of more than 5 years the bonds and the purpose of the bonds needs to be validated in the circuit court. In order to get into circuit court the Board of Supervisors has to authorize a Series of bonds, or one or more Series of bonds to finance certain described public infrastructure, that's what this resolution is doing. It's authorizing a principal amount of bonds not exceeding \$13 million that does not bind the Board to issue that amount of bonds, that's just an estimate based on the assessment methodology that Juliana went through. This resolution nominates US Bank who is your current trustee to serve as the trustee for these bonds in the exhibit to this resolution, it's the form of the second supplemental trust indenture between the District and US Bank as your bond trustee that is an exhibit to the resolution and becomes part of the validation proceedings. Once the bonds are validated we'll come back to the Board and another resolution approving other documents and having more detail regarding the particular Series of bonds that we're going to issue. Two things I want to point out is, one these bonds will not, the assessments that will secure these bonds are only going to be levied on the expansion area so the residents and the landowners that were named part of the District will not be affected by these bonds, and secondly, even though the expansion was 9.3 acres there's a Tract of land for the stormwater facilities which will not be assessed, so I think you might have heard earlier on from Juliana that the lien will only be on the difference between the 9.3 and the other Tract of land, so that will be basically the assessment area to secure these bonds. If there are any questions I'll be glad to answer, otherwise, we'd be looking for a motion to adopt resolution #2026-03.

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On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2026-03 the Bond Authorizing Resolution was approved.

Mr. Quesada: Thank you Steve.

Mr. Sanford: You're welcome.

Ms. Wald: Ok, and with that I'm going to go to my meeting, I was just here for the bond validation, thank you everybody.

Mr. Quesada: Thank you Ginger.

Ms. Duque: Same here, Ben if you need anything just let me know. Thank you to the Board.

Mr. Castillo: Thank you Juliana.

Mr. Quesada: Thank you Juliana.

FOURTH ORDER OF BUSINESS

Discussion of Resolution #2026-04 Manager Discretionary Spending Authority

Mr. Quesada: Ok, so at the last meeting, Yani if you recall there was a request and we had discussed possibly a discretionary amount for the manager to approve between meetings. So, I just wanted to confirm and have it brought back to the back to the Board, now that it's been drafted.

Mr. Castillo: Ok.

Mr. Quesada: So, just formally, I would ask for a not to exceed amount of \$10,000 for the manager to have discretion within an approved line item in the budget between meetings for any maintenance issues that may arise.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2026-04 manager discretionary spending authority amount not to exceed \$10,000 was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Selection Committee

Mr. Quesada: Moving on to page 137 of your agenda, we're going to start the audit selection committee meeting. The first thing is, and if I'm not mistaken this Board has already been part of one before.

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Mr. Castillo: Yes.

Ms. Lopez: Yes.

Mr. Quesada: But it's just that there's been some new language that's come out and we're actually able to come to an agreement with an auditing firm for an extended time period, and at any time that can be revisited on a year to year basis, it's not like you're stuck with somebody for 5 or 10 years but, it's just helps for anticipating fees on what the audit is going to cost since they disclose pricing for the entire time they're auditing so it makes life a lot easier. Before we do that I would need the Board to appoint an audit selection committee and in this case, the manager recommends that the Board of Supervisors appointment itself as the audit selection committee, and I would need a motion to do so.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, appointing the entire Board of Supervisors to serve as the Audit Selection Committee was approved.

Audit Selection Committee Meeting

A. Opening Audit Selection Committee Meeting

B. Roll Call

C. Selection of Criteria for Evaluation

D. Authorizing of RFP

E. Adjournment

Mr. Quesada: Now I need a motion to open the audit selection committee meeting.

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

Mr. Quesada: Roll call, for the record, I can state that the audit selection committee consists of Yani Lopez Castillo, Mailie-Jo Lopez and Teanna Peralta, and with that we'll jump down to page 140 which is the selection of the criteria, and since you guys have done this before I just tell you that basically the statutory requirements is that you have at least 4 criteria and you would assign in that scenario 20 points for the ability and personnel, proposer's experience, understanding of the scope of work, and the ability to furnish the required services, and GMS as the management company always recommends that we ratify the criteria and add a fifth one which is price and assign equal value to each of those

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criteria with 20 points. If there are no comments or requests from the Board regarding that, I would ask for a motion from the Board to accept the criteria for evaluation.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the criteria for evaluation was approved.

Mr. Quesada: Then I would just need a motion from the selection committee to authorize the RFP, the request for proposals for the auditing firm.

Mr. Castillo: We have it here, right?

Mr. Quesada: Yes, that's the RFP, correct.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, authorizing the RFP was approved.

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

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

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Back to the Silver Palms West meeting, we have staff reports, Gabriella, anything you want to report to the Board?

A. Attorney

Ms. Fernandez: I have nothing specific to report, unless you guys have any questions for me.

Mr. Castillo: None on this end, I guess it's two part, are we going to visit the last requests on the resolution to approve, it that under management or is that internal?

Mr. Quesada: Yes, we just wanted to know, so what is that's required when it comes to financial reports on an agenda, I guess is more his question because he just wants anything, and correct me if I'm wrong, and I'm paraphrasing but you can always correct me, that anything that's already been like an agreement, that's already been preapproved in our budget, rather than having every meeting have to have the approval thing, my understanding

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is, to an extent, most of that is a management decision so I'm the one serving as platform and just minimize sharing the details of that report, and then he just wanted to know what is the legal requirement I guess.

Mr. Castillo: So, the big ask was for the District manager or a resolution if it's resolution bound or internally through management or have the District manager approve all routine budgeted amounts in recurring payments rather than having it presented to the Board for approval.

Ms. Fernandez: I believe it's just a motion, I don't think it's by resolution, but I can ask but, I believe a motion is sufficient just to have the District manager to approve the financials.

Mr. Castillo: Ok, that's fine, put it on the agenda as informational but, to omit that requirement with like a motion to approve.

Ms. Fernandez: Yes, and I can text Ginger and ask her but, I'm pretty sure it's just a motion.

Mr. Castillo: Ok.

Mr. Quesada: Thank you.

B. Engineer – SW 120th Ave Paving, Grading & Drainage Plan

Mr. Quesada: I'll jump into engineering, and so at the end of the last meeting also there was a question and a request from the Board to look into 120th Street, some of the development that's going on.

Ms. Lopez: 120th Avenue?

Mr. Quesada: Yes, 120th Avenue that there's some development going on there from the county, it's a county road, and it pertains to one of the intersections, District road on 240th and we received some good news from the engineer that the county does plan on connecting that road within its approved plan so we went ahead and we included those plans on page 141, and it appears as though you are going to have another road of egress to the community.

Ms. Lopez: So, is that 120th? Is the county doing the road?

Mr. Castillo: So, my understanding from the onset of the project is that it's always been county, and whoever is doing it, I guess the question from us Ben, or the request is that the drainage, we're not sure if it's District owned or county owned too, but they are

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getting crossed so we just wanted to know who owns it, and two how do we approve a resolution to that.

Ms. Lopez: Is it going to affect us.

Mr. Castillo: And then the second part of that question is also, on 240th specifically, that intersection, so 120th and 240th, what is the lighting situation, what it will look like, what is traffic calming going to look like. I don't know if this is the time to say it but, I'm happy that they're opening it up, it's great, we welcome that, but it's like run on.

Mr. Quesada: No problem, I think our engineer can help us with a lot of those questions so, I'm going to circle back to him anyway about the request you had about 248th and the widening, so I'll make it an all-encompassing that I request that information and bring it back to the Board.

Ms. Lopez: Yes, please, especially the lighting.

Mr. Quesada: And like I said, as far as the storm drain concerns you have, I know for a fact, and in this case you can look on your engineers report or your map, if the District doesn't own the road, its not responsible for the maintenance of the stormwater portion. So, in that case, let me talk to him because maybe he has contacts, and I also have contacts with the builder, and I would prefer to go to the county but, it seems like no matter who is doing the work, the county is the one overseeing it, so if I need to I'll go that route but, as a courtesy I'll reach out to go to the company that's doing the work and see what's going on first.

Ms. Lopez: Ok, perfect.

Mr. Quesada: So, go ahead and make the motion, Yani.

Mr. Castillo: So, I'll put a motion to the floor to grant authority to the District manager to approve routine budgeted and recurring payments and only report to the Board for informational purposes rather than approval.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, authorizing the District manager to approve routine budgeted and recurring payments and only report to the Board for informational purposes rather than approval was approved.

Mr. Quesada: Thank you Yani, I appreciate that.

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Silver Palms West CDD

C. Field – Monthly Report

Mr. Quesada: Going into page 148, your field report, the main thing there is and I already addressed today, is the CDD that were installed with the holiday lighting, I know they were late on some of those things, so I did speak to Yani, the Chairman, before the meeting and we're going to have a conference call with the contractor, and they're offering a 5% discount to all stakeholders in the agreement but, I think they can do better than that to be honest. So, we'll have a conversation with them and we'll bring an update at the next meeting as far as the impact to the community and obviously the joint participation agreement, so I'm sure it will assist the HOA as well in your efforts.

Mr. Castillo: There is also a question with regard to line items of truck rentals, we obviously know truck rentals were a part of the initial need for the lights to go up, what we're not understanding if it was a one time rental. There's 10 line items for truck rentals, and so was it an initial rental for 10 trucks, or was that each line item for a visit out to the community, so just clarification as to how, we're not necessarily disputing the cost but how did we get to 10, so we understand.

Mr. Quesada: Understood, I'm happy to set up a call.

Mr. Castillo: Ok.

Mr. Quesada: So, we'll take care of that. Any other questions while we're covering the field?

Mr. Castillo: Not field related but, are we good, we haven't had any more issues with lighting on the monuments, right?

Mr. Quesada: I haven't had any other issues to take on. (inaudible comment) I do think we discussed that and maybe there's some improvement projects that we can talk about as the year goes on, it should make things a little bit easier on everybody.

D. Manager

Mr. Quesada: I have nothing else to cover under manager.

January 15, 2026

Silver Palms West CDD

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Next we have the financial reports, and we were able to make the adjustment, so you have your check register on page 168 and on page 171 you have your unaudited financials. In one motion you guys can accept your financial reports.

Mr. Castillo: Ok, and just one item so on page 168 check #182 to #186, totally \$1.4 million, that's the payout or receivables?

Mr. Quesada: Give me one second. Yes, so it's receivables, correct, and you guys do have, I just want you to know you do have something like a nest egg which is the State Board operating account, that's the only account that a CDDs can have that accrues some amount with interest, so obviously it's a no brainer for you guys, but obviously we also have to be total liquid, so that's kind of what's going on there, but it is receivables to answer your question.

Mr. Castillo: Ok, perfect, so I no questions from me.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, the Check Register and the Unaudited Financials were accepted.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Any other Supervisor's requests or any comments from the audience, and just for the record, other than the people I've already mentioned there are no other audience members at this time.

Mr. Castillo: No questions or other requests from me at this time.

Ms. Lopez: None from me.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Ok, hearing none, I would ask for a motion to adjourn.

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

DocuSigned by:

Ben Quesada

07C0606FB7194F3
Secretary / Assistant Secretary

Signed by:

Yani Lopez Castillo

DCAE9D93B19C48E
Chairman / Vice Chairman

Certificate Of Completion

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Ben Quesada

BQuesada@gmssf.com

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Greg McPherson

greg.mcpherson@lennar.com

VP of Finance

Security Level: Email, Account Authentication
(None)

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Greg McPherson
0B01B803CB8E423...

Signature Adoption: Pre-selected Style

Using IP Address: 134.204.28.10

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Signed: 3/2/2026 9:45:00 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Yani Lopez Castillo

Yani.lopezcastillo@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

Signed by:

Yani Lopez Castillo
DCAE9D93B19C48E...

Signature Adoption: Pre-selected Style

Using IP Address: 172.56.176.3

Signed using mobile

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Viewed: 3/2/2026 6:19:22 AM

Signed: 3/2/2026 6:20:34 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	3/2/2026 6:19:22 AM
Signing Complete	Security Checked	3/2/2026 6:20:34 AM
Completed	Security Checked	3/2/2026 9:45:00 AM

Payment Events	Status	Timestamps
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