



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
DECEMBER 4, 2023  
6:45 P.M.**

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

[www.caribepalmcdd.org](http://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 113<sup>th</sup> Passage  
Miami, Florida 33170  
**REGULAR BOARD MEETING**  
December 4, 2023  
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. November 6, 2023 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Installation of LPR Cameras and Upgrades
  - 2. Discussion Regarding Entrance Feature Paint Color.....Page 4
- H. New Business
  - 1. Discussion Regarding Holiday Lighting
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

**MIAMI-DADE**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

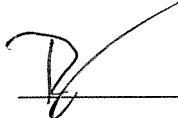
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

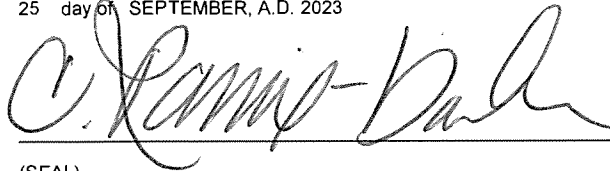
in the XXXX Court,  
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

09/25/2023

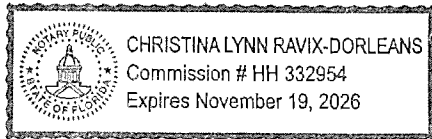
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
25 day of SEPTEMBER, A.D. 2023



(SEAL)  
ROSANA SALGADO personally known to me



**CARIBE PALM COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 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 2, 2023**
- November 6, 2023**
- December 4, 2023**
- February 5, 2024**
- March 4, 2024**
- April 1, 2024**
- May 6, 2024**
- June 3, 2024**
- July 1, 2024**
- August 5, 2024**

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](http://www.caribepalmcdd.org)  
9/25

23-35/0000685112M

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 6, 2023**

**A. CALL TO ORDER**

The November 6, 2023, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:48 p.m. at the Silver Palms Mailbox Kiosk located at 23020 SW 113<sup>th</sup> Passage, Miami, Florida 33170.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the November 6, 2023, Regular Board Meeting had been published in the *Miami Daily Business Review* on September 25, 2023, as part of the District’s Fiscal Year 2023/2024 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 Carmen Maseda, Hery Morales 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. October 6, 2023, Regular Board Meeting**

The minutes of the October 6, 2023, Regular 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 approving the minutes of the October 6, 2023, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Installation of LPR Cameras and Upgrades**

Mr. Silva stated that WAR Protection One, Inc. had finalized the installation of the camera upgrade project. The credentials for signing into the remote camera monitoring app will be shared with the Board by the end of the week.

**2. Discussion Regarding Entrance Feature Paint Colors**

Mr. Silva provided the Board with the Palms Homeowners’ Association approved paint scheme palette and asked the Board to select the color scheme that they liked the most for the entrance monument

feature. A discussion ensued after which the Board consensus was to proceed with paint color scheme #10 (Sherwin Williams).

**H. NEW BUSINESS**

**1. Discussion Regarding Ownership Entity of Property Located East of the District Across SW 112<sup>th</sup> Avenue**

Mr. Silva advised that the owner of the parcel of land located east of the District across SW 112<sup>th</sup> Avenue is UL 112 LLC. Mr. Silva suspects that this is a commercial property owner and that may be the future land use for this property.

**2. Discussion Regarding Holiday Lighting**

Mr. Silva stated that Ms. Martin and himself had been in contact with the holiday lighting contractor who installed the holiday lighting in the District last year (Yoel Suarez). He noted that he would be able to install the holiday lights before Thanksgiving. His proposal was in the amount of \$3,800 but included additional lighting and décor compared to last year. A discussion ensued after which the Board consensus was to proceed with the proposal in the amount of \$3,800 and further authorized District management to spend an additional \$500 on holiday décor that will be kept by the District. Madeline Martin has been appointed as the holiday lighting Board liaison.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

Ms. Martin stated that she had spent hours of her personal time assisting the camera contractor with the positioning of the cameras and installation. In addition, she will assist with the installation of the holiday décor for the District. A discussion ensued after which the Board agreed to compensate Ms. Martin for her assistance with these District matters.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member or staff closing comments at this time.

**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 adjourning the Regular Board Meeting at 7:53 p.m.

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Secretary/Assistant Secretary

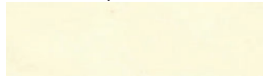
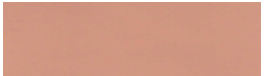

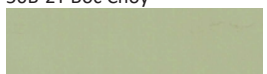
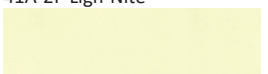
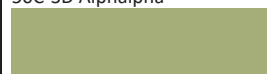
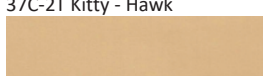
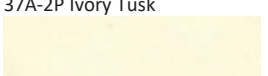
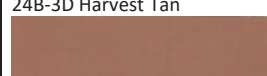
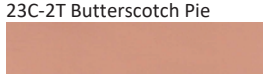

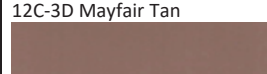
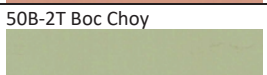
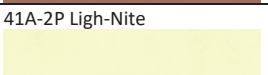
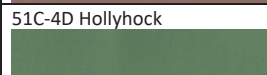
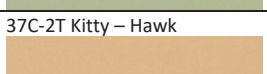
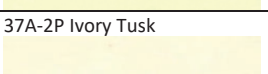
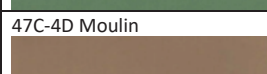
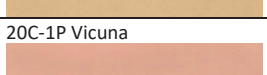
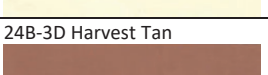
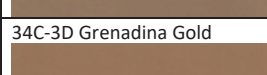
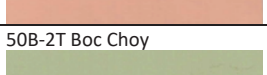
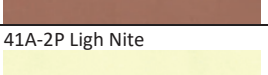
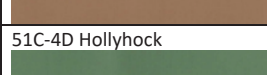
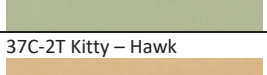
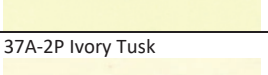
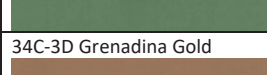
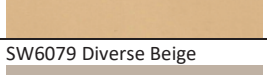
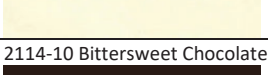
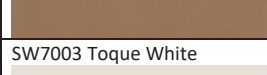
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Chairperson/Vice Chairperson



**Palms Homeowners Assn., Inc.**  
 C/O Florida Property Management Solutions, Inc.  
 12964 SW 133<sup>rd</sup> Court · Miami, FL 33186  
 Phone: (786) 718-1622 · Facsimile: (786) 718-1623  
 E-mail: [Inspections@myFPMS.com](mailto:Inspections@myFPMS.com)

The following are the APPROVED colors for the **Exterior Paint** of the homes at PALMS H.O.A. The paint can be purchased at **LANCO** store located at: 2234 NW 82<sup>nd</sup> Avenue – Doral FL 33122 / Phone: (305) 717-6747 or 5883 NW 37<sup>th</sup> Avenue – Miami FL 33142 – Phone (305) 638-5050. Please note that colors may not be swapped or exchanged with different schemes. All fascia should remain the same dark brown. Any color match of the below codes, with other paint manufacturers such as Behr, Glidden, Sherwin Williams, Benjamin Moore, etc. must be visually approved by the committee by placing a sample on the front wall of your home. You must request prior ACC approval prior to commencing your Exterior House Painting Project. This form may be downloaded from the community website.



SCHEME	BODY	BANDS	MOLDING
Scheme 1 LANCO	37A-2P Ivory Tusk 	23C-2T Butterscotch Pie 	24B-3D Harvest Tan 
Scheme 2 LANCO	50B-2T Boc Choy 	41A-2P Ligh-Nite 	50C-3D Alphas 
Scheme 3 LANCO	37C-2T Kitty - Hawk 	37A-2P Ivory Tusk 	24B-3D Harvest Tan 
Scheme 4 LANCO	23C-2T Butterscotch Pie 	24B-3D Harvest Tan 	12C-3D Mayfair Tan 
Scheme 5 LANCO	50B-2T Boc Choy 	41A-2P Ligh-Nite 	51C-4D Hollyhock 
Scheme 6 LANCO	37C-2T Kitty – Hawk 	37A-2P Ivory Tusk 	47C-4D Moulin 
Scheme 7 LANCO	20C-1P Vicuna 	24B-3D Harvest Tan 	34C-3D Grenadina Gold 
Scheme 8 LANCO	50B-2T Boc Choy 	41A-2P Ligh Nite 	51C-4D Hollyhock 
Scheme 9 LANCO	37C-2T Kitty – Hawk 	37A-2P Ivory Tusk 	34C-3D Grenadina Gold 
Scheme 10 Sherwin Williams	SW6079 Diverse Beige 	2114-10 Bittersweet Chocolate 	SW7003 Toque White 

The following are the APPROVED colors for the painting of the **Front Entrance & Garage Doors** of the homes at PALMS H.O.A. The paint can be purchased at **SHERWIN WILLIAMS**

SW7020 - (Black Fox) 	SW7006 - (Extra White) 
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NOTE: Garage door, Entrance door must be painted the same color chosen as per above.

The following are the APPROVED colors for painting of the **SINGLE-FAMILY HOMES Wooden Fence** of the homes at PALMS H.O.A. The paint can be purchased at any local **HOME DEPOT**. Solid color waterproof stain and sealer or Barn Paint. Townhouse must maintain wood shadow box fencing in natural wood finish.

SC-105 Padre Brown 	Behr Barn White No. 35 
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Please note that **ROOFS or DRIVEWAY** may **NOT be painted**. These may only be pressure cleaned and sealed with a clear protective coating but must remain as originally built by the developer.