



**SILVER PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 17, 2025
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.silverpalmscdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
Regular Board Meeting
March 17, 2025
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Welcome and Seat Incumbent Lisa Riley to Seat #3 and Administer Oath of Office
- E. Declare Vacancy to Seats #1 (Currently a Vacant Seat)
- F. Consider Appointments to Vacancy in Seat #1 & Administer Oath of Office
- G. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. October 21, 2024 Regular Board Meeting Minutes.....Page 2
- K. Old Business
- L. New Business
 - 1. Consider Resolution No. 2025-01 – Approving a Proposed Budget for FY 2025/2026.....Page 6
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 13
 - 3. Update on the Landshore Enterprises, Erosion Control and Shoreline Restoration Project
 - 4. Ratify and Approval Turf Proposal for Trimming of Palms and Oak Trees.....Page 15
 - 5. Ratify and Approve Turf Proposal for Clusia Installation at Median on SW 232 Terrace.....Page 16
- M. Administrative Matters
 - 1. Financial Update.....Page 17
- N. Board Members/Staff: Additional Comments/Requests
- O. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142055	599698	Print Legal Ad-IPL01979940 - IPL0197994	Fiscal Year 2024/2025 Mt	\$714.20	2	48 L

Attention: Laura J. Archer

Silver Palms Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AND FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Silver Palms
Community Development District will hold Regular Meetings for the Fiscal Year
2024/2025 at 6:00 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay
located at 10701 SW 211th Street, Cutler Bay, Florida 33189, on the following
dates:

**October 21, 2024
March 17, 2025
May 19, 2025
August 18, 2025**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to the time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT

www.silverpalmsccd.org

PUBLISH: MIAMI HERALD 10/10/24
IPL0197994
Oct 10 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared:
Mary Castro, who on oath says that he/she is CUSTODIAN
OF RECORDS of The Miami Herald, a daily newspaper
published at Miami in Miami-Dade County, Florida; that
the attached copy of the advertisement that was
published was published in said newspaper in the issue
(s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

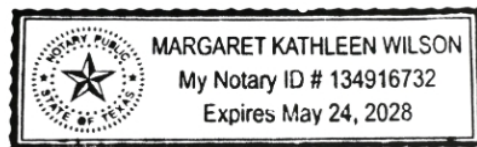
Affiant further says that the said Miami Herald is a
newspaper published at Miami, in the said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day and has been entered a second
class mail matter at the post office in Miami, in said
Miami-Dade County, Florida, for a period of two years
next preceding the first publication of the attached copy
of advertisement; and affiant further says that he/she
has neither paid or promised any person, firm or
corporation any discount, rebate, commission or refund
for the purpose of securing this advertisement for
publication in the said newspaper(s). The McClatchy
Company complies with all legal requirements for
publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of
October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2024**

A. CALL TO ORDER

The October 21, 2024, Regular Board Meeting of the Silver Palms Community Development District (the “District”) was called to order at 6:01 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairperson Lisa Riley and Supervisors Omar Reyes, Bryan Riley (via telephone) and Ashley Riley.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Angel Camacho of Alvarez Engineers, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 19, 2024, Regular Board Meeting

Mrs. Perez presented the minutes of the August 19, 2024, Regular Board Meeting and recommended approval.

A MOTION was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously approving the minutes of the August 19, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Erosion Control and Shoreline Restoration Project

a. Alvarez Engineers, Inc. Presentation of Bid Analysis and Proposals

Mr. Camacho provided an overview of the bid analysis and proposals for the Erosion Control and Shoreline Restoration Project and addressed the shoreline methods of repair being proposed by both contractors.

b. Consider Award for Erosion Control and Shoreline Restoration Project

After reviewing the bid packages and rankings followed by recommendations, Mr. Camacho recommended that the project be awarded to Landshore Enterprises by selecting the option that covers both Priority 1 and 2 at the same time for the proposed price of \$556,232.71. It was indicated that a Performance and Payment Bond would be recommended for this project.

Company Name	Company Evaluation Score	Bid Price	Ratio Evaluation/Bid Amount	Ranking Based on Ratio
SOLitude Lake Management	90,000	\$ 512,324.56	0.1757	2
Landshore Enterprises	98,000	\$ 556,232.71	0.1762	1
N/A	0			

The Board reviewed the two (2) companies that provided proposals for this project, presenting costs for three options consisting of: Priority 1, Priority 2 and lastly, both Priority 1 and 2. The Board selected Priority 1 and 2 at the same time, as recommended by the District Engineer and consistent with the following costs:

Landshore Enterprises LLC	\$556,232.71 with a twenty (20) year warranty
Solitude Lake Management	\$512,324.56 with a five (5) year warranty

Mrs. Perez noted that the Bond Funds allocated for this project were \$480,000 that would be available to pay for said project. She further noted that any additional cost would come from the interest that had been accrued and if needed, the general expense account.

A discussion ensued after which the following motion was made:

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Omar Reyes and unanimously passed accepting the ranking of the bids, as presented by the District Engineer Angel Camacho, for the Erosion Control and Shoreline Restoration Project (the "Project"), as outlined in the proposal documents kept on file, in the order as follows:

Ranked #1 Landshore Enterprises, LLC, with a score of 98,000, and bid amount of \$556,232.71.
Ranked #2 Solitude Lake Management, with a score of 90,000, and bid amount of \$512,324.56.

further accepting and receiving the bids and rankings in the order provided above and further directing the District Engineer to negotiate an agreement with Landshore Enterprises on behalf of the District; and further authorizing and directing the agreement be prepared by the District Engineer and reviewed by District Counsel and the District Manager prior to finalization; and simultaneously,

directing District Staff engage the services of Landshore Enterprises and execute an agreement for this project on behalf of the District.

District management will advise the Board via email once the project start date has been confirmed.

2. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2024-07, entitled:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ashly Riley, seconded by Supervisor Omar Reyes and unanimously passed adopting Resolution No. 2024-07, adopting a Fiscal Year 2023/2024 Amended Budget.

3. Consider Ratification and Approval of Turf Proposal for Vegetation Removal

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Omar Reyes and passed unanimously ratifying and approving the Turf Proposal dated August 21, 2024, for vegetation removal on District owned common areas located near 22967 SW 109 Avenue in the amount of \$425.00.

This work was approved by the Chair and has since been completed.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials provided in the meeting materials and briefly went over them. Available funds as of September 30, 2024, were \$223,855.62.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously ratifying and approving the financials, as presented.

2. Accept and Receive 2024 Engineer’s Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting materials.

A **MOTION** was made by Supervisor Ashely Riley, seconded by Supervisor Lisa Riley and passed unanimously accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

J. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

There were no further comments.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned on a **MOTION** made by Supervisor Lisa Riley, seconded by Supervisor Ashley Riley and passed unanimously adjourning the meeting at 6:18 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Silver Palms Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 19, 2025 at 6:00 p.m. in the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 17th day of March, 2025.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Silver Palms Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	63,283
Maintenance Assessments	42,771
Debt Assessments	193,202
Interest Income	1,200
TOTAL REVENUES	\$ 300,456
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn Maintenance/Landscaping	27,000
Aquatic Maintenance	2,000
Maintenance/District Improvements	4,205
Engineering/Inspections	3,000
Contingency/Reserve	4,000
TOTAL MAINTENANCE EXPENDITURES	40,205
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	420
Management	21,516
Secretarial	2,700
Legal	9,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	3,000
Miscellaneous	800
Postage	250
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	4,250
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,061
TOTAL EXPENDITURES	\$ 104,266
REVENUES LESS EXPENDITURES	\$ 196,190
Debt Payments	(181,610)
BALANCE	\$ 14,580
County Appraiser & Tax Collector Fee	(5,985)
Discounts For Early Payments	(11,970)
Excess/ (Shortfall)	\$ (3,375)
Carryover Funds From Prior Year	3,375
Net Excess/ (Shortfall)	\$ -

DETAILED PROPOSED BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	63,896	63,309	63,283	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	42,771	42,771	42,771	Expenditures /.94
Debt Assessments	193,202	193,202	193,202	Bond Payments/.94
Interest Income	12,716	600	1,200	Estimated At \$100 Per Month
TOTAL REVENUES	\$ 312,585	\$ 299,882	\$ 300,456	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn Maintenance/Landscaping	22,759	27,000	27,000	No Change From 2024/2025 Budget
Aquatic Maintenance	2,000	2,000	2,000	No Change From 2024/2025 Budget
Maintenance/District Improvements	0	4,205	4,205	No Change From 2024/2025 Budget
Engineering/Inspections	2,435	3,000	3,000	No Change From 2024/2025 Budget
Contingency/Reserve	8,800	4,000	4,000	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	35,994	40,205	40,205	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,600	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	352	420	420	Projected At 8% Of Supervisor Fees
Management	20,316	20,916	21,516	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2024/2025 Budget
Legal	8,290	9,000	9,000	No Change From 2024/2025 Budget
Assessment Roll	3,500	3,500	3,500	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,721	2,000	3,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	524	900	800	\$100 Decrease From 2024/2025 Budget
Postage	187	250	250	No Change From 2024/2025 Budget
Office Supplies	415	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,246	4,100	4,250	\$150 Increase From 2024/2025 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 60,020	\$ 62,111	\$ 64,061	
TOTAL EXPENDITURES	\$ 96,014	\$ 102,316	\$ 104,266	
REVENUES LESS EXPENDITURES	\$ 216,571	\$ 197,566	\$ 196,190	
Debt Payments	(184,079)	(181,610)	(181,610)	2026 Principal & Interest Payments
BALANCE	\$ 32,492	\$ 15,956	\$ 14,580	
County Appraiser & Tax Collector Fee	(2,883)	(5,985)	(5,985)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,254)	(11,971)	(11,970)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 18,355	\$ (2,000)	\$ (3,375)	
Carryover Funds From Prior Year	0	2,000	3,375	Carryover Funds From Prior Year
Net Excess/ (Shortfall)	\$ 18,355	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,912	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	184,079	181,610	181,610	Maximum Debt Service Collection
Total Revenues	\$ 187,991	\$ 182,010	\$ 182,610	
EXPENDITURES				
Principal Payments	110,000	115,000	121,000	Principal Payment Due In 2026
Interest Payments	61,843	65,764	60,159	Interest Payments Due In 2026
Bond Redemption	0	1,246	1,451	Estimated Excess Debt Collections
Total Expenditures	\$ 171,843	\$ 182,010	\$ 182,610	
Excess/ (Shortfall)	\$ 16,148	\$ -	\$ -	

Note: 2023 Bond Refunding, Included Project Proceeds Of \$480,000.

Series 2023 Bond Refunding Information

Original Par Amount =	\$1,552,000	Annual Principal Payments Due:	May 1st
Interest Rate =	4.75%	May 1st	May 1st & November 1st
Issue Date =	June 2023	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	
Par Amount As Of 1/1/25 =	\$1,442,000		

Silver Palms Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative	\$ 305.88	\$ 315.37	\$ 314.98	\$ 314.85
Maintenance	\$ 193.18	\$ 212.80	\$ 212.80	\$ 212.80
<u>Debt</u>	<u>\$ 609.19</u>	<u>\$ 961.21</u>	<u>\$ 961.21</u>	<u>\$ 961.21</u>
Total	\$ 1,108.25	\$ 1,489.38	\$ 1,488.99	\$ 1,488.86

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units	201
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RESOLUTION 2025-02

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Silver Palms Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 17th DAY OF MARCH, 2025.

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors



1/31/25.

Silver Palm CDD
8785 SW 165 AVE
Miami, Fl. 33193

RE: Tree and Palm trimming throughout common areas

We propose to trim 23 Live Oak trees and 28 Royal palms. These trees are located on distinct property. All trees and palms will be trimmed to meet ANSI-A300 standards for pruning. Oak trees will be lifted to allow vehicular traffic and thinned out to allow high speed winds to pass through without damaging the trees. We shall trim up to 25% of the canopy, while selectively pruning them. All palms will be trimmed to a 10 to 3 position. Price includes removal and disposal of all debris.

Our Charge: \$ 3,950.00

Acceptance of proposal:

Date: 2/06/2025

Fernando Toledo
ISA Certified Arborist
Turf Management

This proposal becomes a Contract upon acceptance by both parties.

Approved w/ authorization from the Chair.



1/31/25.

Silver Palm CDD
8785 SW 165 AVE
Miami, Fl. 33193

RE: Clusia installation for median on 232 Ter.

We propose to fill in holes where cars have damage Clusia hedge along 232 Ter. We shall remove stumps from the damaged plants and install new plants to fill hedge. We are providing two options, option (A) will be 7 gal plants and option (B) will be 3 gal plants. Option (A) 7 gal plants are going to be almost the same size as the existing plants, but more expensive. Option (B) will be smaller plants and less expensive, however, will take a few months to get to same size as existing plants.

Price includes delivery, installation, removal and disposal of all debris.

Option (A)
20- Clusia 7 gal
Charge: \$ 925.00

~~Option (B)~~
~~35- Clusia 3 gal~~
~~Charge: \$ 525.00~~

Acceptance of proposal:

Date: 2/6/2025

Fernando Toledo
ISA Certified Arborist
Turf Management

This proposal becomes a Contract upon acceptance by both parties.

Approved w/ authorization from Chair.

Silver Palms
Community Development District

**Financial Report For
February 2025**

Silver Palms Community Development District
Budget vs. Actual
October 2024 through February 2025

	Oct 24 - Feb 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessments	60,112.99	63,309.00	-3,196.01	94.95%
363.101 · Maintenance Assessments	40,522.40	42,771.00	-2,248.60	94.74%
363.810 · Debt Assessment	183,037.93	193,202.00	-10,164.07	94.74%
363.820 · Debt Assessment-Paid To Trustee	-173,969.74	-181,610.00	7,640.26	95.79%
363.830 · County Tax Collector Fee	-2,722.15	-5,985.00	3,262.85	45.48%
363.831 · Discounts for Early Payments	-11,325.38	-11,971.00	645.62	94.61%
369.042 · Carryover From Prior Year	0.00	2,000.00	-2,000.00	0.0%
369.401 · Interest Income	4,046.73	600.00	3,446.73	674.46%
Total Income	99,702.78	102,316.00	-2,613.22	97.45%
Gross Profit	99,702.78	102,316.00	-2,613.22	97.45%
Expense				
511.122 · Payroll Tax Expense	61.20	420.00	-358.80	14.57%
511.131 · Supervisors Fees	800.00	5,000.00	-4,200.00	16.0%
511.306 · Lawn Maint/Landscaping	12,005.30	27,000.00	-14,994.70	44.46%
511.307 · Aquatic Maintenance	833.30	2,000.00	-1,166.70	41.67%
511.308 · Maint/District Improvements	0.00	4,205.00	-4,205.00	0.0%
511.309 · Contingency/Reserve	0.00	4,000.00	-4,000.00	0.0%
511.310 · Engineering	1,791.25	3,000.00	-1,208.75	59.71%
511.311 · Management Fees	8,715.00	20,916.00	-12,201.00	41.67%
511.312 · Secretarial Fees	1,125.00	2,700.00	-1,575.00	41.67%
511.315 · Legal Fees	2,207.50	9,000.00	-6,792.50	24.53%
511.316 · Eng- Shoreline Ctrl & Rest Proj	633.71	0.00	633.71	100.0%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.450 · Insurance	6,858.00	7,200.00	-342.00	95.25%
511.480 · Legal Advertisements	714.20	2,000.00	-1,285.80	35.71%
511.512 · Miscellaneous	242.26	900.00	-657.74	26.92%
511.513 · Postage and Delivery	28.64	250.00	-221.36	11.46%
511.514 · Office Supplies	102.85	450.00	-347.15	22.86%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
511.750 · Website Management	729.15	1,750.00	-1,020.85	41.67%
Total Expense	37,022.36	102,316.00	-65,293.64	36.18%
Net Income	62,680.42	0.00	62,680.42	100.0%

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Feb-25	Year To Date Actual 10/1/24 - 2/28/25
REVENUES			
Administrative Assessments	63,309	133	60,113
Maintenance Assessments	42,771	0	40,522
Debt Assessments	193,202	0	183,038
Interest Income	600	0	4,046
Total Revenues	\$ 299,882	\$ 133	\$ 287,719
EXPENDITURES			
Maintenance Expenditures			
Lawn Maintenance/Landscaping	27,000	5,399	12,005
Aquatic Maintenance	2,000	167	833
Maintenance/District Improvements	4,205	0	0
Engineering/Inspections	3,000	0	1,791
Engineering - Shoreline Control & Restoration Project	0	0	634
Contingency/Reserve	4,000	0	0
Total Maintenance Expenditures	\$ 40,205	\$ 5,566	\$ 15,263
Administrative Expenditures			
Supervisor Fees	5,000	0	800
Payroll Taxes (Employer)	420	0	61
Management	20,916	1,743	8,715
Secretarial	2,700	225	1,125
Legal	9,000	0	2,208
Assessment Roll	3,500	0	0
Audit Fees	3,500	0	0
Insurance	7,200	0	6,858
Legal Advertisements	2,000	0	714
Miscellaneous	900	37	242
Postage	250	3	29
Office Supplies	450	10	103
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	146	729
Total Administrative Expenditures	\$ 62,111	\$ 2,164	\$ 21,759
Total Expenditures	\$ 102,316	\$ 7,730	\$ 37,022
Revenues Less Expenditures	\$ 197,566	\$ (7,597)	\$ 250,697
Bond Payments	(181,610)	0	(173,970)
Balance	\$ 15,956	\$ (7,597)	\$ 76,727
County Appraiser & Tax Collector Fee	(5,985)	0	(2,722)
Discounts For Early Payments	(11,971)	0	(11,325)
Excess/ (Shortfall)	\$ (2,000)	\$ (7,597)	\$ 62,680
Carryover From Prior Year	2,000	0	0
Net Excess/ (Shortfall)	\$ -	\$ (7,597)	\$ 62,680

Bank Balance As Of 2/28/25	\$ 318,289.78
Accounts Payable As Of 2/28/25	\$ 30,453.33
Accounts Receivable As Of 2/28/25	\$ -
Available Funds As Of 2/28/25	\$ 287,836.45

**SILVER PALMS CDD
TAX COLLECTIONS
2024-2025**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$299,287.00	\$63,311.00	\$42,773.00	\$ 193,203.00	\$63,311.00	\$42,773.00	\$ 193,203.00	
									\$283,926.00	\$62,111.00	\$40,205.00	\$ 181,610.00	\$62,111.00	\$40,205.00	\$ 181,610.00	181,610.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 247,172.34		\$ (2,372.85)	\$ (9,886.96)	\$ 234,912.53	\$ 52,286.68	\$ 35,324.80	\$ 159,560.86	\$ 49,693.18	\$ 33,572.65	\$ 151,646.70	\$ 151,646.70
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 14,889.90		\$ (142.94)	\$ (595.60)	\$ 14,151.36	\$ 3,149.80	\$ 2,128.00	\$ 9,612.10	\$ 2,993.56	\$ 2,022.45	\$ 9,135.35	\$ 9,135.35
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 8,933.94		\$ (85.77)	\$ (357.36)	\$ 8,490.81	\$ 1,889.88	\$ 1,276.80	\$ 5,767.26	\$ 1,796.14	\$ 1,213.47	\$ 5,481.20	\$ 5,481.20
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 3,527.00		\$ (33.42)	\$ (185.17)	\$ 3,308.41	\$ 746.10	\$ 504.08	\$ 2,276.82	\$ 699.85	\$ 472.84	\$ 2,135.72	\$ 2,135.72
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 4,550.11		\$ (44.14)	\$ (136.50)	\$ 4,369.47	\$ 962.53	\$ 650.30	\$ 2,937.28	\$ 924.32	\$ 624.48	\$ 2,820.67	\$ 2,820.67
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 4,466.97		\$ (43.03)	\$ (163.79)	\$ 4,260.15	\$ 944.94	\$ 638.42	\$ 2,883.61	\$ 901.19	\$ 608.86	\$ 2,750.10	\$ 2,750.10
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 133.06			\$ 133.06	\$ 133.06			\$ 133.06			\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 283,540.26	\$ 133.06	\$ (2,722.15)	\$ (11,325.38)	\$ 269,625.79	\$ 60,112.99	\$ 40,522.40	\$ 183,037.93	\$ 57,141.30	\$ 38,514.75	\$ 173,969.74	\$ 173,969.74

Assessment Roll

Admin: \$63,310.98
Maint: \$42,772.80
Debt: \$193,203.21
Total \$299,286.99

Collections
94.74%

Note: \$299,287, \$63,311, \$42,773 and \$193,203 are 2024/2025 Budgeted assessments before discounts and fees.
\$283,926, \$62,111, \$40,205 and \$181,610 are 2024/2025 Budgeted assessments after discounts and fees.

Assessment Roll:
201 Units X 1,488.99 = 299,286.99

\$ 283,540.26	
\$ 133.06	\$ 269,625.79
\$ (60,112.99)	\$ (57,141.30)
\$ (40,522.40)	\$ (38,514.75)
\$ (183,037.93)	\$ (173,969.74)
\$ -	\$ -