

**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, November 18, 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
Gabriella Fernandez
Alex Zavala

District Manager
District Counsel
Club Manager - Property Keepers (by phone)

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
September 16, 2025 Meeting**

Mr. Quesada presented the minutes from the September 16, 2025 meeting, asked for any comments or corrections.

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Ms. Fernandez stated she had a correction to the minutes on page 3, at the top of the page under item #2, the words right above the motion box should read, upon hearing none, asked for a motion to accept the District engineer's report, not control inspection report.

Mr. Quesada stated they would make that correction to the minutes. He then asked if there were any other comments, upon hearing none, he asked for a motion to approve the minutes with that submitted change as amended.

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, the Minutes of the September 16, 2025 Meeting with the submitted change were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez stated she had nothing to report other than to remind the Board members that their annual 4 hour ethics training was due by December 31, 2025.

B. Engineer

Mr. Quesada stated there was nothing from the engineer to report at this time.

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 stated the only thing he had pending was at the last meeting there was discussion about cleaning the stains at the bottom of the pool. He stated this item was tabled at the last meeting where they were discussing cleaning the stains at the bottom of the pool. He also stated it was recommended not to hire the current pool vendor to do that job and maybe try to use some kind of scrub to clean the stains the bottom of the pool.

Mr. Quesada stated at the last meeting he remembered there was a proposal for acid washing the pool, the pool would need to be drained first and then they would pour muriatic acid in the stained areas which should remove those stains and then they would refill the pool.

(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 not to exceed \$2,600 to acid wash the pool and he would ask District Counsel to put together a Small Project Agreement with the proposal as an exhibit and stipulate the warranty period as well)

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On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, accepting the proposal for acid washing the pool authorizing a not to exceed amount of \$2,600 subject to a Small Project Agreement being executed including a provision that stains be removed and also some verbiage for a warranty period was approved.

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

D. CDD Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Quesada presented the final approval of the fiscal year 2024-2025 report performance measures and standards 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 accept the fiscal year 2024-2025 final report for performance measures and standards.

On MOTION by Mr. Pereira seconded by Mr. Almeida with all in favor, accepting the final approval of the FY2024-FY2025 report Performance Measures and Standards was approved.

FIFTH 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. Almeida with all in favor, the Check Register and the Unaudited Financials were approved.

SIXTH 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.

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SEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Pereira seconded by Mr. Almeida 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: 866CDAB2-FB7D-4EDD-9BA5-35CD3E582CA4	Status: Completed
Subject: Coral Keys Homes: Complete with Docusign: 11-18-25 Minutes.pdf, Resolution 2026-01.docx, Resolution	
Source Envelope:	
Document Pages: 8	Signatures: 6
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Ellen Acosta
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	1001 Bradford Way
	Kingston, TN 37763
	eacosta@gmssf.com
	IP Address: 162.199.192.217

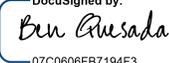
Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
3/19/2026 5:58:27 AM	eacosta@gmssf.com	

Signer Events

Ben Quesada
 BQuesada@gmssf.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 07C0606FB7194F3...
 Signature Adoption: Pre-selected Style
 Using IP Address: 139.68.243.51

Timestamp

Sent: 3/19/2026 6:02:28 AM
 Viewed: 3/19/2026 6:19:52 AM
 Signed: 3/19/2026 6:20:05 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Noemi Garcia
 gnoemi34@gmail.com
 Chairman
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 493679D055CD470...
 Signature Adoption: Pre-selected Style
 Using IP Address: 73.56.238.39
 Signed using mobile

Sent: 3/19/2026 6:02:28 AM
 Viewed: 3/19/2026 9:23:26 PM
 Signed: 3/19/2026 9:23:37 PM

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	3/19/2026 6:02:29 AM
Certified Delivered	Security Checked	3/19/2026 9:23:26 PM
Signing Complete	Security Checked	3/19/2026 9:23:37 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	3/19/2026 9:23:37 PM

Payment Events	Status	Timestamps
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