



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JUNE 1, 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**  
June 1, 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. May 4, 2026 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
  - 1. Update Regarding Electrical Outlets Installation
  - 2. Update Regarding Storm Drain Cleaning
- H. New Business
  - 1. Discussion Regarding Security Camera Maintenance Plan.....Page 6
- I. Administrative & Operational Matters
  - 1. Statement of Financial Interests – Form 1
  - 2. Announcing Certification of Registered Voters.....Page 7
  - 3. Announcing the Qualifying Period – Noon, Monday, June 8<sup>th</sup> – Noon, Friday, June 12<sup>th</sup>
- 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

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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 me on



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DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026  
REGULAR MEETING SCHEDULE**

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**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**

[www.caribepalmcdd.org](http://www.caribepalmcdd.org)

IPL0273394

Sep 22 2025

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 4, 2026**

**A. CALL TO ORDER**

The May 4, 2026, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:48 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 Regular Board Meeting had been published in the *Miami Herald* on September 22, 2025, as part of the District’s Fiscal Year 2026/2027 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 and Associate District Manager Pablo Jerez of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO AGENDA**

Mr. Silva requested to add Announcing Certification of Registered Voters to Administrative and Operational Matters

**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. April 6, 2026, Regular Board Meeting**

The minutes of the April 6, 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 Mr. Cuenca and unanimously passed approving the minutes of the April 6, 2026, Regular Board Meeting, as presented.

**The Regular Board Meeting was then recessed and the Public Hearing was opened at 6:50 p.m.**

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on April 14, 2026, and April 21, 2026 as legally required.

## **2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget**

Mr. Silva then opened the public comment portion of the public hearing. There were no comments regarding the Fiscal Year 2026/2027 Final Budget.

## **3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget**

Resolution No. 2026-02 was presented, entitled:

### **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.**

Mr. Silva stated that the resolution provides for approving and adopting the fiscal year 2026/2027 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **motion** was made by Mr. Morales, seconded by Ms. Martin and unanimously passed adopting Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

**There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 6:55 p.m. and simultaneously reconvened the Regular Board Meeting.**

## **H. OLD BUSINESS**

### **1. Update Regarding Electrical Outlets Installation**

Mr. Jerez advised the Board that the installation of the electrical outlets had commenced and that the majority of the boring work had been completed. He noted that the work would continue throughout the week, including the installation of lighting within the dog park area. Mr. Morales stated that he had received feedback from certain residents regarding the aesthetic appearance of the outlet locations and requested that beautification options be explored. District Staff acknowledged the request and advised that they would coordinate with eLighting to obtain potential enhancement options.

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

Mr. Silva informed the Board that, in coordination with the Homeowner's Association, District Staff assisted in obtaining preferred pricing for the cleaning of the storm drains located within the townhome alleyways on behalf of the Homeowner's Association. Mr. Silva also shared the before and after photographs provided by Raptor Vac Systems depicting the completed work. Mr. Jerez subsequently informed the Board that the Homeowner's Association anticipates completing the tree trimming work within the month, and as such, the cleaning of the remaining storm drains was tabled until the trimming activities are completed.

## **I. NEW BUSINESS**

**1. Discussion Regarding Security Camera Maintenance Plan**

This item was tabled.

**2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Resolution No. 2026-03 was presented, entitled:

**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.**

Mr. Jerez provided the purpose for the document. A discussion ensued after which:

A **motion** was made by Ms. Martin, seconded by Mr. Morales and passed unanimously adopting Resolution No. 2026-03, as presented.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Announcing Certification of Registered Voters**

Mr. Silva informed the Board that, pursuant to Section 190.006(3)(a)2.d., Florida Statutes, the District is required to annually determine and certify the number of qualified electors within the District based upon the official records maintained by the Supervisor of Elections Office. Mr. Silva then presented confirmation to the Board that the Caribe Palm Community Development District had received certification reflecting a total of 666 registered voters within the District.

**K. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Martin requested that District Staff look into replacing two trash receptacles located along the roadways that are beginning to show signs of rust and deterioration. District Staff acknowledged the request and advised that the matter would be reviewed.

Mr. Morales informed the Board that he has participated in three telephonic meetings with the local Commissioner’s office in an effort to have Miami-Dade County address and replace the raised and damaged sidewalks located throughout the community. Mr. Morales advised that he would continue coordinating with the County and keep the Board informed of any updates or progress regarding the matter.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Maseda, seconded by Ms. Martin and unanimously passed adjourning the Regular Board Meeting at 7:26 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



Attention:	Armando Silva	Project: Security System
Title:	Special District Services	Project: CCTV
	Caribe Palms Community Development District	P.O. Number:
Address:	2501 A Burns Rd	Invoice Number: W54229
	Palm Beach Gardens, FL 33410	Term: 30 days
Date:	Mar 15, 2026 8:00 AM	<----- Pending

## MAINTENANCE PLAN CARIBE PALMS

***** DESCRIPTION*****	QUANTITY	UNIT PRICE	COST
Remote Monitoring 24/7 for malfunction or system offline			0.00
Remote training as request, via zoom, team viewer, Anydesk or conference call			0.00
<b>Research video evidence in delinquency cases</b>			0.00
<b>ONLY with MDPD or any law enforcement DPTO.</b>			0.00
<b>Maintenance Cameras System (clean lens and contacts) every 4 months</b>			0.00
First montly personal maintenance Apr 15 2026			0.00
**** Next Personal Services Aug 2026. ****			0.00
Included 16 cameras			0.00
Labor Company rate 85 x H (min 3 hour) \$ 255.00	6	85.00	510.00
		Subtotal	\$510.00
<b>ADJUSTMENT EXEMPTION TAX FOR CDD</b>		0.00%	<b>\$0.00</b>
<b>Monthly Charge \$ 510.00 total at year \$ 6,120.00</b>		<b>TOTAL</b>	<b>\$510.00</b>
<b>Repair and New equipment are not included.</b>			

NOTE: Contractor agrees to perform the work and use the materials in accordance with the descriptions within this contract. Any alteration(s) from the above specifications and/or materials will be executed only upon written change and will be added to contract; total charges will be the revised total of the contract, for Internet or Smart Phone Monitoring. One Years Warranty, ONLY covers equipments malfunction from factory Damage under fire, heavy impact, vandalism or extreme weather conditions avoid warranty

Alex Reutlinger

Armando Silva

**Alina Garcia**  
Supervisor of Elections

2700 NW 87th Ave  
Miami, FL 33172



T 305-499-VOTE(8683)  
F 305-499-8501  
TTY 305-499-8480

[votemiamidade.gov](http://votemiamidade.gov)  
[@votemiamidade](https://twitter.com/votemiamidade)

April 29, 2026

Mr. Armando Silva  
Special District Services, Inc.  
2501 A Burns Road  
Suite A  
Palm Beach Gardens, FL 33410

Dear Mr. Armando Silva:

The Office of the Supervisor of Elections has completed a review of the area described as **Caribe Palm Community Development District**. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at [Michelle.McClain@votemiamidade.gov](mailto:Michelle.McClain@votemiamidade.gov).

Best regards,

Alina Garcia  
Supervisor of Elections  
Office of the Supervisor of Elections  
Miami-Dade County

Enclosure (2)

Alina Garcia  
Supervisor of Elections  
2700 NW 87th Ave  
Miami, FL 33172



T 305-499-VOTE(8683)  
F 305-499-8501  
TTY 305-499-8480  
votemiamidade.gov  
@votemiamidade

## CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Caribe Palm Community Development District**, as described in the attached **MAP**, has **666** voters.

Alina Garcia  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
APRIL, 2026

*Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.*



# Office of the Supervisor of Elections

2026 Caribe Palm CDD with Precincts

