



**CARIBE PALM
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 4, 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 & PUBLIC HEARING
May 4, 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. April 6, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
 - 1. Update Regarding Electrical Outlets Installation
 - 2. Update Regarding Storm Drain Cleaning
- I. New Business
 - 1. Discussion Regarding Security Camera Maintenance Plan
 - 2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

Publication Date
2026-04-14

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Caribe Palm Community
Development District

The Board of Supervisors (the "Board") of the Caribe Palm Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 4, 2026, at 6:45 p.m., or as soon thereafter as the meeting can be heard, at the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.caribepalmcdd.org) or by calling the District Manager's office at (786) 313-3661, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board Members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings and/or Public Hearings may be cancelled from time to time without advertised notice.

Caribe Palm Community
Development District
www.caribepalmcdd.org
IPL0327014
Apr 14,21 2026

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
April 6, 2026**

A. CALL TO ORDER

The April 6, 2026, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:55 p.m.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the April 6, 2026, 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, and Robert Cuenca 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 the deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public on items not on the agenda.

F. APPROVAL OF MINUTES

1. March 2, 2026, Regular Board Meeting

The minutes of the March 2, 2026, 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. Niciezaa and unanimously passed approving the minutes of the March 2, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Electrical Outlets

Mr. Silva presented a proposal from eLighting for electrical outlets and lighting improvements. The scope includes trenching, installation of outlets and handholes, electrical panel upgrades, and the addition of landscape lighting behind the mailbox area and within the tract adjacent to the lift station near the intersection of Southwest 113th Path and Southwest 229th Lane. The proposal totaled approximately \$34,245 and included a lifetime warranty on low-voltage fixtures and transformers, a three-year warranty on LED lamps and bulbs, and a five-year warranty on floodlights. 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 \$35,500 for the installation, pursuant to eLighting Estimate No. 11616, for lighting improvements within the District tracts.

2. Update Regarding Storm Drain Cleaning

Mr. Silva informed the Board that the Tree Trimming Project by the Silver Palm Homeowner's Association has not yet been completed and the approximate completion would be in May 2026. The Board tabled the approval of the cleaning of the storm drain until the Tree Trimming was completed.

H. NEW BUSINESS

1. Discussion Regarding Conflict in Interest (Sunshine Law)

Mr. Silva reminded the Board of the requirements of the Florida Sunshine Law and applicable ethics laws, emphasizing the importance of transparency and avoiding conflicts of interest. He advised that, in order to maintain fairness and compliance, all qualified vendors should be afforded an equal opportunity to submit proposals and participate in the bidding process.

Mr. Silva further noted that the filing of a Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (Memorandum of Voting Conflict) does not eliminate the requirement to follow proper procurement procedures or ensure equitable treatment of vendors. Providing all vendors with an opportunity to compete helps protect the integrity of the process and supports compliance with State statutes and District policies.

2. Discussion Regarding Security Camera Maintenance Plan

This discussion item was tabled.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections' office of the County in which they reside their individual 2025 Form 1 – Statement of Financial Interests prior to the July 1st deadline.

2. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026

Mr. Silva advised the Board that the three (3) seats whose terms were expiring in November 2026 were Seat #1 (Hery Morales), Seat #2 (Carmen Maseda), and Seat #5 (Robert Cuenca). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2026, through noon on June 12, 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member & Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Morales, seconded by Ms. Martin and unanimously passed adjourning the Regular Board Meeting at 7:43 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2026-04-14

Subcategory
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and Regular Board Meeting of the
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Development District

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Caribe Palm Community
Development District
www.caribepalmcdd.org
IPL0327014
Apr 14,21 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Caribe Palm Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 4th day of May, 2026.

ATTEST:

**CARIBE PALM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Caribe Palm
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	25,880
Maintenance Assessments	65,957
Debt Assessments	161,614
Other Revenues	0
Interest Income	1,920
TOTAL REVENUES	\$ 255,371
EXPENDITURES	
Maintenance Expenditures	
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
Total Maintenance Expenditures	\$ 62,000
Administrative Expenditures	
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
Total Administrative Expenditures	\$ 83,927
TOTAL EXPENDITURES	\$ 145,927
REVENUES LESS EXPENDITURES	\$ 109,444
Bond Payments	(151,917)
BALANCE	\$ (42,473)
County Appraiser & Tax Collector Fee	(5,069)
Discounts For Early Payments	(10,138)
EXCESS/ (SHORTFALL)	\$ (57,680)
Carryover From Prior Year	57,680
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDDGET
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
REVENUES				
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
TOTAL REVENUES	\$ 292,390	\$ 255,251	\$ 255,371	
EXPENDITURES				
Maintenance Expenditures				
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
Total Maintenance Expenditures	\$ 25,411	\$ 54,200	\$ 62,000	
Administrative Expenditures				
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 Increase 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
Total Administrative Expenditures	\$ 78,520	\$ 83,927	\$ 83,927	
TOTAL EXPENDITURES	\$ 103,931	\$ 138,127	\$ 145,927	
REVENUES LESS EXPENDITURES	\$ 188,459	\$ 117,124	\$ 109,444	
Bond Payments	(354,080)	(151,917)	(151,917)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (165,621)	\$ (34,793)	\$ (42,473)	
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
EXCESS/ (SHORTFALL)	\$ (178,052)	\$ (50,000)	\$ (57,680)	
Carryover From Prior Year	0	50,000	57,680	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (178,052)	\$ -	\$ -	

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

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
Total Revenues	\$ 361,697	\$ 153,117	\$ 153,317	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 149,880	\$ 153,117	\$ 153,317	
EXCESS/ (SHORTFALL)	\$ 211,817	\$ -	\$ -	

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 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 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
<u>Debt For Twenty Three Foot Lots</u>	<u>\$ 493.08</u>	<u>\$ 493.08</u>	<u>\$ 493.08</u>	<u>\$ 493.08</u>
Total For Twenty Three Foot Lots	\$ 959.69	\$ 847.53	\$ 803.35	\$ 803.35
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
<u>Debt For Fifty Foot Lots</u>	<u>\$ 604.96</u>	<u>\$ 604.96</u>	<u>\$ 604.96</u>	<u>\$ 604.96</u>
Total For Fifty Foot Lots	\$ 1,071.57	\$ 959.41	\$ 915.23	\$ 915.23

* 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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Caribe Palm Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 4^h day of May, 2026.

ATTEST:

**CARIBE PALM
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 5, 2026
November 2, 2026
December 7, 2026
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
June 7, 2027
July 5, 2027
August 2, 2027**

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.

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Meetings may be cancelled from time to time without advertised notice.

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www.caribepalmcdd.org

PUBLISH: MIAMI HERALD 00/00/2026