

MINUTES OF MEETING CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Coral Keys Homes Community Development District was held on Tuesday, May 20, 2025, at 7:00 p.m. at 350 NE 5th Place, Florida City, FL 33034

Present and constituting a quorum were:

Danilo Pereira
Shem Almeida
Manuel Robles

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Liza Smoker
Gigi Johnson
John Smith

District Manager
District Counsel
Club Manager - Property Keepers
Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1 (11/2028)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Mr. Quesada presented the organizational matters stating seat #1 was currently vacant and asked the Board if they had anyone they wished to appoint. The Board had no one to appoint at this time. Mr. Quesada then stated this item would be tabled for the next meeting.

May 20, 2025

Coral Keys Homes CDD

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
March 18, 2025 Meeting**

Mr. Quesada presented the minutes from the March 18, 2025 meeting, asked for any comments or corrections, and upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, the Minutes of the March 18, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Mr. Quesada presented item No. 4, the public hearing to adopt the fiscal year 2026 budget and asked for a motion to open the public hearing.

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Quesada asked if anyone from the general public wished to make any comments.

Mr. Smith made a few comments relating to landscaping but had no comment on the proposed budget.

C. Consideration of Resolution #2025-06 Annual Appropriation Resolution

Mr. Quesada then gave a brief explanation relating to the budget stating this was the same budget that was proposed at a prior meeting and there were no increases to the assessments, therefore, it was exactly the same as the previous year. He then moved to resolution #2025-06, the annual appropriation resolution and asked for any questions or comments. Upon hearing none, he asked for a motion to adopt the resolution.

On MOTION by Mr. Almeida seconded by Mr. Pereira with all in favor, Resolution #2025-06 the Annual Appropriation Resolution was approved.

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D. Consideration of Resolution #2025-07 Levy of Non Ad Valorem Assessments

Mr. Quesada presented resolution #2025-07 levy of the Non-Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any questions or comments and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Robles seconded by Mr. Pereira with all in favor, Resolution #2025-07 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada then asked for a motion to close the public hearing.

On MOTION by Mr. Pereira seconded by Mr. Almeida with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Smoker stated she had no report at this time.

B. Engineer

Mr. Quesada stated there were no items to present under engineering.

C. Clubhouse/Field

Mr. Quesada stated Ms. Johnson was new to the club manager's job so he would get together with her regarding some of the pending field items such as parking concerns and green spaces that belong to the District and would provide an update to the Board at the next meeting.

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Quesada presented the proposed fiscal year 2026 meeting schedule, asked for any questions or comments and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Almeida seconded by Mr. Pereira with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

May 20, 2025**Coral Keys Homes CDD****2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Quesada then presented the discussion of financial disclosure report and gave a brief explanation of this item. He also reminded the Board to file their annual Form 1 which was due by July 1st and this year everyone should check the box that states they took the 4 hours of ethics training.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Quesada presented the check register and the unaudited financials and asked for any questions or comments. Upon not hearing any, he asked for a motion to accept the financial reports.

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Quesada asked for any Supervisor's requests or any audience comments. There were no Supervisor's requests at this time.

Mr. Smith made a few comments relating to some agave plants by the clubhouse entrance, and also expressed concerns about his private water and sewer service overseen by Florida City and crime in the community. Mr. Quesada directed him to the new HOA manager, Ms. Johnson, and also to the Florida City Police Department to address his concerns.

EIGHTH ORDER OF BUSINESS**Adjournment**

Mr. Quesada asked for a motion to adjourn the meeting.

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, the Meeting was adjourned.

DocuSigned by:

Ben Quesada

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Secretary/Assistant Secretary

DocuSigned by:

Noemi Garcia

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Chairman/Vice Chairman