



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 2, 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  
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**AGENDA**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
Silver Palms Mailbox Kiosk  
23020 SW 113<sup>th</sup> Passage  
Miami, Florida 33170  
**REGULAR BOARD MEETING**  
March 2, 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. February 2, 2026 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Electrical Outlets Installation
  - 2. Update Regarding Storm Drain Cleaning
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026-2027 Proposed Budget.....Page 4
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57935	IPL0273394	Legal Ad - IPL0273394	CDD - Fiscal Year 2025/2026 Reg Mtg Schedule	1.0	79.0L

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

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 6, 2025**
- November 3, 2025**
- December 1, 2025**
- February 2, 2026**
- March 2, 2026**
- April 6, 2026**
- May 4, 2026**
- June 1, 2026**
- July 6, 2026**
- August 3, 2026**

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 786-313-3667 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 305-313-3667 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)  
 IPL0273394  
 Sep 22 2025

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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 DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 2, 2026**

**A. CALL TO ORDER**

The February 2, 2026, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 7:10 pm 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 February 2, 2026, Regular Board Meeting had been published in the Miami Herald on September 22, 2025, 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 (via teleconference), Hery Morales, and Robert Cuenca constituted a quorum and it was in order to proceed with the meeting.

Staff present: Associate District Manager Pablo Jerez 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. January 12, 2026, Special Board Meeting**

The minutes of the January 12, 2026, Special Board Meeting were presented and the Board was asked if there were any changes. There being no changes, a **motion** was made by Mr. Morales, seconded by Ms. Nicieza unanimously passed approving the minutes of the January 12, 2026 Special Board Meeting, as *presented*.

**G. OLD BUSINESS**

**1. Update Regarding Electrical Outlets Installation**

Mr. Jerez presented the responses from Elighting as per the Board’s question from the previous meeting including the information of the length of warranty, color of the bulbs, and clarification on the wiring. The Board had more technical questions before deciding and are requesting a representative from Elighting attend the next Board meeting to clarify. Mr. Jerez will communicate their request to Elighting and coordinate their participation for the next meeting.

## **2. Update Regarding Storm Drain Cleaning**

Mr. Jerez informed the Board that the tree trimming project has not been completed by the Homeowner's Association yet. The Homeowner's Association expects to complete the project by the end of February 2026. The Board will wait for the next Board meeting on an update on the completion of the tree trimming project to commence the storm drain cleaning.

### **H. NEW BUSINESS**

There were no New Business items to report.

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

There were no Administrative or Operational Matters to report.

### **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 Mr. Cuenca seconded by Mr. Morales and unanimously passed adjourning the Regular Board Meeting at 7:17 pm

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2026-01**

**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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2026 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 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 2<sup>nd</sup> day of March, 2026.

**ATTEST:**

**CARIBE PALM  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Caribe Palm  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# **CONTENTS**

- I        PROPOSED BUDGET**
- II       DETAILED PROPOSED BUDGET**
- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	25,880
Maintenance Assessments	65,957
Debt Assessments	161,614
Other Revenues	0
Interest Income	1,920
<b>TOTAL REVENUES</b>	<b>\$ 255,371</b>
<b>EXPENDITURES</b>	
<b>Maintenance Expenditures</b>	
Engineering/Inspections	2,800
Engineering - Special Projects	0
Community Security	0
Security Cameras/MTE/Upkeep	12,000
FP&L Meter/Mailbox Area	4,200
Street/Roadway Drainage Maintenance	6,500
Pressure Cleaning	3,500
Holiday Lighting	10,000
Community Special Projects	8,000
Maintenance/Contingency	15,000
<b>Total Maintenance Expenditures</b>	<b>\$ 62,000</b>
<b>Administrative Expenditures</b>	
Supervisor Fees	11,000
Payroll Taxes (Employer)	842
Management	30,360
Secretarial And Field Operations	6,600
Legal	3,000
Assessment Roll	7,500
Audit Fees	3,500
Insurance	7,900
Legal Advertisements	4,500
Miscellaneous	1,600
Postage	300
Office Supplies	400
Dues & Subscriptions	175
Trustee Fees	4,150
Continuing Disclosure Fee	350
Website Management	1,750
<b>Total Administrative Expenditures</b>	<b>\$ 83,927</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 145,927</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 109,444</b>
Bond Payments	(151,917)
<b>BALANCE</b>	<b>\$ (42,473)</b>
County Appraiser & Tax Collector Fee	(5,069)
Discounts For Early Payments	(10,138)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (57,680)</b>
Carryover From Prior Year	57,680
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	47,901	34,178	25,880	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	57,661	57,659	65,957	Expenditures/.94
Debt Assessments	161,615	161,614	161,614	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	25,213	1,800	1,920	Interest Estimated At \$160 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 292,390</b>	<b>\$ 255,251</b>	<b>\$ 255,371</b>	
<b>EXPENDITURES</b>				
<b>Maintenance Expenditures</b>				
Engineering/Inspections	2,000	2,800	2,800	No Change From 2025/2026 Budget
Engineering - Special Projects	0	3,000	0	Line Item Eliminated
Community Security	4,588	6,000	0	Line Item Eliminated
Security Cameras/MTE/Upkeep	1,411	12,000	12,000	No Change From 2025/2026 Budget
FP&L Meter/Mailbox Area	0	4,200	4,200	No Change From 2025/2026 Budget
Street/Roadway Drainage Maintenance	0	4,200	6,500	\$2,100 Increase From 2025/2026 Budget
Pressure Cleaning	0	0	3,500	Pressure Cleaning
Holiday Lighting	0	0	10,000	Holiday Lighting
Community Special Projects	0	0	8,000	Community Special Projects
Maintenance/Contingency	17,412	22,000	15,000	\$7,000 Decrease From 2025/2026 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 25,411</b>	<b>\$ 54,200</b>	<b>\$ 62,000</b>	
<b>Administrative Expenditures</b>				
Supervisor Fees	11,200	11,000	11,000	Supervisor Fees
Payroll Taxes (Employer)	857	842	842	Supervisor Fees *7.65%
Management	30,360	30,360	30,360	No Change From 2025/2026 Budget
Secretarial And Field Operations	6,600	6,600	6,600	No Change From 2025/2026 Budget
Legal	0	4,000	3,000	\$1,000 Decrease From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	2,567	4,500	4,500	No Change From 2025/2026 Budget
Miscellaneous	2,180	1,500	1,600	\$100 Decrease From 2025/2026 Budget
Postage	392	300	300	No Change From 2025/2026 Budget
Office Supplies	283	400	400	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,148	3,850	4,150	\$300 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 78,520</b>	<b>\$ 83,927</b>	<b>\$ 83,927</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,931</b>	<b>\$ 138,127</b>	<b>\$ 145,927</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 188,459</b>	<b>\$ 117,124</b>	<b>\$ 109,444</b>	
Bond Payments	(354,080)	(151,917)	(151,917)	2027 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (165,621)</b>	<b>\$ (34,793)</b>	<b>\$ (42,473)</b>	
County Appraiser & Tax Collector Fee	(2,570)	(5,069)	(5,069)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,861)	(10,138)	(10,138)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (178,052)</b>	<b>\$ (50,000)</b>	<b>\$ (57,680)</b>	
Carryover From Prior Year	0	50,000	57,680	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (178,052)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	7,617	1,200	1,400	Projected Interest For FY 2026/2027
NAV Tax Collection	354,080	151,917	151,917	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 361,697</b>	<b>\$ 153,117</b>	<b>\$ 153,317</b>	
<b>EXPENDITURES</b>				
Principal Payments	94,000	97,000	85,000	Principal Payment Due In 2027
Interest Payments	55,880	50,180	42,056	Interest Payments Due In 2027
Bond Redemption	0	5,937	26,261	Bond Redemption
<b>TOTAL EXPENDITURES</b>	<b>\$ 149,880</b>	<b>\$ 153,117</b>	<b>\$ 153,317</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 211,817</b>	<b>\$ -</b>	<b>\$ -</b>	

**Note: Extraordinary Principal Payment For \$200,000 Was Made In November 2026.**

Series 2017 Bond Refunding Information

Original Par Amount =	\$1,870,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.5% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	May 2035		
Par Amount As Of 1/1/26 =	\$1,000,000		

## Caribe Palm Community Development District Assessment Comparison

	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative For Twenty Three Foot Lots	\$ 271.81	\$ 159.65	\$ 115.47	\$ 87.44
Maintenance For Twenty Three Foot Lots	\$ 194.80	\$ 194.80	\$ 194.80	\$ 222.83
Debt For <u>Twenty Three Foot Lots</u>	\$ 493.08	\$ 493.08	\$ 493.08	\$ 493.08
<b>Total For Twenty Three Foot Lots</b>	<b>\$ 959.69</b>	<b>\$ 847.53</b>	<b>\$ 803.35</b>	<b>\$ 803.35</b>
Administrative For Fifty Foot Lots	\$ 271.81	\$ 159.65	\$ 115.47	\$ 87.44
Maintenance For Fifty Foot Lots	\$ 194.80	\$ 194.80	\$ 194.80	\$ 222.83
Debt For <u>Fifty Foot Lots</u>	\$ 604.96	\$ 604.96	\$ 604.96	\$ 604.96
<b>Total For Fifty Foot Lots</b>	<b>\$ 1,071.57</b>	<b>\$ 959.41</b>	<b>\$ 915.23</b>	<b>\$ 915.23</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Twenty Three Foot Lots	156
<u>Fifty Foot Lots</u>	<u>140</u>
Total Units	296