



**CARIBE PALM
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH , 2025
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
March 3, 2025
6:45 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat Newly Elected Board Member (Seat 3 &4)
- D. Establish Quorum
- E. Consider Resolution No. 2025-01 – Election of Officers.....Page 2
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. February 3, 2025 Regular Board Meeting.....Page 3
- I. Old Business
 - 1. Update Regarding Cameras Permit – Phase III
 - 2. Update Regarding Shed Permitting Pricing
 - 3. Update Regarding Monument Lighting Repairs.....Page 5
- J. New Business
 - 1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 6
- K. Administrative & Operational Matters
- L. Board Member & Staff Closing Comments
- M. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142117	593897	Print Legal Ad-IPL01948450 - IPL0194845		\$728.45	2	50 L

Attention: Laura J. Archer

Caribe Palm Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025024 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 113 th Passage, Miami, Florida 33170, at **6:45 p.m.** on the following dates:

October 7, 2024
November 4, 2024
December 2, 2024
February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 2, 2025
July 7, 2025
August 4, 2025

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 ensure 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
 IPL0194845
 Sep 20 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

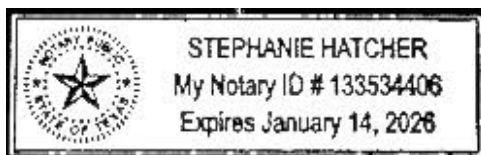
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 20th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Caribe Palm Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 4th day of March, 2025.

ATTEST:

**CARIBE PALM COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 3, 2025**

A. CALL TO ORDER

The February 3, 2025, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:50 p.m.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the February 3, 2025, Regular Board Meeting had been published in *The Miami Herald* on September 20, 2024, as part of the District’s Fiscal Year 2024/2025 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 (who arrived at 6:53 p.m.) and Robert Fox constituted a quorum and it was in order to proceed with the meeting.

Staff present: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.

Others in attendance: Ms. Alicen Gonzalez, Miami, FL.

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. January 20, 2025, Special Board Meeting

The minutes of the January 20, 2025, 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 Mr. Morales and unanimously passed approving the minutes of the January 20, 2025, Special Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Cameras Permit – Phase III

Mr. Silva advised that all information requested by Miami-Dade County had been submitted and was pending approval. A discussion ensued on whether the Board would want to await the approval of the permit from Miami-Dade County or proceed with the construction under the assumption the permit would be approved. The Board elected to wait until the approval has been received in order to avoid any future delays.

H. NEW BUSINESS

1. Discussion Regarding Purchase of a New Storage

Mr. Silva presented the three estimates received from Shed Depot, Amazon Sheds, and State of the Art Marble & Granite, respectively. A discussion ensued where certain specifications for the shed arose. The Board would like to proceed with a shed with a window, shelving, and properly permitted from Miami-Dade County. District Field Operations Staff will research and provide Mr. Silva with the adjusted proposals with final pricing. A discussion ensued after which;

A **motion** was made by Ms. Maseda, seconded by Ms. Nicieza and unanimously passed approving an amount not to exceed of \$5,500 for the purchase, installation and permitting of the storage shed.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative or operational matters to discuss at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no 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 Mr. Morales and unanimously passed adjourning the Regular Board Meeting at 7:15 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



LIGHTING SERVICES

YSMAINTENANCE.COM
786-344-6900

P.O. BOX 344262B
MIAMI, FL 33283

FOLLOW US ON
Instagram

BILLED TO:

YS LIGHTING SERVICES scenery.decor_holidaylighting@yahoo.com
Caribe Palm CDD info@yslightingservices.com

PROPOSAL

#202501-101

1.20.2025

ADDRESS: Caribe Palm CDD 2501 A Burns Road Palm Beach Gardens FL 33410

concept	Description	activity	valid for
PROPOSAL	LIGHTING.	Decoration (installation) Maintenance uninstallation	2 days
\$4'655.00	1-including.		

- Installation/maintenance).
- Type of lighting: spotlights.
- spotlights to illuminate the head of the palm trees (4) of the RGB type. product installation.
- quarterly cleaning of palm trees (leaves and seeds)

Instalación/mantenimiento). Tipo de iluminación: focos/focos para iluminar la cabeza de las palmeras (4) del tipo RGB./instalacion del producto./limpieza trimestral de palmeras (pencas y semillas)

TERMS AND CONDITIONS.

- 1-The installation and the product guarantee lighting that allows changing the color according to taste or time of year.
- 2-During the first year of installation, the replacement or failure of a light bulb is included.
- 3-During the first year of installation, the required color change (4 times) per year is offered free of charge. (If the owner wants to take the action of changing the colors on his own or in other words, control (this point #3 and number #2 are no longer valid and the guarantee is for 3 months).

Payment of the service:

Installation and 4 cleaning service contract for one year.

- Full payment for the installation.
- First cleaning.
- Every three months a fixed invoice for payment for the following nine months.
- For third parties / for accidents / for natural disasters (storms, hurricanes) / for theft / vandalism / or loss, we do not assume responsibility for either the products or the installation.

1-la intalacion y el producto garantiza una iluminacion que posibilita el cambio de color segun gusto o epoca del ano.//2-durante el primer ano de instalacion la sustitucion o falla de un foco esta incluida 3-durante el primer ano de intalacion el cabio de color requerido (4 veces) al ano lo ofrecemos free.(si el propietario quiere tomar la acción de cambia los colores por su cuenta o sea el control (este punto #3y el numero #2 deja de ser valido y la garantia es por 3 meses).//el pago del servicio:// instalacion y 4 servicio de limpieza contrato por un ano.// total pago por la instalacion.// primer de limpieza.//cada tres meses una factura fija de pago por los nueve meses posteriores.//por terceros/ por accidentes/por catástrofes naturales(tormentas huracanes)/ por robo/ vandalismo/o perdida no asumimos responsabilidad ni en productos ni en la instalacion.

NOTE .OPTION .

A SINGLE INITIAL PAYMENT OF \$2500.00 PLUS A MONTHLY PAYMENT OF \$400.00 IS CONSIDERED A RENTAL SERVICE FOR OUR PRODUCTS FOR THREE YEARS. THREE YEARS INCLUDE MAINTENANCE OF LIGHTS AND INSTALLATION AND CLEANING OF LEAVES AND SEEDS, PLUS 4 COLOR CHANGES FOR EVERY YEAR.

- with a penalty of \$2500.00 if the contract is broken in the first 12 months.
- with a penalty of \$1500 if the contract is broken before 24 months.
- with a penalty of \$500.00 if it is broken before 30 months.

NOTA //OPCION //UNPAGO UNICO INICIAL DE \$2500.00 MAS UN PAGO MENSUAL DE \$400.00 SE CONSIDERA UN SERVICIO DE RENTA DE NUESTROS PRODUCTOS POR TRES ANOS. TRES ANOS INCLUIDOS MANTENIMIENTO DE FOCOS E INSTALACION Y LIMPIEZA DE PENCAS Y SEMILLAS. MAS 4 CAMBIOS DE COLORES POR CADA ANOS.//con una penalidad de \$2500.00 si se rompe el contrato en los primeros 12 meses.//con una penalidad de \$1500 si rompe el contrato antes de los 24 meses.//con una penalidad de \$ 500.00 si se rompe antes de los 30 meses

-Terms and conditions:

Services are managed and processed by our company./ Deposits are non-refundable./ Final quote must be signed as approved by a board member or management, in addition to the initial 50%, (or full payment).

"YS Lighting Services"./I declare that the above is an agreement on terms and conditions, by stating that this quote is deemed an approved contract and authorized for execution. / both parties involved are responsible for their respective shares./ Total invoices (final 50%) are due within 30 days of your installation./ Beginning 30 days after completion of service or termination date (3% SURCHARGE ON THE AMOUNT DUE AND 5% FOR EACH CONSECUTIVE 30 DAY PERIOD FROM THE FIRST LATE PAYMENT)./ (After you accept the services and they are completed, your responsibility is not negotiable)./ The board of directors staff or responsible person must read this proposal before services are performed; (Terms are priceless)./ YS Lighting Services as the executing company and Caribe Palm CDD as the client or place of execution of this estimate..

signature
to validate

signed by----- and by -----

the day

month	day	Year	
01	20	2025	\$4'655.00

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Yoel Suarez, C.E.O.

THANK YOU

FOR CHOOSING YS MAINTENANCE SERVICES
FOR ALL YOUR PROPERTY CARE NEEDS.

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Caribe Palm Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 5, 2025 at 6:45 p.m. in the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 4th day of March, 2025.

ATTEST:

**CARIBE PALM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson