

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Palace at Coral Gables Community Development District was called to order on Thursday, July 24, 2025, at 11:00 a.m. at 10850 SW 113th Place, Miami, FL 33176.

Board Members present:

Oscar Roiz
Maria Morales
Adam Rosenblum

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jane Gaarlandt
Kwame Jackson
Rick Montejano
Gabriella Fernandez Perez

PFM Group Consulting LLC
PFM Group Consulting LLC (via phone)
PFM Group Consulting LLC (via phone)
BCMLRA, P.A.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes
of the April 24, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the minutes of the April 24, 2025, Board of Supervisors' Meeting.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved the minutes of the April 24, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Review of Number of
Registered Voters**

Ms. Gaarlandt noted there are 152 registered voters within the District as of April 15, 2025.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2025-03, Adopting an Annual**

**Meeting Schedule for Fiscal
Year 2025-2026**

Ms. Gaarlandt reviewed the annual meeting schedule and noted the meetings will remain as quarterly meetings, on the fourth Thursday of the month. It was noted that meetings can be adjusted if needed.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved Resolution 2025-03, Adopting an Annual Meeting Schedule for Fiscal Year 2025-2026.

SIXTH ORDER OF BUSINESS

**Public Hearing on the
Adoption of the District's
Annual Budget**

- **Public Comments and
Testimony**
- **Board Comments**
- A. Consideration of
Resolution 2025-04,
Adopting the Fiscal
Year 2026 Budget and
Appropriating Funds**

Ms. Gaarlandt stated that the Public Hearing had been noticed per statutory requirements.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

There were no public comments at this time.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

It was noted that the overall budget for the upcoming fiscal year is unchanged from the current fiscal year.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved Resolution 2025-04, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year
2026 Budget Funding
Agreement**

Ms. Gaarlandt noted this is in similar form to the agreement in place for the current year and provides for the Developer funding the budget.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved the Fiscal Year 2026 Budget Funding Agreement.

EIGHTH ORDER OF BUSINESS**Review and Acceptance of the
Fiscal Year 2024 Audit Report**

Ms. Gaarlandt noted the report was reviewed by the Chair and Staff prior to submittal and is a clean audit.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District accepted the Fiscal Year 2024 Audit Report.

NINTH ORDER OF BUSINESS**Ratification of Funding
Request Nos. 177 – 178**

The Board reviewed the funding requests.

Ms. Gaarlandt noted these are for standard District expenses.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District ratified Funding Request Nos. 177-178.

TENTH ORDER OF BUSINESS**Review of District's Financial
Position**

The Board reviewed the District Financials as of June 2025.

Ms. Gaarlandt reviewed the percentage spent to date.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel –

- Legislative Memorandum

Ms. Fernandez Perez introduced herself and gave an overview of the legislative updates. These included updates on public records, bond issuance, rule adoption, synthetic turf, and stolen valor provisioning. She noted that the Ethics Committee can penalize the Board for not completing their Form 1 and required Ethics Training. Ms. Gaarlandt noted that District Management keeps track of this.

There was brief discussion regarding Form 1 filing and Ethics Training. It was noted that everything is now done online.

District Manager –

- Interlocal Agreement

Ms. Gaarlandt presented the agreement noting it allows meeting notices to be placed on the County's website, instead of the newspaper. However, in other District's, it has been more expensive than noticing in the newspaper.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved the Interlocal Agreement, subject to the final cost being less than noticing in the newspaper, and authorized the Chair to execute.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments & Adjournment

There was no further business to discuss.

On Motion by Mr. Roiz, seconded by Mr. Rosenblum with all in favor, the July 24, 2025, Board of Supervisors' Meeting of the Palace at Coral Gables Community Development District was adjourned.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson