

**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, October 23, 2025, at 11:01 a.m. at 10850 SW 113th Place, Miami, FL 33176.

Board Members present:

Oscar Roiz
Sam Montenegro
Maria Morales
Adam Rosenblum

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Kwame Jackson
Kristin Lasky
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

Mr. Jackson noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

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

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

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
2026-01, Adopting Goals,
Objectives, Performance
Measures, Standards and
Annual Reporting**

Mr. Jackson noted this is an annual statutory requirement. These are all items the District does on a regular basis. These goals and objectives are for Fiscal Year 2026.

It was noted the District has met all of the goals and objectives for Fiscal Year 2025. The Board approved authority to the Chair to execute the reporting form for Fiscal Year 2025.

On motion by Mr. Montenegro, seconded by Mr. Roiz, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved Resolution 2026-01, Adopting Goals, Objectives, Performance Measures, Standards and Annual Reporting, and Giving Authority to the Chair to Execute the Reporting Form for Fiscal Year 2025.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2026-02, Adopting a Revised
Fiscal Year 2025 O&M Budget**

Mr. Jackson noted this adjusts the line items based on actual expenses, but does not increase the overall budget. This is for auditing purposes. Mr. Jackson reviewed the adjustments.

It was noted the District ended the fiscal year under 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 Resolution 2026-02, Adopting a Revised Fiscal Year 2025 O&M Budget.

SIXTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2025 Auditor Engagement
Letter**

Mr. Jackson noted this letter was reviewed by District Counsel. It is the standard engagement letter, and the amount was previously approved.

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 2025 Auditor Engagement Letter.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2026 Arbitrage Services
Engagement Letter - Series
2011 Bonds**

Mr. Jackson noted this is an annual requirement. The terms and costs are in line with the previous years.

On motion by Mr. Roiz, seconded by Mr. Montenegro, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved the Fiscal Year 2026 Arbitrage Services Engagement Letter – Series 2011 Bonds.

EIGHTH ORDER OF BUSINESS

**Review and Acceptance of
Fiscal Year 2025 Arbitrage
Report - Series 2011 Bonds**

Mr. Jackson noted this is an annual requirement and this is a clean report with no cumulative rebate arbitrage liability.

There was brief discussion regarding the arbitrage impact. Mr. Montejano gave an overview of how interest rates could impact arbitrage.

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 2025 Arbitrage Report – Series 2011 Bonds.

NINTH ORDER OF BUSINESS

**Ratification of Fiscal Year
2025 Arbitrage Services
Engagement Letter - Series
2011 Bonds**

Mr. Jackson noted this was approved by the Chair and is for ratification.

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 the Fiscal Year 2025 Arbitrage Services Engagement Letter – Series 2011 Bonds.

TENTH ORDER OF BUSINESS

**Ratification of Funding
Request Nos. 179 – 182**

The Board reviewed the funding requests.

Mr. Jackson 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. 179-182.

ELEVENTH ORDER OF BUSINESS

Review of District's Financial Position

The Board reviewed the District Financials as of September 2025.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Fernandez Perez reminded the Board of their required annual four-hour ethics training. This is due December 31. Mr. Jackson will send out the training links.

District Manager –

Mr. Jackson noted the next Board Meeting is scheduled for January 22, 2026. All Form 1 obligations have been met.

District Engineer –


No report.

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. Montenegro with all in favor, the October 23, 2025, Board of Supervisors' Meeting of the Palace at Coral Gables Community Development District was adjourned at 11:17 a.m.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson