



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
JUNE 21, 2017
11:15 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
730 NW 107th Avenue,
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING & PUBLIC HEARING
June 21, 2017
11:15 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 19, 2017 Regular Board MeetingPage 2
- G. **Public Hearing**
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comment on 2017/2018 Fiscal Year Final Budget & Assessments
 - 3. Consider Resolution No. 2017-04 – Adopting a 2017/2018 Fiscal Year Final Budget.....Page 7
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 14
 - 2. Consider Resolution No. 2017-06 – Amending Resolution No. 2017-01 – Acreage Revision..Page 16
 - 3. Staff Report as Required
- J. Administrative & Operational Matters
 - 1. Financial Risk Management Policy Review/Update – 2016/2017 Fiscal Year.....Page 21
 - 2. Statement of Financial Interests-Disclosure – **2016 Form 1** Filing Deadline: July 3, 2017
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor 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.

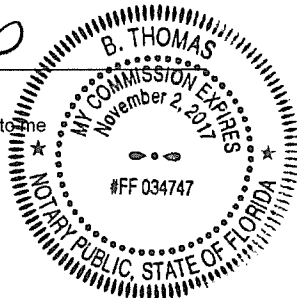
[Signature]

Sworn to and subscribed before me this
3 day of OCTOBER, A.D. 2016

[Signature]

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**COCO PALMS COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2016/2017
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Coco Palms Community Development District will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 11:15 a.m. on the following dates:

- October 19, 2016
- November 16, 2016
- December 21, 2016
- January 18, 2017
- February 15, 2017
- March 15, 2017
- April 19, 2017
- May 17, 2017
- June 21, 2017
- July 19, 2017
- August 16, 2017
- September 20, 2017

The purpose of the meetings is for the Board to consider District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 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, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a 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 insure 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 305-777-0761 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.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

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16-38/0000156988M

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 19, 2017

A. CALL TO ORDER

District Manager Neil Kalin called the April 19, 2017, Regular Board Meeting of the Coco Palms Community Development District to order at approximately 12:18 p.m. in the Meeting Room located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Vice Chairperson Teresa Baluja and Supervisors Indira Jimenez and Yadira Monzon constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; and District Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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. January 18, 2017, Regular Board Meeting

The minutes of the January 18, 2017, Regular Board Meeting were presented for approval. There being no changes/corrections, a **motion** was made by Ms. Baluja, seconded by Ms. Monzon and passed unanimously approving the minutes of the January 18, 2017, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 19, 2017

H. NEW BUSINESS

1. Consider Resolution No. 2017-01 – Authorizes Boundary Amendment (Expansion)

Mr. Kalin presented Resolution No. 2017-01, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

Mr. Knight and Mr. Kalin provided an explanation for the document and outlined that the landowner of an adjacent parcel containing approximately 31.32+/- acres had requested to have the landowner's parcel annexed into the District. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to approve and adopt Resolution No. 2017-01, thereby authorizing the expansion of the District; and authorizes the filing of a petition to expand the District with Miami-Dade County; and further authorizes District officials to take all steps necessary to effectuate the intent of the referenced Resolution.

2. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Proposed Budget

Resolution No. 2017-01 was presented, entitled:

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and reviewed the proposed budget line items. Mr. Kalin informed the Board Members that since the overall assessments would not be increasing, letters to property owners/residents would not be required. Furthermore, Mr. Kalin stated as part of Resolution No. 2017-02 the Board must set a date for the public hearing to adopt the 2017/2018 final fiscal year budget and assessments. A discussion ensued after which:

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 19, 2017

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to approve and adopt Resolution No. 2017-02, *as presented*, setting the public hearing to adopt the 2017/2018 final fiscal year budget and assessments for June 21, 2017, at 11:15 a.m. in the Suite 300 Meeting Room located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172; and authorizes publication of the budget public hearing, as required by law.

3. Consider Resolution No. 2017-03 – Authorizes Electronic Approvals and Check Signers

Mr. Kalin presented Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE A PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided an explanation for the document and outlined that Special District Services, Inc. had reorganized officials in the firm. Consequently, check signers for the District's operating account would be changing and it would be in order to consider the necessary changes. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to approve and adopt Resolution No. 2017-03, *as presented*; thereby authorizing electronic approvals for expenditures and selecting Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Neil Kalin and Maria C. Herrera to serve as the signatories on the District's checking/operating account. Two (2) signatures will be required on each check and checks will be released after electronic approvals have been provided by the Chairperson or the Vice Chairperson in the Chairperson's absence.

4. Staff Report, as Required

There was no Staff Report at this time.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder: Financial Statement of Interests 2016 Form 1

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 19, 2017

The Board Members were reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2016 Statement of Financial Interests Form. He indicated that the **2016 Form 1** was expected to be mailed to sometime in early May.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

It was noted that the next meeting was scheduled for June 21, 2017.

K. ADJOURNMENT

There being no further business to conduct, a **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to adjourn the Regular Board Meeting at 12:25 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**Notice of Public Hearing
and Regular Board Meeting of the
Coco Palms Community Development District**

The Board of Supervisors (the "Board") of the Coco Palms Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 21, 2017, at 11:15 a.m., or as soon thereafter as can be heard, in the Meeting Room at 730 N.W. 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the Coco Palms Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The purpose of the Regular Board Meeting is to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (305) 777-0761 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Coco Palms Community Development District

www.cocopalmscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 06/01/17 & 06/08/17

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Coco Palms Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 21st day of June, 2017.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms
Community Development District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	74,989
Maintenance Assessments	37,553
Developer Contribution	0
Debt Assessments	696,804
Interest Income	60
TOTAL REVENUES	\$ 809,406
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	29,700
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	5,500
Legal Advertisements	1,500
Miscellaneous	1,500
Postage	725
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	3,500
Continuing Disclosure Fee	1,000
Website Management	1,500
Total Administrative Expenditures	\$ 70,550
Maintenance Expenditures	
Annual Engineer's Report/Inspections/Field Ops Mgt	2,200
Lawn & Landscape Tract Maintenance	5,000
Entrance Feature Maintenance	3,600
Irrigation System Maintenance/Upkeep	2,400
Roadway/Drainage System Maintenance-Upkeep	3,600
Fountain Maintenance/Upkeep	4,000
FP&L Power/Utility	7,200
Miscellaneous Maintenance	3,700
Lake - Aquatic Maintenance	3,600
Total Maintenance Expenditures	\$ 35,300
TOTAL EXPENDITURES	\$ 105,850
REVENUES LESS EXPENDITURES	\$ 703,556
Bond Payments	(654,996)
BALANCE	\$ 48,560
County Appraiser & Tax Collector Fee	(16,186)
Discounts For Early Payments	(32,374)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	75,122	74,989	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	0	37,553	37,553	Expenditures/.94
Developer Contribution	66,113	0	0	
Debt Assessments	0	693,139	696,804	Bond Payments/.94
Interest Income	11	60	60	Interest Projected At \$5 Per Month
TOTAL REVENUES	\$ 66,124	\$ 805,874	\$ 809,406	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	24,250	29,100	29,700	CPI Adjustment
Legal	14,447	13,000	13,000	No Change From 2016/2017 Budget
Assessment Roll	5,000	7,500	7,500	As Per Contract
Audit Fees	0	4,000	3,300	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	0	650	650	No Change From 2016/2017 Budget
Insurance	4,342	5,500	5,500	Fiscal Year 2016/2017 Expenditure Was \$5,100
Legal Advertisements	3,216	1,500	1,500	No Change From 2016/2017 Budget
Miscellaneous	6,459	1,500	1,500	No Change From 2016/2017 Budget
Postage	322	750	725	\$25 Decrease From 2016/2017 Budget
Office Supplies	1,077	1,000	1,000	No Change From 2016/2017 Budget
Dues & Subscriptions	150	175	175	No Change From 2016/2017 Budget
Trustee Fees	0	3,500	3,500	No Change From 2016/2017 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2016/2017 Budget
Website Management	1,250	1,500	1,500	No Change From 2016/2017 Budget
Total Administrative Expenditures	\$ 61,013	\$ 70,675	\$ 70,550	
Maintenance Expenditures				
Annual Engineer's Report/Inspections/Field Ops Mgt	500	2,200	2,200	No Change From 2016/2017 Budget
Lawn & Landscape Tract Maintenance	0	5,000	5,000	No Change From 2016/2017 Budget
Entrance Feature Maintenance	0	3,600	3,600	No Change From 2016/2017 Budget
Irrigation System Maintenance/Upkeep	0	2,400	2,400	No Change From 2016/2017 Budget
Roadway/Drainage System Maintenance-Upkeep	0	3,600	3,600	No Change From 2016/2017 Budget
Fountain Maintenance/Upkeep	0	4,000	4,000	No Change From 2016/2017 Budget
FP&L Power/Utility	0	7,200	7,200	No Change From 2016/2017 Budget
Miscellaneous Maintenance	0	3,700	3,700	No Change From 2016/2017 Budget
Lake - Aquatic Maintenance	0	3,600	3,600	No Change From 2016/2017 Budget
Total Maintenance Expenditures	\$ 500	\$ 35,300	\$ 35,300	
TOTAL EXPENDITURES	\$ 61,513	\$ 105,975	\$ 105,850	
REVENUES LESS EXPENDITURES	\$ 4,611	\$ 699,899	\$ 703,556	
Bond Payments	0	(651,551)	(654,996)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 4,611	\$ 48,348	\$ 48,560	
County Appraiser & Tax Collector Fee	0	(16,116)	(16,186)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(32,232)	(32,374)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,611	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	388	0	0	Projected Interest For 2017/2018
Payment By Developer	313,733	0	0	
NAV Tax Collection	0	651,551	654,996	Maximum Debt Service Collection
Total Revenues	\$ 314,121	\$ 651,551	\$ 654,996	
EXPENDITURES				
Principal Payments	0	170,000	175,000	Principal Payment Due In 2018
Interest Payments	313,733	481,551	475,081	Interest Payments Due In 2018
Bond Redemption	0	0	4,915	Estimated Excess Debt Collections
Total Expenditures	\$ 313,733	\$ 651,551	\$ 654,996	
Excess/ (Shortfall)	\$ 388	\$ -	\$ -	

Series 2016 Bond Information

Original Par Amount =	\$10,355,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2016		
Maturity Date =	May 2046		

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Original Projected Debt Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*
Administrative For Single Family Units	\$ -	\$ -	\$ 101.11	\$ 100.93
Maintenance For Single Family Units	\$ -	\$ -	\$ 50.54	\$ 50.54
<u>Debt For Single Family Units</u>	<u>\$ 1,053.00</u>	<u>\$ -</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>
Total For Single Family Units	\$ 1,053.00	\$ -	\$ 1,204.65	\$ 1,204.47
Administrative For Townhome Units	\$ -	\$ -	\$ 101.11	\$ 100.93
Maintenance For Townhome Units	\$ -	\$ -	\$ 50.54	\$ 50.54
<u>Debt For Townhomes Units</u>	<u>\$ 948.00</u>	<u>\$ -</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>
Total For Townhomes Units	\$ 948.00	\$ -	\$ 1,099.65	\$ 1,099.47
Administrative For Villa Units	\$ -	\$ -	\$ 101.11	\$ 100.93
Maintenance For Villa Units	\$ -	\$ -	\$ 50.54	\$ 50.54
<u>Debt For Villa Units</u>	<u>\$ 843.00</u>	<u>\$ -</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>
Total For Villa Units	\$ 843.00	\$ -	\$ 994.65	\$ 994.47

* Assessments Include the Following :

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

Community Information:

Single Family Units	181
Townhomes Units	309
<u>Villa Units</u>	<u>253</u>
Total Units	743

Gross Total Covenant Amounts

Single Family Units	\$1,207.45
Townhomes Units	\$1,101.07
Villa Units	\$994.68

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Coco Palms Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of June, 2017.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Coco Palms Community Development District** (the “District”) will hold Regular Meetings at Lennar Homes, LLC, located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at **11:15 a.m.** on the following dates:

**October 18, 2017
November 15, 2017
December 20, 2017
January 17, 2018
February 21, 2018
March 21, 2018
April 18, 2018
May 16, 2018
June 20, 2018
July 18, 2018
August 15, 2018
September 19, 2018**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a 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 insure 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 305-777-0761 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 with no advertised notice.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/17

RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION NO. 2017-01, AUTHORIZING THE FILING OF A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT, PROVIDING FOR THE CORRECTED EXPANSION AREA ACREAGE; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Coco Palms Community Development District (“District”) received a request from the landowner of an adjacent parcel, SFI Palm Tree Farms, LLC, a Delaware limited liability company, that the landowner’s parcel be annexed into the District; and

WHEREAS, the District Board of Supervisors (“Board”) on April 19, 2017 determined that it is in the best interests of the District and its residents to expand the boundaries of the District by approximately 31.32 +/- acres and subsequently granted the request of the landowner; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board by adoption of Resolution No. 2017-01 authorized the boundary expansion of the District; and

WHEREAS, the District was notified that the acreage to be amended into the District was not 31.32 +/- acres, but was 24.96 +/- acres; and

WHEREAS, in light of the foregoing, the Board hereby determines to amend and restate Resolution No. 2017-01 by reducing the expansion area acreage to approximately 24.96 +/- acres.

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

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, a petition to expand the boundaries of the District to include the area described in Exhibit “A” attached hereto (the “Expansion Area”), all in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect immediately upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 21st DAY OF JUNE, 2017.

ATTEST:

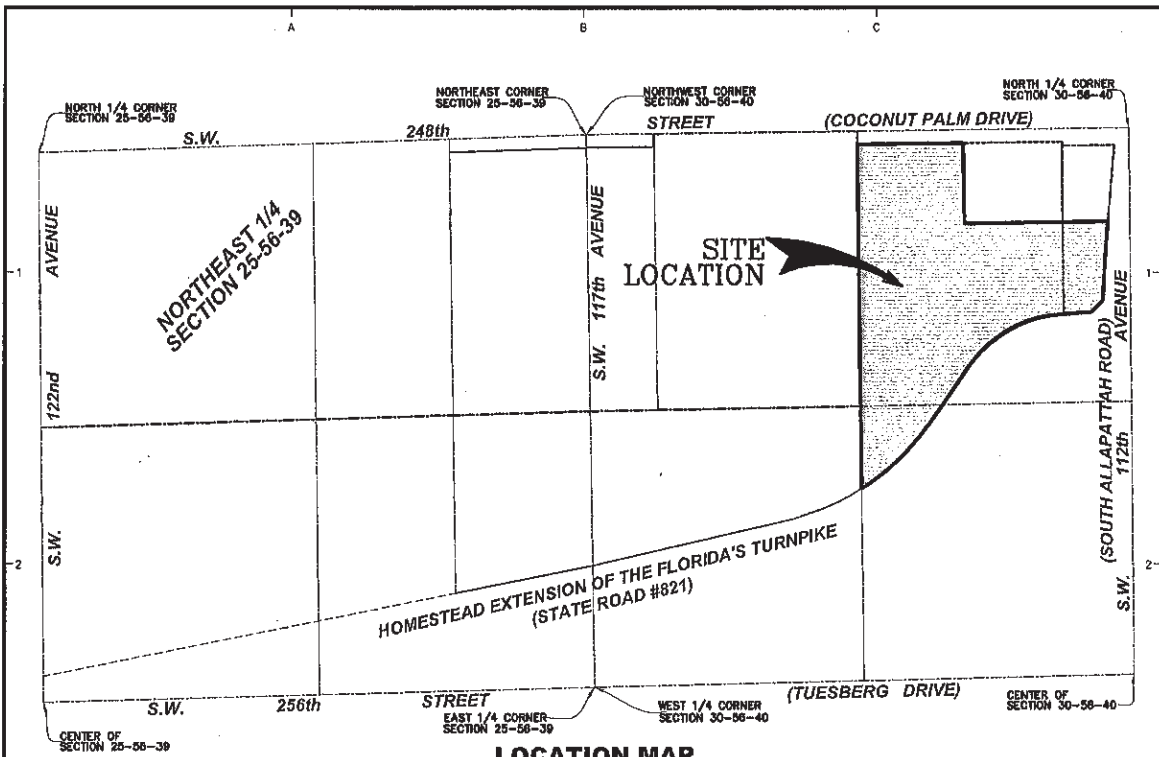
**COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Exhibit "A"

(Expansion Area)



LOCATION MAP
 NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST
 NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA.
 NOT TO SCALE

SURVEYOR'S NOTES:

- 1) - This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) - There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of Title Policy will need to be made to determine recorded instruments, if any affecting this property.
- 4) - North arrow direction and Bearings shown hereon are based on assumed value of $N00^{\circ}28'03''W$ along the East Line of N.W. 1/4 of Section 30, as recorded on Township 56 South Range 40 East, of the Public Records of Miami-Dade County, Florida.
- 5) - The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) - No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. 6557
 Date: May 24, 2017
 Revision:

Ricardo Rodriguez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.: 5936

COCO PALM ESTATES CDD BOUNDARY EXPANSION AREA

FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP AND SURVEYOR'S NOTES.		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	JAER/R.R.	DATE:	MAY 24, 2017
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No.:	16A074-1000

1
 OF 3 SHEETS

Q:\FORD COMPANIES\ENGINEERING AND SURVEYING\SURVEY\SKETCH AND LEGAL CDD BOUNDARY EXPANSION AREA\16A074-1000 COCO PALM ESTATES CDD BOUNDARY EXPANSION AREA.DWG

LEGAL DESCRIPTION

A portion of the East 1/2 of the Northwest 1/4 of Section 30, Township 56 South, range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 30; thence S00°28'03"E, along the East line of the Northwest 1/4 of said Section 30 for a distance of 85.00 feet; thence S89°15'06"W, along the existing Southerly Right-Of-Way boundary of Coconut Palm Drive (S.W. 248TH STREET) for a distance of 75.00 feet to the point of intersection with the West Right-Of-Way boundary of State Road no. 821, Section 87005-2304; the next Nine (9) courses and distance being along the boundary lines of said State Road no. 821; 1) thence S04°44'05"W for a distance of 244.43 feet to a point, said point being the beginning of limited access Right-of-Way boundary of said State Road no. 821; 2) thence continue S04°44'05"W for a distance of 131.15 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; 3) thence continue S04°44'05"W for a distance of 185.10 feet; 4) thence S02°57'58"W for a distance of 200.36 feet; 5) thence S44°18'21"W for a distance of 79.26 feet; 6) thence S85°38'44"W for a distance of 150.05 feet to a point of curvature of a circular curve to the left, concave to the Southeast; 7) thence Southwesterly, along the arc of said curve, having for its elements a radius of 599.30 feet, through a central angle of 51°12'48" for an arc distance of 535.68 feet to a point of tangency; 8) thence S34°25'56"W for a distance of 331.20 feet to a point of curvature of a circular curve to the right, concave to the Northwest; 9) thence Southwesterly, along the arc of said curve, having for its elements a radius of 1183.24 feet, through a central angle of 22°39'45" for an arc distance of 468.01 feet to a point of non-tangency, said point also being the intersection with the West line of the East 1/2 of the Northwest 1/4 of said Section 30 and the Westerly boundary line of "COCO PALM ESTATES", according to the Plat thereof as recorded in Plat Book 171 , Page 32 of the Public Records of Miami-Dade County Florida; thence N00°41'17"W, along the last describe line for a distance of 1687.03 feet to its intersection with a line 65.00 feet South and parallel with the North line of the Northeast 1/4 of the Northwest 1/4 of said section 30, said line also being the existing Southerly Right-Of-Way boundary of Coconut Palm Drive (S.W. 248TH STREET); thence N89°15'06"E along the last described line for a distance of 516.62 feet; thence S00°44'59"E for a distance of 393.88 feet; thence N89°15'01"E for a distance of 697.30 feet to the POINT OF BEGINNING.

The above described parcel contains 1,087,166.27 Square Feet or 24.96 Acres more or less.

C:\FORD COMPANIES\ENGINEERING AND SURVEYING\SURVEY\SKETCH AND LEGAL\05-086 COCO PALM ESTATES SKETCH AND LEGAL\CDD BOUNDARY EXPANDED.DWG

COCO PALM ESTATES CDD BOUNDARY EXPASION AREA



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		LEGAL DESCRIPTION TO ACCOMPANY GEOMETRICAL SKETCH	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY:	JAER/R.R.	DATE:	MAY 24, 2017
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	16A074-1000
			2 OF 3 SHEETS

FINANCIAL RISK MANAGEMENT POLICY

(Fiscal Year 2016/2017)

Special District Services, Inc. (“SDS, Inc.”), acting in the capacity of District Manager, as part of good management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and

b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure; and

c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and

d. A designated member of the Board (by an electronic approval procedure) has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and

e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year’s financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and

f. Within sixty (60) days of the end of each fiscal year (September 30th) the District’s Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year’s budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.
