CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

SPECIAL BOARD MEETING

SEPTEMBER 21, 2026

6:45 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.caribepalmcdd.org
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
Silver Palms Mailbox Kiosk
23020 SW 113th Passage
Miami, Florida 33170
REGULAR BOARD MEETING
September 21, 2026
6:45 p.m.

A. Call to Order
B. Proof of Publication……Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. August 3, 2026 Regular Board Meeting……...Page 2
G. Old Business
    1. Update Regarding Holiday Lighting……Page 4
    2. Update Regarding Security Camera Maintenance Plan……...Page 5
H. New Business
I. Administrative & Operational Matters
J. Board Member & Staff Closing Comments
K. Adjourn

Publication Date
2026-09-14

Subcategory
Miscellaneous Notices

NOTICE OF SPECIAL BOARD MEETING OF THE
CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Caribe Palm Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on September 21, 2026, at 6:45 p.m. at the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170. The purpose of the Special Board Meeting is to discuss ongoing community projects and any other business which may properly come before the Board.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or pjerez@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
CARIBE PALM COMMUNITY
DEVELOPMENT DISTRICT
www.caribepalmcdd.org
IPL0372883
Sep 14 2026

CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 3, 2026

A. CALL TO ORDER

The August 3, 2026, Regular Board Meeting of the Caribe Palm Community Development District (the "District") was called to order at 6:47 p.m. at the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170.

B. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the August 3, 2026, Regular Board Meeting had been published in the *Miami Herald* on September 22, 2025, as part of the District's Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Madeline Martin, Vice Chairperson Merlin Nicieza and Supervisors Hery Morales, Carmen Maseda and Robert Cuenca constituted a quorum and it was in order to proceed with the meeting.

Staff present: District Manager Pablo Jerez of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. July 6, 2026, Regular Board Meeting

Mr. Jerez presented the minutes of the July 6, 2026, Regular Board Meeting and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Martin, seconded by Ms. Maseda and unanimously passed approving the minutes of the July 6, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Electrical Updates

Mr. Jerez advised the Board that the outlet covers had been installed and that access keys would be provided to Ms. Martin and Mr. Morales. Mr. Jerez further advised that the District would collaborate with the Homeowners' Association's landscaper to obtain a proposal for vegetation to protect the outlets, which proposal would be presented at the next meeting. Ms. Martin advised District Staff that there was wiring in the monument signs that required attention, and District Staff acknowledged the request.

2. Update Regarding Storm Drain Cleaning

Mr. Jerez advised the Board that the storm drain cleaning had been completed and presented photographs provided by the contractor. Mr. Cuenca noted that two drains were still not draining properly, and District Staff advised that the contractor would be notified to review the areas of concern.

3. Update Regarding Security Camera Maintenance Plan

Mr. Jerez presented the proposal from StrictForce Security Integrated Solutions for preventive maintenance and managed surveillance services. A discussion ensued comparing the proposal to the previously presented proposals from ER Security Consulting and WAR Entertainment. The Board did not approve any of the proposals, as submitted, after which;

a **motion** was made by Ms. Maseda, seconded by Mr. Morales and unanimously passed approving a not to exceed amount of $250 per month for a security camera maintenance plan and authorizing District Staff to award the contract to whichever vendor is able to provide the services at or below that amount.

H. NEW BUSINESS

1. Discussion Regarding Holiday Lighting

Mr. Jerez presented the proposals from eLighting and YS for the holiday lighting. A discussion ensued and the Board requested more detailed proposal options in order to select their preferred holiday lighting elements. District Staff will collect the requested information to be presented at the next meeting.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Jerez reminded the Board that ethics training was due by December 31, 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Maseda, seconded by Ms. Nicieza and unanimously passed adjourning the Regular Board Meeting at 7:37 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

Worldwide Distributors Inc. DBA Elighting | Ebuilt
12130 SW 114th Pl
Miami, FL 33176-4473 USA
+13059698754
info@elighting.org
https://worldwidedistributors.co/

ADDRESS
CARIBE PALM CDD
C/0 SDS, INC
2501A BURNS ROAD
PALM BEACH GARDENS, FL
33410

SHIP TO
CARIBE PALM CDD
23040 SW 113TH PASSAGE

Estimate 11988

DATE 08/03/2026

DESCRIPTION	QTY	AMOUNT
Re: Holiday Lighting Installation, removal, and storage after the season - Purchase of (528) 3k warm light strands		10,800.00
- Installation of 3k warm lights on (14) Royal poinciana trees on main drive toward the mailbox location. - Installation of 3k warm lights on (3) Mahogany trees behind mailbox location. - Installation of 3k warm lights on (12) Manila palms.		5,455.00
- Removal and Storage of the lights after the season.		2,750.00
- All necessary equipment (bucket truck, ladders, extensions, adapters, connectors and wiring) - The service duration is for holiday season.		

Deposit payment for purchasing lights: $10,800

SUBTOTAL	19,005.00
TAX	0.00
TOTAL	**$19,005.00**

Accepted By

Accepted Date

UPDATE REGARDING SECURITY CAMERA MAINTENANCE PLAN

TO BE DISTRIBUTED UNDER SEPARATE COVER