

**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, April 23, 2026, at 11:00 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:

Jane Gaarlandt
Kwame Jackson
Rick Montejano
Gabriella Fernandez Perez

PFM MS LLC
PFM MS LLC
PFM MS 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

**Ratification of Agenda Items
Approved and Adopted During
the October 23, 2025, Board of
Supervisors' Meeting**

Mr. Jackson noted there were last minute changes to the call-in information at the October 23, 2025, meeting. This agenda item was at the recommendation of District Counsel.

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 Agenda Items Approved and Adopted during the October 23, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes
of the October 23, 2025, Board
of Supervisors' Meeting**

The Board reviewed the minutes.

On motion by Mr. Montenegro, 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 October 23, 2025, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

**Review of Number of
Registered Voters**

Mr. Jackson noted the letter has not been received yet. As of last year, there were 152 registered voters within the District.

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of District
Counsel Fee Adjustment
Letter**

Ms. Fernandez Perez noted the current fee structure has been in place since 2010. The new fee structure will be implemented on October 1, 2026. She provided an overview of the fee adjustments.

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 District Counsel Fee Adjustment Letter.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2025-03, Approving a
Preliminary Budget for Fiscal
Year 2026 and Setting a Public
Hearing Date**

Mr. Jackson noted the recommended date for the Public Hearing is July 23, 2026.

Mr. Roiz commented regarding the District Engineer's fees.

Ms. Gaarlandt noted the required 5-year storm water system analysis is coming up in a couple of years and the recommendation is to set aside a portion of that fee within this fiscal year.

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 Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date for July 23, 2026.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Board Member Seats for the 2026 General Election

Mr. Jackson noted that Seat 1, Seat 2, and Seat 5 will run in the General Election. The qualifying period will be the week of June 8th, 2026. All information goes through the Supervisor of Elections.

Ms. Gaarlandt gave an overview of the process. It was noted if no one runs, the Seats remain as holdovers.

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, Designating Board Member Seats for the 2026 General Election.

NINTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2025 Audit Report

The Board reviewed the report.

Mr. Jackson noted the report has been reviewed by the Chair and District Counsel. It was a standard and clean audit.

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 accepted the Fiscal Year 2025 Audit Report.

TENTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 183 – 186

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 approved Funding Request Nos. 183-186.

ELEVENTH ORDER OF BUSINESS

Review of District's Financial Position

The Board reviewed the District Financials as of February 2026.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Fernandez Perez reminded the Board of their required Form 1 due July 1. It was noted the General Election requires a hard copy of the Form 1.

District Manager –

- **Legal Notices on the County Website**
- **Next Meeting: July 23, 2026**

Mr. Jackson gave an update on the legal notices. The County has been difficult to contact regarding posting on their website. Notices are still being posted in the newspaper.

There was brief discussion regarding the Community News newspaper. Mr. Jackson will follow up.

It was noted the next Board Meeting is scheduled for July 23, 2026. This will include approval of the final budget.

Ms. Gaarlandt reminded the Board of the required annual 4-hour Ethics Training due December 31. Once completed, the Board is advised to send a confirmation note to District Management.

There was brief discussion regarding Ethics Training.

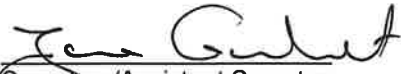
District Engineer – No report.

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. Rosenblum with all in favor, the April 23, 2026, Board of Supervisors' Meeting of the Palace at Coral Gables Community Development District was adjourned at 11:16 a.m.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson