

**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 25, 2024, at 11:05 a.m. at 10850 SW 113<sup>th</sup> Place, Miami, FL 33176.

Board Members present:

Oscar Roiz  
Adam Rosenblum  
Maria Morales

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jane Gaarlandt  
Kwame Jackson  
Rick Montejano  
Gregory George

PFM Group Consulting LLC  
PFM Group Consulting LLC (via phone)  
PFM Group Consulting LLC (via phone)  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THRID ORDER OF BUSINESS**

**Consideration of the Minutes  
of the October 26, 2023, Board  
of Supervisors' Meeting**

The Board reviewed the minutes of the October 26, 2023, 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 October 26, 2023, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-01, Electing Officers**

Ms. Gaarlandt reviewed the current slate of officers, proposing to add additional Assistant Treasurers.

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 2024-01, Electing Officers with Mr. Oscar Roiz as Chairperson, Mr. Sam Montenegro as Vice Chairperson, Ms. Jane Gaarlandt as Secretary, Mr. Zack Shaham, Mr. Adam Rosenblum, Ms. Maria Morales, and Mr. Kwame Jackson as Assistant Secretaries, Ms. Jennifer Glasgow as Treasurer, and Ms. Amanda Lane, Mr. Rick Montejano, Ms. Verona Griffith, and Ms. Amy Champagne as Assistant Treasurers.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-02, Designating  
Authorized Signatories for the  
District's Bank Account(s)**

Ms. Gaarlandt presented the resolution, outlining designated signatories for the District.

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 Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s) to include the Chair, Secretary, Treasurer, and Assistant Treasurer(s).

**SIXTH ORDER OF BUSINESS**

**Review of Number of  
Registered Voters**

Ms. Gaarlandt stated that they have requested of the Supervisor of Elections for Miami-Dade County the number of registered voters in the District but have not yet received the results.

The item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Appointment of Auditor  
Selection Committee**

Ms. Gaarlandt noted that the Board has traditionally selected itself as the Auditor Selection Committee.

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 appointed the Board itself as the Auditor Selection Committee.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-03, Adopting a Revised  
Budget for Fiscal Year 2023**

Ms. Gaarlandt stated that the overall budget total remained unchanged, but there were changes to line items.

Mr. Montejano stated that the amended budget included an increase to the arbitrage line of \$6,000.00.

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 2024-03, Adopting a Revised Budget for Fiscal Year 2023.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-04, Approving a  
Preliminary Budget for Fiscal  
Year 2025 and Setting a Public  
Hearing Date Thereon**

Ms. Gaarlandt stated that there was a slight increase to the overall budget from Fiscal Year 2024. She noted increases in the District Management and Legal Advertising line items.

There was discussion regarding options for legal publications.

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 2024-04, Approving a Preliminary Budget for Fiscal Year 2025 and Setting a Public Hearing Date of July 25, 2024, at 11:00 a.m. at 10850 SW 113 Place, Miami, FL 33176.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-05, Designating Board  
Member Seats for the  
Upcoming 2024 General  
Election**

Ms. Gaarlandt presented the resolution and noted that Seats 3 and 4 are up for general election.

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 Resolution 2024-05, Designating Board Member Seats for the Upcoming 2024 General Election.

**ELEVENTH ORDER OF BUSINESS**

**Review and Acceptance of the  
Fiscal Year 2023 Audit Report**

The item was tabled to the next meeting, pending receipt of the draft audit report.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Funding  
Request Nos. 161 – 165**

The Board reviewed the funding requests.

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. 161 – 165.

**THIRTEENTH ORDER OF BUSINESS**

**Review of District's Financial  
Position**

The Board reviewed the District Financials.

Ms. Gaarlandt stated the District was just over \$21,000.00 in expenditures. No action was required by the Board.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel** – Mr. George reminded the Board of the required ethics training.

There was discussion on the procedure and logistics of the trainings.

**District Manager** – Ms. Gaarlandt stated that the next meeting will be July 25, 2024.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and  
Audience Comments &  
Adjournment**

There were no Supervisor requests or audience comments.

With no further business to discuss, Ms. Gaarlandt suggested a motion to adjourn.

On Motion by Mr. Roiz, seconded by Mr. Rosenblum with all in favor, the April 25, 2024 Board of Supervisors' Meeting of the Palace at Coral Gables Community Development District was adjourned at approximately 11:26 a.m.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson