



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
JANUARY 12, 2026  
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**  
January 12, 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. December 1, 2025 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Update Regarding Electrical Outlets Installation
  - 2. Update Regarding Storm Drain Cleaning
- H. New Business
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57935	IPL0300856	Legal Ad - IPL0300856		1.0	66.0L

ATTENTION: Caribe Palm Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

### 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 January 12, 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 asilva@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**  
**PUBLISH: MIAMI HERALD**  
**01/02/26**  
IPL0300856  
Jan 2 2026

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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CARIBE PALM COMMUNITY  
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**PUBLISH: MIAMI HERALD**  
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**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 1, 2025**

**A. CALL TO ORDER**

The December 1, 2025, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:49 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 December 1, 2025, 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 Carmen Maseda, Hery Morales (who arrived at 7:19 p.m.), and Robert Cuenca 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.

**D. ADDITIONS OR DELETIONS TO AGENDA**

Mr. Silva added the following items:

- New Business, Item 1: Proposal for Entrance Feature Maintenance
- New Business, Item 2: Mailbox Kiosk Trash Can Replacements

**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. November 3, 2025, Regular Board Meeting**

The minutes of the November 3, 2025, 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. Martin unanimously passed approving the minutes of the November 3, 2025, Regular Board Meeting, as *presented*.

**G. OLD BUSINESS**

**1. Discussion Regarding Upgrades to Entrance Feature Lighting**

Mr. Jerez presented the proposal from E-Lighting for the installation of high voltage lighting to the entrance feature and the additional installation of outlets. A discussion ensued in which the Board

requested District staff to obtain two additional proposals and they will schedule a Special Board Meeting to compare and decide on how to proceed. District staff will seek two additional proposals and present them at the Special Board Meeting.

Mr. Silva then presented a proposal from YS Services for the cleanup of the palms at the entrance along with the installation of poinsettias. A discussion ensued after which:

A **motion** was made by Ms. Maseda, seconded by Ms. Martin approving the YS Services proposal for the cleaning up and installation of poinsettias in the entrance feature in the amount not to exceed amount \$1,585.

## **2. Discussion Regarding Stormwater Management System**

Mr. Jerez presented two additional proposals for the cleaning of the community's stormwater management systems from Top Dog and Vac It Up. The Board had previously reviewed the proposal from Raptor Vac Systems which happens to be the most economical. A discussion ensued in which the Board decided to table the cleaning of the stormwater management system until early next year, after the HOA completes the trimming of trees throughout the community.

## **H. NEW BUSINESS**

### **1. Proposal for Entrance Feature Maintenance**

Mr. Silva presented a proposal from State of the Art Marble for the repair and refurbishment of the entrance feature to the District. A discussion ensued in which the District Board decided to wait on making a decision on this until matter after the new lights have been installed.

### **2. Replacement of Trash Bins in Mailbox Kiosk**

Mr. Jerez presented three different options to replace the rusting trash bins at the mailbox kiosk. A discussion ensued after which the Board decided to replace the trash bins with the new version of the same type already in place.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Reminder: Ethics Training**

Mr. Jerez reminded the Board that their ethics training was due December 31, 2025, and Mr. Silva would send them reminders about the submittal.

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

There were no further comments at this time.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Maseda, seconded by Mr. Cuenca and unanimously passed adjourning the Regular Board Meeting at 8:02 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson