

**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 27, 2023, at 11:01 a.m. at 10850 SW 113 Place, Miami, FL 33176.

Board Members present:

Oscar Roiz	Chairman
Sam Montenegro	Vice Chairman
Maria Morales	Board Member

Also present were:

Jane Gaarlandt	PFM	
Kwame Jackson	PFM	(via phone)
Rick Montejano	PFM	(via phone)
Gregory George	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 Minutes of
the May 25, 2023, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the May 25, 2023 Board of Supervisors' Meeting.

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 minutes of the May 25, 2023 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
2023-04, Adopting an Annual
Meeting Schedule for Fiscal
Year 2024**

Ms. Gaarlandt noted the schedule reflects continuing the current schedule with quarterly meetings on the 4th Thursday of the month.

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 2023-04, Adopting an Annual Meeting Schedule for Fiscal Year 2024.

FIFTH ORDER OF BUSINESS

**Public Hearing on the
Imposition of Non-Ad Valorem
Assessments**

- **Public Comments and Testimony**
- **Board Comments**
- A. **Consideration of Resolution 2023-05, Levying Non-Ad Valorem Assessments (provided under separate cover)**

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 opened the public hearing.

There were no members of the public present.

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 closed the public hearing.

There were no Board comments.

Ms. Gaarlandt noted that the exhibit to the resolution is the amended version of the updated Assessment Methodology which was presented to the Board at the previous meeting.

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 2023-05, Levying Non-Ad Valorem Assessments.

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 2023-06,
Adopting the Fiscal
Year 2024 Budget and
Appropriating Funds**

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 opened the public hearing.

There were no members of the public present.

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 closed the public hearing.

Ms. Gaarlandt noted that there were no changes to the proposed budget previously approved by the Board.

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 2023-06, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2024 Funding Agreement**

Ms. Gaarlandt noted the agreement was in the same form as the agreement in place for the current 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 the Fiscal Year 2024 Funding Agreement.

EIGHTH ORDER OF BUSINESS

**Review and Acceptance of
Fiscal Year 2022 Audited
Financial Statements**

This item was tabled.

NINTH ORDER OF BUSINESS

**Consideration of Funding
Request Nos. 156 - 157**

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 Funding Request Nos. 156 - 157.

TENTH ORDER OF BUSINESS

**Review of District's Financial
Position**

The Board reviewed the District Financials. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

Attorney – Mr. George stated that the Board will be required to take four hours of ethics training starting January 1, 2024.

Manager – Ms. Gaarlandt stated she had a request from the Board concerning Disclosure Services and asked if PFM could take over those services from DAC.

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 PFM to take over Disclosure Services from DAC

TWELFTH 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. Montenegro, seconded by Mr. Roiz with all in favor, the July 27, 2023 Board of Supervisors' Meeting of the Palace at Coral Gables Community Development District was adjourned.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson