

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 Thursday, February 26, 2026 at 4:00 p.m. at the Corsica Club, 24455 S.W. 119th Avenue, Miami, Florida.

Present and constituting a quorum were:

Maillie Jo Lopez
Teanna Peralta
Teresa Baluja

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Juliana Duque
Gabriella Fernandez
Wendy Lopez
Sebastian Martinez

District Manager
Governmental Management Services (by phone)
District Counsel
HOA Property Manager (Corsica)
HOA Property Manager

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 January 15, 2026 Meeting

Mr. Quesada: We can jump down really quickly into the minutes from January 15, 2026. Are there any comments from counsel?

Ms. Fernandez: None.

Mr. Quesada: Hearing none, I would just need a motion to approve the minutes.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, the Minutes of the January 15, 2026 Meeting were approved.
--

February 26, 2026

Silver Palms West CDD

THIRD ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Special
Assessments**

A. Motion to Open the Public Hearing

Mr. Quesada: Jumping down to the public hearing to consider the imposition of Special Assessments, and first I would just need a motion to open the public hearing.

On MOTION by Ms. Peralta seconded by Ms. Lopez with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Acceptance of Engineers Report

Mr. Quesada: Public comment and discussion, and just for the record there is no physical audience in attendance, and there are no virtual audience. We can jump into the next item which is the acceptance of the engineers report, and I'm going to pass that over to Juliana, and that's on page 22 of your agenda.

Ms. Duque: Thank you so much Ben for making that statement, so I would say there is no public present and there are no public comment, I don't think there are any additional comments from the Board.

Ms. Lopez: No.

Ms. Baluja: No.

Ms. Duque: Hearing none, let's move forward then with the acceptance of the engineers report which describes the expansion area project and improvements to be constructed and the estimated costs that the Board completes that project and provides benefits to the properties in the District and the expansion area, I will ask the Board for a motion to accept the engineers report.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, accepting the Engineers Report was approved.

D. Acceptance of Master Assessment Methodology

Mr. Quesada: Go ahead Juliana, next item.

Ms. Duque: The next item is the master assessment methodology report which as the Board is aware was presented before which described how those assessments are allocated fairly and reasonably along the benefit property, and demonstrates that those

February 26, 2026

Silver Palms West CDD

methods to the property and the ERUs are equal to the amount of the assessments. I will ask then for a motion accept the master methodology report.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, accepting the Master Assessment Methodology Report was approved.

E. Approving the Project and Declaring Special Assessments will Fund the Project

Mr. Quesada: Next is approving the project and declaring special assessments, go ahead Juliana.

Ms. Duque: So, then next item is, together with approving of the project and declaring special assessments will fund the project so we will need a motion from the Board approve the project and declaring special assessments on the project.

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, approving the project and declaring Special Assessments will fund the project was approved.

F. Equalization of Assessments

Mr. Quesada: Next item Juliana.

Ms. Duque: Thank you, so the next item is the equalization of assessments, so this is pretty much the step where the Board assures that those special assessments are fair and also approves all the benefited properties in the District. I do not need anything else from the Board at this time.

G. Adoption of Resolution #2026-05 Bond Authorizing Projects, Levying Special Assessment and Confirming Intention to Issue Bonds

Ms. Duque: Moving to the next item which is, based on those two documents that were provided to the Board, being the engineers report and the master assessment methodology report, we will now consideration resolution #2026-05 approving the project, declaring that it will be funded by special assessments, equalizing and declaring the assessment and also allow the District's intention to issuance bonds to finance the project, I will ask for a motion to adopt resolution #2026-05

February 26, 2026

Silver Palms West CDD

On MOTION by Mr. Ms. Lopez seconded by Ms. Peralta with all in favor, Resolution #2026-06 the Bond Authorizing Resolution was approved.

H. Motion to Close the Public Hearing

Ms. Duque: And with that I'll ask for a motion to close the public hearing.

On MOTION by Mr. Ms. Lopez seconded by Ms. Peralta with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

**Approval of Acquisition Agreement
(Expansion Area Project) with
Lennar Homes, LLC**

Mr. Quesada: Lastly Juliana, do you want to stay on for the approval of the acquisition agreement and expansion area with Lennar on page 61?

Ms. Duque: That is correct Ben, and we just had a really big discussion by the Board of Supervisors and once again, the approval of that acquisition agreement with the expansion area project with Lennar Homes, LLC.

Mr. Quesada: Ok, is there a motion?

On MOTION by Mr. Ms. Lopez seconded by Ms. Peralta with all in favor, the approval of the Acquisition Agreement (Expansion Area Project) with Lennar Homes, LLC was approved.

Mr. Quesada: Thank you very much

FIFTH ORDER OF BUSINESS

**Ratification of Joint Participation
Agreement with Corsica HOA for
Flock Group, Inc. Security Services**

Mr. Quesada: I'll make this very brief, just going back a few meetings ago, and thank you Juliana for your assistance.

Ms. Duque: You're welcome.

Mr. Quesada: So, the ratification of the joint participation agreement with Corsica HOA for Flock Group, Inc. for security services. Again, all the paperwork has been prepared we're just entering the agreement as part of the public record, do I have a motion to ratify?

February 26, 2026**Silver Palms West CDD**

On MOTION by Mr. Ms. Lopez seconded by Ms. Peralta with all in favor, ratifying the Joint Participation Agreement with Corsica HOA for Flock Group, Inc. Security Services was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure**

Mr. Quesada: Jumping into staff reports, before we go to Gabriella, I know there's going to be two billing adjustments from Gabriella's firm, Billing and Cochran, and we have already looked at our budget and are assessments are not going to be affected by any rate increases, we worked hand in hand in office with the engineering firm and the District counsel's office but, I'll go ahead and let Gabriella explain the fee structure.

Ms. Fernandez: Sure. So, there's no page but, somewhere within the agenda, ok page 98, is a letter from our firm regarding the fee increase so, the current fee structure has been in place since 2020 and the increase will be effective in the next fiscal year so that would be effective October 1, 2026. The partner rate will increase to \$325 per hour and then the associate rate will increase to \$250 per hour.

Mr. Quesada: Any questions for Gabriella, like I said we don't anticipate that we're going to exceed that line item in the budget, is there a motion?

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer – Personnel Billing Rates

Mr. Quesada: The same for the engineer, it's on page 100, they have a comparison as far what their current pricing is versus the new one, and it's an adjustment of about \$30 on average per position. Typically, I don't work with the principal partner very much for items that we have that are pending with the engineer so, again, it shouldn't have any affect and it's been fine ever since they adjusted their rates.

Ms. Lopez: So within that motion that fee structure increase, does that mean it needs to be amended the current agreement, so within the motion we need to add that.

Mr. Quesada: Ok, so just to modify the motion that it is subject to any amendments.

February 26, 2026

Silver Palms West CDD

On MOTION by Ms. Lopez seconded by Ms. Peralta with all in favor, accepting the engineering personnel billing rates subject to any amendments to the agreement was approved.

C. Field

1) Monthly Report

2) Invoice with Corsica Homeowners Association

Mr. Quesada: Field report, really nothing to discuss for today's meeting, we can jump into the field items at the next meeting in March.

D. Manager

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

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: So, that's pretty much it, any Supervisor's requests or audience comments today?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Hearing none, I just need a motion to adjourn the meeting.

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

DocuSigned by:

Ben Quesada

07C0606FB7194E3

Secretary /Assistant Secretary

Signed by:

Mailie-Jo Lopez

7275E6F91DDD48B...

Chairman / Vice Chairman