

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 19, 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
Shem Almeida
Manuel Robles

Chairman
Vice Chairman
Assistant Secretary
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 March 17, 2026 Meeting

Mr. Quesada presented the minutes from the March 17, 2026 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 Mr. Robles seconded by Mr. Almeida with all in favor, the Minutes of the March 17, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS**Public Hearing to Adopt the Fiscal Year 2027 Budget****A. Motion to Open the Public Hearing**

Mr. Quesada presented item No. 4, the public hearing to adopt the fiscal year 2027 budget which was included in the agenda on page 20 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**C. Consideration of Resolution #2026-03 Annual Appropriation Resolution**

Mr. Quesada stated there was no one physically present in the audience or on the phone for any public comment or discussion. He then indicate he would close the public and discussion portion of the public hearing. Mr. Quesada moved to item C, consideration of resolution #2026-03, gave a brief summary and indicated 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 #2026-03, 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 Ms. Garcia seconded by Mr. Almeida with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessment

Mr. Quesada presented resolution #2026-04 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.

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On MOTION by Mr. Robles seconded by Mr. Pereira with all in favor, Resolution #2026-04 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 Ms. Garcia with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Ratification of First Amendment to Pest Control Services Agreement with Dave's Pest Control, LLC

Mr. Quesada presented the ratification of First Amendment to Pest Control Services Agreement with Dave's Pest Control, LLC and gave a brief explanation indicating inbetween meetings Alex Zavala was informed that the current vendor for the District had recently changed their company name. Mr. Quesada then stated this amendment was prepared by District Counsel and reflects that specific change. He then asked for any questions or comments and upon hearing none, asked for a motion to ratify.

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, ratifying the First Amendment to Pest Control Services Agreement with Dave's Pest Control, LLC was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez reminded the Board their Form 1s were due by July 1, 2026 and should have received an email from the Commission on Ethics with the portal link to access the form. She also stated they would need to check the box at the bottom verifying they had completed their 4 hours of ethics training for 2025.

B. Engineer

Mr. Quesada stated there was nothing to present from the engineer.

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C. Clubhouse/Field

1) Discussion of Miami Landscaping Every Day LLC Tree Replacement Proposal

Mr. Quesada moved to the clubhouse field report and asked Alex to present the tree replacement proposal.

Mr. Zavala gave a brief update relating to the tree replacement proposal provided by Miami Landscaping Every Day and also some other pending items he had that were outstanding.

(At this point a discussion was held among the Board members, Mr. Quesada and Mr. Zavala relating to the tree replacement proposal)(The Board agreed to table the item to and wait for the correct tree count on the revised proposal)

2) Consideration of Ortiz Construction Services Proposal for Wall Repair

Mr. Zavala also gave a brief update relating to the wall repair proposal provided by Ortiz Construction Services which was included in the agenda on page 36 and then stated the District would be reimbursed by the driver's insurance company.

Mr. Quesada also made a few additional comments relating to this item indicating the District would pay the vendor but, would be reimbursed the full amount from the driver's insurance company.

(At this point a discussion was held among the Board members and Mr. Quesada and relating to irrigation repairs)

Mr. Quesada stated the irrigation areas were previously discussed and identified and the money was in the budget line item so they could the repairs not to exceed \$2,800 for irrigation repairs. He then asked for a motion not to exceed \$2,800 to move forward with District-wide irrigation repairs.

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, authorizing a not to exceed amount of \$2,800 for District-wide comprehensive irrigation repairs was approved.

Mr. Zavala also requested the Board consider payment to Property Keepers for the clubhouse custodian, Olga, for 20 hours of time off to cover her position from during June 8 to June 12, 2026 in the amount of \$300 and gave a brief explanation for his request.

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(At this point a discussion was held among the Board members, Mr. Quesada and Mr. Zavala relating to his request)

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, authorizing payment to Property Keepers for the clubhouse custodian, Olga, for time off from June 8-12 in the amount of \$300 was approved.

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

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada presented the proposed fiscal year 2027 meeting schedule which was included in the agenda on page 104 and gave a brief summary of the meeting dates. He then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

On MOTION by Mr. Almeida seconded by Ms. Garcia with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form a Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Quesada then presented the Form 1 financial disclosure due by July 1, 2026 and stated if their finances have not changed and everything was identical there was a box to check on the form that would automatically populate the same information from the previous year. He also reminded the Board to complete their 4 hours of ethics training by December 31, 2026.

4) Number of Registered Voters in the District - 389

Mr. Quesada then announced the number of registered voters in the District received from Alina Garcia Supervisor of Elections of Miami-Dade County as 389.

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SEVENTH 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.

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

EIGHTH 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.

NINTH 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

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Coral Keys Homes CDD

Certificate Of Completion

Envelope Id: B79615BC-766F-887B-818B-4078D665D2F9

Status: Completed

Subject: Coral Key Homes: Complete with Docusign: 5-19-26 Minutes.pdf, Engagement Letter.pdf, Final FY2025-FY

Source Envelope:

Document Pages: 22

Signatures: 7

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

9/16/2026 6:20:43 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: 8.29.7.127

Timestamp

Sent: 9/16/2026 6:32:13 AM

Viewed: 9/16/2026 6:39:00 AM

Signed: 9/16/2026 6:39:11 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Noemi Garcia

gnoemi34@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

DocuSigned by:

493678D055CD470...

Signature Adoption: Pre-selected Style

Using IP Address:

2607:fb90:79a2:c59e:29cf:1aa8:125b:fc6a

Signed using mobile

Sent: 9/16/2026 6:32:12 AM

Resent: 9/22/2026 7:02:26 AM

Viewed: 9/22/2026 11:28:24 AM

Signed: 9/22/2026 11:28:55 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

9/16/2026 6:32:13 AM

Certified Delivered

Security Checked

9/22/2026 11:28:24 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/22/2026 11:28:55 AM
Completed	Security Checked	9/22/2026 11:28:55 AM
Payment Events	Status	Timestamps