



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
FINAL LANDOWNERS' MEETING
& REGULAR BOARD MEETING
NOVEMBER 16, 2022
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

786.313.3661 Telephone
877.SDS.4922 Toll Free
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AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
Artesa Clubhouse
11690 SW 248th Street
Homestead, Florida 33032
FINAL LANDOWNERS' MEETING
November 16, 2022
6:30 p.m.

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Published in Miami Daily Business Review on November 1, 2022

Location

Miami-Dade County,

Notice Text

COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF FINAL LANDOWNERS' MEETING
AND REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Coco Palms Community Development District (the "District") will hold a Final Landowners' Meeting and Regular Board Meeting at 6:30 p.m., or as soon thereafter as can be heard, on November 16, 2022, in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, Florida 33032.

The primary purpose of the Final Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Board Meeting is to consider any business that may lawfully and properly come before the Board. Copies of the Agendas for these 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 at least five (5) days prior to the date of these meetings.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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 these meetings should contact the District Manager at 305-777-0761 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

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

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmscdd.org

10/25 11/1 22-15/0000626995M



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two (2) supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 18, 2020**

A. CALL TO ORDER

District Manager Armando Silva called the November 18, 2020, Landowners' Meeting of the Coco Palms Community Development District (the "District") to order at 10:22 a.m. in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Landowners' Meeting had been published in the *Miami Daily Business Review* on October 22, 2020, and October 29, 2020, as legally required.

C. ESTABLISH QUORUM

Mr. Silva requested that the landowners of property within the District identify themselves and register the number of acres/lots which they own and/or being represented by proxy in the District. A sign-in sheet was provided. Mr. Silva stated that the attendance of *Proxy Holder* Carmen Orozco, representing Lennar Homes, LLC, constituted a quorum and it was in order to proceed.

Also in attendance as non-voting attendees were Michael Pawelczyk, District Counsel, Billing Cochran, Lyles, Mauro & Ramsey, P.A. (via conference call); and Armando Silva of Special District Services, Inc.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Silva presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, the *Proxy Holder* approved and adopted the Election Procedures, as presented.

E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING

Mr. Silva stated that it would be in order to elect a Chairperson for the Landowners' Meeting. The Proxy Holder elected Armando Silva to serve as Chairperson for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR SECOND LANDOWNERS' MEETING

Mr. Silva stated that it would be in order to elect a Secretary for the Landowners' Meeting for the purpose of conducting and recording the events of the Landowners' Meeting. Ms. Orozco elected Mr. Silva to serve as Secretary for the Landowners' Meeting. Mr. Silva accepted the position of Secretary for the Landowners' Meeting.

G. APPROVAL OF MINUTES

1. November 6, 2018, Second Landowners' Meeting

Mr. Silva presented the minutes of the November 6, 2018, Second Landowners' Meeting and asked the *Proxy Holder* if there were any changes or revisions to same. There being no comments or changes, the Proxy Holder approved the November 6, 2018, Second Landowners' Meeting Minutes, *as presented*.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mr. Silva stated that there were **three (3) Lots/Units** being represented/assigned by Ms. Baluja, the attending *Proxy Holder*, on behalf of Lennar Homes, LLC.

2. Nomination of Candidates

Mr. Silva stated that the terms of office of Supervisors Maria C. Herrera, Teresa Baluja and Carmen Orozco were expiring and that it would be in order to nominate candidates for election to fill the three (3) expiring terms of office. Ms. Baluja, *Proxy Holder*, nominated the following persons for election to the Board of Supervisors of the District:

Maria C. Herrera
Teresa Baluja
Carmen Orozco

Mr. Silva asked if there were any other nominations from the floor. There being no further nominations from the floor, Mr. Silva closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Ms. Orozco, *Proxy Holder*, was requested to cast votes for the following slate of nominees: **Maria C. Herrera, Teresa Baluja and Carmen Orozco**. Mr. Silva stated that the two (2) candidates receiving the highest number of votes would each serve a four-year term of office, expiring in November 2024; and the remaining candidate receiving the next highest number of votes would serve a two-year term of office, expiring in November 2022.

4. Ballot Tabulations

Mr. Silva announced the following election results:

Maria C. Herrera received **3** Votes
Teresa Baluja received **3** Votes
Carmen Orozco received **2** Votes

Furthermore, Mr. Silva stated that **Ms. Herrera** and **Ms. Baluja** would each serve four (4) year terms and such terms of office would expire in November 2024; and **Ms. Orozco** would serve a two (2) year term of office and such term of office would expire in November 2022.

5. Certification of Results

Mr. Silva asked Ms. Orozco if there were any objections to the election results or to the procedures followed. There being no comments or objections, Mr. Silva declared the election results complete, final and certified.

J. LANDOWNERS' COMMENTS

There were no additional comments.

K. ADJOURNMENT

There being no further business to conduct at the Landowners' Meeting, the meeting was declared adjourned by the presiding Chairperson, Armando Silva, at approximately 10:31 a.m. There were no objections.

Chairperson

Secretary

LANDOWNER PROXY

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT FINAL LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Coco Palms Community Development District to be held on November 16, 2022 at 6:30 p.m. at the Artesa Clubhouse, 11690 SW 248th Street, Homestead, Florida 33032 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print Name of Legal Owner/Entity

Signature of Legal Owner and/or/Authorized Rep

Print Name of Signer

Date

Parcel Description*

of Acres/Units

*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), *Florida Statutes* (2022), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

SAMPLE BALLOT

BALLOT # _____

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS (3)

NOVEMBER 16, 2022

The undersigned certifies that he/she is the owner (____) **or** duly authorized **representative of lawful proxy of an owner** (____) of land (real property) within the **Coco Palms Community Development District**, constituting acre(s)/unit(s)/lot(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open Board position(s):

Name of Candidate

Number of Votes

{The candidate receiving the highest number of votes shall each be elected for a four (4) year term of office.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
Artesa Clubhouse
11690 SW 248th Street
Homestead, FL 33032
REGULAR BOARD MEETING
November 16, 2022
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
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- J. Board Member & Staff Closing Comments
- K. Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on November 1, 2022

Location

Miami-Dade County,

Notice Text

COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF FINAL LANDOWNERS' MEETING
AND REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Coco Palms Community Development District (the "District") will hold a Final Landowners' Meeting and Regular Board Meeting at 6:30 p.m., or as soon thereafter as can be heard, on November 16, 2022, in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, Florida 33032.

The primary purpose of the Final Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Board Meeting is to consider any business that may lawfully and properly come before the Board. Copies of the Agendas for these 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 at least five (5) days prior to the date of these meetings.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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 these meetings should contact the District Manager at 305-777-0761 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

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

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmscdd.org

10/25 11/1 22-15/0000626995M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 17, 2022**

A. CALL TO ORDER

The August 17, 2022, Regular Board Meeting of the Coco Palms Community Development District was called to order at 6:36 p.m. in the Artesa Clubhouse Meeting Room located at 11690 SW 248th Street, Homestead, FL 33032.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the Miami Daily Business Review on June 3, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Corissa Nguyen, Vice Chairperson Seth Patterson and Supervisors Nilka Gomez and Monica Encinas constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Armando Silva of Special District Services, Inc.; District Counsel Gregory George 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. June 15, 2022, Regular Board Meeting

Mr. Silva presented the June 15, 2022, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Nguyen, seconded by Mr. Patterson and unanimously passed to approve the June 15, 2022, Regular Board Meeting minutes, as amended.

Note: At approximately 6:39 p.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 28, 2022 and August 4, 2022, as legally required.

2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2022/2023 final budget and non-ad valorem special assessments. There being no public comment, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR FINAL 2022/2023 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll. For the record, copies of the tax roll were made available at the meeting. A discussion ensued after which:

A **motion** was made by Ms. Nguyen, seconded by Ms. Encinas and passed unanimously approving and adopting Resolution No. 2021-06, *as presented*, thereby setting the fiscal year 2021/2022 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

Note: *At approximately 11:16 a.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mr. Silva presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the resolution. A discussion ensued after which;

A **motion** was made by Ms. Nguyen, seconded by Mr. Patterson and passed unanimously to approve and adopt Resolution No. 2022-04, *as presented*; thereby setting the 2022/2023 Regular Meeting schedule and authorizes the publication of the schedule, as required by law.

2. Consider Resolution No. 2022-05 – Authorizing Electronic Approvals and Check Signers

Mr. Silva presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

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 PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document and outlined that due to the recent changes on the Board, check signers for the District's operating account would be changing and it would be in order to consider said changes. A discussion ensued after which:

A **motion** was made by Ms. Encinas, seconded by Ms. Nguyen and unanimously passed to approve and adopt Resolution No. 2022-05, as presented, thereby authorizing electronic approvals for expenditures and selecting Todd Wodraska, Jason Pierman, Patricia LasCasas, Armando Silva, Nancy Nguyen and Corissa Nguyen 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.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational Matters.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Per request of the board, Mr. Silva stated that he had inquired into the potential of installing a fountain within the lake in Artesa. Hall Fountains provided Mr. Silva a proposal for installing two (2) fountains along with the RGB lighting but they stated that the electrical portion would have to be performed by an electrical contractor. A discussion ensued after which:

A **motion** was made by Ms. Gomez, seconded by Mr. Patterson and unanimously passed to approve an amount not to exceed \$40,000 for the installation of the fountains within the Artesa Lake.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Nguyen, seconded by Ms. Gomez and passed unanimously to adjourn the Regular Board Meeting at approximately 7:03 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Coco Palms Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/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 16th day of November, 2022.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	84,607	85,075	85,075
Maintenance Assessments	66,723	66,723	66,723
Debt Assessments (2016)	695,856	695,856	695,856
Debt Assessments (2019)	400,000	400,000	400,000
Other Revenues - Cost Share	0	9,800	9,800
Interest Income	360	40	38
TOTAL REVENUES	\$ 1,247,546	\$ 1,257,494	\$ 1,257,492
EXPENDITURES			
Supervisor Fees	0	0	0
Management	32,016	32,016	32,016
Legal	12,000	10,000	9,083
Assessment Roll	7,800	7,800	7,800
Audit Fees	4,600	4,600	4,600
Arbitrage Rebate Fee	1,300	1,300	1,300
Insurance	6,400	5,843	5,843
Legal Advertisements	1,200	950	560
Miscellaneous	1,300	650	215
Postage	625	125	112
Office Supplies	775	450	429
Dues & Subscriptions	175	175	175
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	1,500	1,000	1,000
Website Management	2,000	2,000	2,000
Administrative Contingency	1,200	600	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 79,891	\$ 74,509	\$ 72,133
MAINTENANCE EXPENDITURES			
Annual Engineer's Report/Inspections	1,800	3,200	2,795
Field Operations Management	1,200	1,200	1,200
Lawn & Landscape Tract Maintenance	13,000	26,500	25,805
Entrance Feature Maintenance	2,000	8,321	8,321
Irrigation System Maintenance/Upkeep	2,000	500	0
Irrigation System - Water	5,000	500	0
Roadway/Drainage System Maintenance/Upkeep	5,600	500	0
Common Driveway Maintenance/Upkeep	14,000	500	0
Fountain Maintenance/Upkeep	5,000	500	0
FP&L Power/Utility	6,000	12,133	12,133
Lake - Aquatic Maintenance	4,200	3,354	3,354
Miscellaneous Maintenance	2,920	4,000	2,900
Storm Drain Cleaning	0	9,185	9,185
TOTAL MAINTENANCE EXPENDITURES	\$ 62,720	\$ 70,393	\$ 65,693
TOTAL EXPENDITURES	\$ 142,611	\$ 144,902	\$ 137,826
REVENUES LESS EXPENDITURES	\$ 1,104,935	\$ 1,112,592	\$ 1,119,666
Bond Payments - 2016	(654,105)	(662,483)	(662,483)
Bond Payments - 2019	(376,000)	(380,816)	(380,816)
BALANCE	\$ 74,830	\$ 69,293	\$ 76,367
County Appraiser & Tax Collector Fee	(24,943)	(11,998)	(11,998)
Discounts For Early Payments	(49,887)	(47,822)	(47,822)
EXCESS/ (SHORTFALL)	\$ -	\$ 9,473	\$ 16,547
Carryover From Prior Year			0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 9,473	\$ 16,547

FUND BALANCE AS OF 9/30/21
FY 2020/2021 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$159,690
\$9,473
\$169,163

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	2,808	1,717
Transfer From Construction Account	0	2,340	2,340
NAV Tax Collection	654,105	662,483	662,483
Total Revenues	\$ 654,130	\$ 667,631	\$ 666,540
EXPENDITURES			
Principal Payments	205,000	205,000	205,000
Interest Payments	446,394	449,738	449,738
Bond Redemption	2,736	0	0
Total Expenditures	\$ 654,130	\$ 654,738	\$ 654,738
Excess/ (Shortfall)	\$ -	\$ 12,893	\$ 11,802

FUND BALANCE AS OF 9/30/21	\$635,838
FY 2021/2022 ACTIVITY	\$12,893
FUND BALANCE AS OF 9/30/22	\$648,731

Notes

Reserve Fund Balance = \$328,717*. Revenue Fund Balance = \$314,541*

Prepayment Fund Balance = \$5,473*

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$221,025.

* Approximate Amounts

Series 2016 Bond Information

Original Par Amount =	\$10,355,000	Annual Principal Payments Due:
Interest Rate =	3.75% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$9,220,000	

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	1,580	948
NAV Assessment Collection	376,000	380,816	380,816
Total Revenues	\$ 376,025	\$ 382,396	\$ 381,764
EXPENDITURES			
Principal Payments	105,000	105,000	105,000
Interest Payments	268,359	270,263	270,263
Bond Redemption	2,666	0	0
Total Expenditures	\$ 376,025	\$ 375,263	\$ 375,263
Excess/ (Shortfall)	\$ -	\$ 7,133	\$ 6,501

FUND BALANCE AS OF 9/30/21	\$367,764
FY 2021/2022 ACTIVITY	\$7,133
FUND BALANCE AS OF 9/30/22	\$374,897

Notes

Reserve Fund Balance = \$188,704*. Revenue Fund Balance = \$186,193*

Revenue Fund To Be Used To Make 12/15/2022 Interest Payment Of \$133,228.

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$5,915,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	June 15th
Issue Date =	February 2019	Annual Interest Payments Due:
Maturity Date =	June 2049	June 15th & December 15th
Par Amount As Of 9/30/22 =	\$5,610,000	