



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
AUGUST 3, 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)  
786.313.3661 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**  
August 3, 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. July 6, 2026 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Update Regarding Electrical Updates
  - 2. Update Regarding Storm Drain Cleaning
  - 3. Update Regarding Security Camera Maintenance Plan.....Page 5
- H. New Business
  - 1. Discussion Regarding Holiday Lighting
- 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<br>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  
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 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.

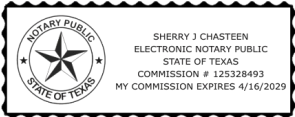
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
09/22/25 Print

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

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IPL0273394  
Sep 22 2025**

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

**A. CALL TO ORDER**

The July 6, 2026, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:47 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 indicating that notice of the July 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 Hery Morales, Carmen Maseda 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**

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. June 1, 2026 Regular Board Meeting**

The minutes of the June 1, 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. Martin and unanimously passed approving the minutes of the June 1, 2026, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Electrical Updates**

Mr. Jerez presented two proposals from eLighting for decorative plants and decorative rocks. A discussion ensued and the Board requested a sample installation of serissa hedges.

Mr. Jerez also presented a proposal from eLighting for the installation of outlet covers with locks. The Board determined the proposal was too costly and requested that District Staff seek another contractor to perform the installation.

A **motion** was made by Ms. Maseda, seconded by Mr. Morales and unanimously passed approving a not to exceed amount of \$420 for the installation of outlet covers with locks.

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

Mr. Jerez advised that Raptor Vac Systems had been delayed due to weather and had not yet been able to begin the storm drain cleaning. The cleaning is due to start this week, weather permitting.

## **H. NEW BUSINESS**

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

Mr. Jerez presented a proposal from ER Security Consulting for the monthly camera maintenance. A discussion ensued and the Board requested that District Staff seek an additional proposal from ADT to compare the camera monitoring services to be presented at the next meeting.

### **2. 2026 Legislative Update**

Mr. Jerez briefly went over the 2026 Florida legislative update.

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

There were no administrative or operational matters to come before the Board.

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

Mr. Morales requested that District Staff begin gathering proposals for the holiday lighting to be presented at the next meeting.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Martin, seconded by Ms. Maseda and unanimously passed adjourning the Regular Board Meeting at 7:35 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



# StrictForce Security Integrated Solutions

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## **Preventive Maintenance & Managed Surveillance Services Proposal**

Prepared for: Royal Palms HOA

### **Executive Summary**

#### **Welcome**

Thank you for the opportunity to submit this proposal on behalf of **StrictForce Security Integrated Solutions**.

We appreciate the opportunity to partner with the Royal Palms HOA to protect and maintain one of your community's most valuable assets your video surveillance infrastructure.

At StrictForce, we believe that a surveillance system should never be treated as a "set it and forget it" investment. Like any critical infrastructure, it requires proactive maintenance, continuous monitoring, routine inspections, and strategic planning to ensure it performs when it's needed most.

Our philosophy is simple:

**"The Smartest and Safest Choice You Can Make."**

That isn't just our slogan it's our commitment.

It represents our promise to deliver exactly what we say we will deliver.

In today's world, trust is earned through consistency, communication, and accountability. We believe in building long-term partnerships by being responsive, transparent, and proactive not simply reacting when equipment fails.

Our goal is to become an extension of your team by helping your Board protect its investment, minimize unexpected repair costs, maximize system reliability, and ensure your surveillance system continues operating at peak performance year after year.

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## Why StrictForce?

Unlike companies that simply install equipment and disappear, StrictForce provides **Managed Security Infrastructure Services** designed to keep your surveillance system healthy, secure, and operational.

Our maintenance program includes:

- Quarterly preventive maintenance inspections
- Professional camera lens cleaning
- Camera performance verification
- Recording and playback testing
- Point-to-point wireless network testing
- Cybersecurity and firmware reviews
- Storage and NVR health checks
- Remote diagnostics and troubleshooting
- Detailed System Health Reports
- Annual Executive Review with the Board
- Long-term infrastructure planning and budgeting recommendations

Rather than waiting for failures to occur, we identify potential issues before they become costly problems.

StrictForce Security Integrated Solutions proposes a proactive maintenance program to maximize uptime, extend equipment life, and provide predictable budgeting for the HOA. The current environment consists of approximately 14 Hikvision IP cameras with point-to-point wireless infrastructure and related network equipment.



## Initial System Assessment

One-Time Comprehensive Assessment: \$950

- Inspect all cameras, NVR, network equipment, wireless bridges, power supplies, and enclosures.
- Verify recording, playback, storage, remote access, firmware, image quality, and camera positioning.
- Deliver a written findings report with prioritized recommendations.
- Repairs, replacement parts, and upgrades are quoted separately.

Special Offer: Assessment fee is waived with any signed 12-month maintenance agreement.

## Service Plans

| Feature                          | GOOD<br>\$349/mo | BETTER<br>(Recommended)<br>\$449/mo | BEST<br>\$549/mo |
|----------------------------------|------------------|-------------------------------------|------------------|
| Quarterly Preventive Maintenance | ✓                | ✓                                   | ✓                |
| Lens Cleaning                    | ✓                | ✓                                   | ✓                |
| Remote Support                   | Business Hours   | Priority                            | Priority         |
| Guaranteed Response              | 72 Hours         | 48 Hours                            | 24 Hours         |
| Discounted Labor                 |                  | ✓                                   | ✓                |
| Emergency Labor Visit            |                  |                                     | 1 Included/Year  |
| Annual System Optimization       |                  | ✓                                   | ✓                |

## Quarterly Maintenance Checklist

- Clean camera lenses and housings
- Verify recording on every camera
- Test playback and storage retention
- Inspect point-to-point wireless links
- Check firmware and cybersecurity updates
- Inspect mounting hardware and weather seals
- Document deficiencies and recommendations

## System Health Scorecard

Each visit includes a score (0-100) for:

- Camera Health
- Recording Integrity
- Network Infrastructure
- Storage Health
- Physical Condition
- Overall System Rating

## Annual Executive Review

One annual meeting with HOA representatives to review system performance, maintenance history, recommendations, budgeting, and future improvements.

## Terms

Response times begin after service request acknowledgment. Parts are billed separately. Damage from storms, vandalism, utility outages, ISP failures, or third-party systems is excluded. Recommended agreement term: 12 months.

## Next Steps

1. Perform Initial Assessment (included)
2. Deliver Findings Report
3. Approve Repairs (if required)
4. Begin Quarterly Preventive Maintenance Program