



CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JANUARY 12, 2026
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
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

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

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

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

**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.

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The 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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 01/02/26 Print

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District Manager

**CARIBE PALM COMMUNITY
DEVELOPMENT DISTRICT**
www.caribepalmcdd.org
PUBLISH: MIAMI HERALD
01/02/26
IPL0300856
Jan 2 2026

**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 113th 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.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson