



**CARIBE PALM
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 7, 2022
6:45 P.M.**

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

www.caribepalmcdd.org
786.303.3661 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
November 7, 2022
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. October 3, 2022 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Main Entrance Project – Landscape Lighting
- H. New Business
 - 1. Consider Resolution No. 2022-05 – Re-Designation of Public Depository – Valley Bank.....Page 5
 - 2. Discussion Regarding Traffic Control Street Light – SW 112th Ave or SW 232nd Street
 - 3. Discussion Regarding Notice of Violation – Community Entrance Paint Color.....Page 6
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

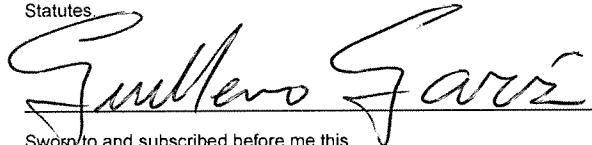
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

09/23/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes

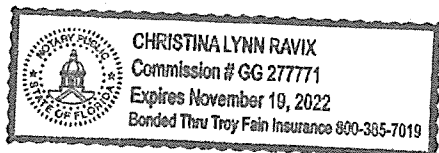


Sword to and subscribed before me this
23 day of SEPTEMBER, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the **Caribe Palm Community Development District** will hold Regular Meetings in the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170, at 6:45 p.m. on the following dates:

October 3, 2022
November 7, 2022
March 6, 2023
April 3, 2023
May 1, 2023
June 5, 2023
August 7, 2023

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT

www.caribepalmcdd.org
9/23

22-44/0000621241M

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 3, 2022**

A. CALL TO ORDER

The October 3, 2022, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:49 p.m. in the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the October 3, 2022, Regular Board Meeting had been published in the *Miami Daily Business Review* on September 24, 2021, as legally required.

C. ESTABLISH A QUORUM

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

Staff present: District Manager Armando Silva 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. September 12, 2022, Special Board Meeting

The minutes of the September 12, 2022, Special Board Meeting were presented and the Board was asked if there were any changes. There being no changes, a **motion** was made by Ms. Maseda, seconded by Ms. Nicieza and unanimously passed to approve the minutes of the September 12, 2022, Special Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Main Entrance Project

Mr. Silva informed the Board that installation of the electrical fixtures is currently in progress and should be completed within the next two weeks. The installation of the garbage receptacles had just been completed. An update regarding this item will be provided at an upcoming meeting

2. Discussion Regarding Traffic Control Street Light – SW 112th Ave or SW 232nd Street

Mr. Silva stated that the Field Operations’ team had reached out to the Florida Department of Transportation (“FDOT”) and the City of Homestead regarding the potential installation of a traffic control street light on either SW 112 Avenue & SW 230 Terrace or SW 113rd Place & SW 232 Street.

FDOT has responded that they will look into the request by conducting a Traffic Study while the City of Homestead has yet to respond. More information regarding this item will be provided at an upcoming meeting. -

H. NEW BUSINESS

1. Consider Resolution No. 2022-04 – Adopting an Amended FY 2021/2022 Final Budget

Mr. Silva presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Maseda, seconded by Ms. Nicieza and unanimously passed to approve and adopt Resolution No. 2022-04, as presented, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

2. Consider Approval of Auditor Renewal

Mr. Silva stated that at the October 7, 2019 Caribe Palm Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-2023 audits.

The fees for the 9-30-2019 audit were \$3,400. The fees for the 9-30-2020 audit were \$3,500. And the fees for the 9-30-2021 audit were \$3,600. The proposed fee for the 9-30-2020 and 9-30-2023 audit is \$3,600 (each year). Mr. Silva stated that Grau & Associates had demonstrated professionalism and timeliness in providing the District’s annual audits and recommended that they consider the renewal option. A discussion ensued after which;

A **motion** was made by Ms. Nicieza, seconded by Ms. Maseda and unanimously passed to approve the 2-year audit renewal option from Grau & Associates for the Fiscal Years ending 9-30-2022 and 9-30-2023.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative and operational matters at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Fox stated that he would like for the District to look into potentially cleaning the storm drains within the District prior to the end of the year. Mr. Silva stated that he had obtained the following proposals:

- Raptor Vac Systems - \$8,400 (storm drains within main roads) & \$1,300 (storm drains within townhome alleyways)
- Allstate Resource Management - \$10,500 (storm drains within main roads) & \$1,800 (storm drains within townhome alleyways)

A discussion ensued after which:

A motion was made by Ms. Nicieza, seconded by Ms. Maseda and unanimously passed, approving an amount not to exceed \$9,700 for the cleaning of the storm drains within the District.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Nicieza, seconded by Ms. Maseda and unanimously passed to adjourn the Regular Board Meeting at 7:38 p.m.

,

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Caribe Palm Community Development District ("District") to establish accounts with qualified depositories for the purpose of the deposits and subsequent expenditure of public funds of the District; and

WHEREAS, the Board of Supervisors of the District has selected Valley Bank, to serve as the depository of public funds for the District's General Fund Operating Account.

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. That the District Manager is hereby authorized to establish an account(s) with Valley Bank, 11811 US Highway One, North Palm Beach, FL 33408, to serve as depository of public funds for the District's General Fund Operating Account, pursuant to public law and regulations under Section 280.17, Florida Statutes.

PASSED, ADOPTED and BECOMES EFFECTIVE this 7th day of November, 2022.

ATTEST:

**CARIBE PALM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson



Palms Homeowners Assn., Inc.
C/O Florida Property Management Solutions, Inc.
12964 SW 133rd Court • Miami, FL 33186
Phone: (786) 718-1622 • Facsimile: (786) 718-1623
E-mail: Natalie@myFPMS.com

October 4th, 2022

Copy of notice sent to: asilva@sdsinc.org

Caribe Palms CDD
Special District Services
C/O Armando Silva
8785 SW 165th Avenue, Suite #200
Miami FL 33193

FIRST WARNING - Violation for Property – Community Entrance

Dear Mr. Silva,

Please be advised that as an authorized representative for Palms Homeowners Association we must ensure all residents follow the Rules & Regulations. We are officially informing you that you have an infraction in regard to the Association Rules and Regulations:

RULE(S):

- The ACC shall have final approval of all exterior color plans including materials, and each Owner must submit to the ACC, a colors plan showing the color of all exterior surfaces which shall include samples of the actual colors to be utilized and the materials.



INFRACTION(S):

- Community entrance was painted with unapproved colors that do not match the approved color scheme.

Palms Homeowners Association, Inc. is asking you to please correct the above issue within 15 days from the date of this letter or the Association will have the general authority to enact guidelines regarding material alterations and approved colors.

We regret the necessity of writing this letter to you. We would like for you to understand that community living involves a different standard of commitment. The best interest and welfare of the entire community entails that these issues be addressed, and your cooperation is required and greatly appreciated. We have included herein the approved colors so that your members can submit for approval relating to the community entrance signs.

Should you have any questions or concerns, please feel free to contact the management office at the numbers listed above and we will be more than glad to assist you.

Best Regards,
Natalie Cedenio
Manager for Palms Homeowners Association Homeowners Assn., Inc.