

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, March 17, 2026, at 7:00 p.m. at 350 NE 5th Place, Florida City, FL 33034

Present and constituting a quorum were:

Noemi Garcia
Danilo Pereira
Manuel Robles

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Ben Quesada
Gabriella Fernandez
Alex Zavala

District Manager
District Counsel
Club Manager - Property Keepers

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.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2025 Meeting

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

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On MOTION by Ms. Garcia seconded by Mr. Pereira with all in favor, the Minutes of the November 18, 2025 Meeting with the submitted change were approved.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing**

Mr. Quesada presented item No. 4A, consideration of resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing and stated this item was included in the agenda on page 8. He then gave a brief overview of the proposed budget stating he was not proposing any increase in the assessments. Mr. Quesada stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the May 19th meeting or they could also do it on July 21st. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution scheduling the public hearing on May 19, 2026 at the same time and location.

On MOTION by Mr. Robles seconded by Ms. Garcia with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 19, 2026 at 7:00 p.m. at 350 NE 5th Place, Florida City, Florida was approved.

B. Resolution #2026-02 Completion of Series 2020 Project

Mr. Quesada then presented item No. 4B, resolution #2026-02 completion of Series 2020 Project and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, Resolution #2026-02 completion of Series 2020 Project was approved.

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FIFTH ORDER OF BUSINESS

**Acceptance of Audit for
Fiscal Year Ending in
September 20, 2025**

Mr. Quesada presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Ms. Garcia seconded by Mr. Pereira with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

**Discussion of Procedures for
General Election**

Mr. Quesada presented the procedures for the general election which was included in the agenda on page 57 and stated there were two seats coming up for election in November, seat #4, Noemi Garcia, and seat #5, Manuel Robles. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

SEVENTH ORDER OF BUSINESS

Staff Reports

**A. Attorney – Consideration of Request for Adjustment to District Counsel
Fee Structure**

Ms. Fernandez gave a brief explanation relating to the request for adjustment to District Counsel fee structure stating the current fee structure had been in place since 2023 and it was necessary for them to adjust their hourly rate effective October 1, 2026.

Mr. Quesada also made a few additional comments stating the District would be able to absorb the increase based on the current services and assessments being collecting. He then asked for a motion to approve the request for adjustment to District counsel fee structure.

(At this point a discussion was held among the Board members, Ms. Fernandez and Mr. Quesada relating to this item)

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On MOTION by Mr. Robles seconded by Ms. Garcia with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Quesada stated there was nothing additional from the engineer other than what had already been addressed which was the certificate of completion of the Series 2020 project.

C. Clubhouse/Field

Mr. Quesada moved to the clubhouse field report and asked Alex if he had anything to report to the Board.

Mr. Zavala gave a brief update relating to some of the pending items he had that were outstanding and also stated he had received a letter from the homeowner at 557 NE 5th Street regarding the damage to the gym mirror and was requesting some additional time to repay the balance of the \$1,625 estimate for the repair to the mirror. Mr. Zavala stated he had received \$1,000 so far out of the \$1,625 from the homeowner relating to this matter.

(At this point a discussion was held among the Board members, Mr. Quesada and Mr. Zavala relating to this item)(Mr. Quesada then asked for a motion from the Board to give the homeowner an additional 30 days to repay the balance of the reimbursement)

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, authorizing an additional 30 days for reimbursement from the homeowner at 557 NE 5th Street for damages to the gym mirror as stated on the record was approved.

Mr. Zavala stated he had nothing else to report at this time.

D. CDD Manager

Mr. Quesada stated he had nothing to report under the District Manager.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval 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.

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

NINTH 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. Quesada stated there was no audience in attendance for any audience comments.

TENTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:

Ben Quesada

07C0606FB7194F3...

Secretary/Assistant Secretary

DocuSigned by:

Noemi Garcia

493678D055CD470...

Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 8916C799-F705-8A05-8356-CE3B852D87DE

Status: Completed

Subject: Coral Keys Homes: Complete with Docusign: 3-17-26 Minutes.pdf, Resolution 2026-03.docx, Resolution

Source Envelope:

Document Pages: 12

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

5/26/2026 7:43:30 AM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Ben Quesada
07C0606FB7194F3...

Signature Adoption: Pre-selected Style

Using IP Address: 8.29.7.127

Timestamp

Sent: 5/26/2026 7:46:27 AM

Viewed: 5/26/2026 8:05:05 AM

Signed: 5/26/2026 8:05:37 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Noemi Garcia

gnoemi34@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

DocuSigned by:
Noemi Garcia
493678D055CD470...

Signature Adoption: Pre-selected Style

Using IP Address:

2607:fb91:2845:540:c5d6:2f7a:6956:a4b0

Signed using mobile

Sent: 5/26/2026 7:46:26 AM

Viewed: 5/26/2026 7:54:25 AM

Signed: 5/26/2026 7:56:19 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

5/26/2026 7:46:27 AM

Certified Delivered

Security Checked

5/26/2026 7:54:25 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	5/26/2026 7:56:19 AM
Completed	Security Checked	5/26/2026 8:05:37 AM
Payment Events	Status	Timestamps