



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 9, 2023
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
561.630.4923 Facsimile

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
Artesa Clubhouse
11690 SW 248th Street
Homestead, FL 33032
REGULAR BOARD MEETING & PUBLIC HEARING
August 9, 2023
6:30 p.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. July 17, 2023 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Consider Resolution No. 2023-04 – Amending Resolution No. 2023-02 Approving
Proposed FY2023-2024 Budget.....Page 5
 - 3. Received Public Comments on Fiscal Year 2023/2024 Final Budget
 - 4. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 14
 - 2. Discussion Regarding Required Ethics Training.....Page 16
 - 3. Discussion Regarding Landscaping Improvements – Artesa`Page 21
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

Location

Miami-Dade County, Florida

Notice Text

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 a Regular Board Meeting on August 9 2023, at 6:30 p.m., or as soon thereafter as can be heard, at the Artesa Clubhouse located at 11590 SW 248th Lane, Homestead, Florida 33032.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or by contacting the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, prior to the date of the hearings and/or meeting. The purpose of the Regular Board Meeting is for the Board 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 Supervisors will 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.

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 (786) 313-3661 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 these Public Hearings 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

7/20-27 23-100/0000674110M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JULY 17, 2023**

A. CALL TO ORDER

District Manager Armando Silva called the July 17, 2023, Special Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:39 p.m. in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, Florida 33032.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on July 7, 2023, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Corissa Nguyen, Vice Chairperson Seth Patterson and Supervisor Nilka Gomez.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A..

D. ADDITIONS OR DELETIONS TO 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. March 8, 2023, Regular Board Meeting

Mr. Silva presented the March 8, 2023, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Nguyen, seconded by Ms. Gomez and unanimously passed approving the March 8, 2023, Regular Board Meeting minutes, *as presented*.

G. OLD BUSINESS

1. Update Regarding Lake Fountain Installation

Mr. Silva stated that the lake fountains have been installed and the District has received positive comments from the community residents regarding the fountains. The District is still pending the closure of the lake fountain permit with the City of Homestead.

H. NEW BUSINESS

1. Discussion Regarding Isola Tower – T-24846

Mr. Silva informed the Board that Attorney, Amanda Naldjieff of Holland & Knight had reached out to him because she requires the District to execute the District portion of the final plat mylar for a telecommunications tower on Tract C of the District (Isola). Due to the tract being located within the boundaries of the District, Miami-Dade County is requiring that the District sign in acknowledgment of the installation of the telecommunications tower. The conveyance has been completed and the approvals are in place. They are simply pending the executed mylar to submit the same to the County. A discussion ensued after which;

A **motion** was made by Mr. Patterson, seconded by Ms. Nguyen and unanimously passed, to approved the final plat mylar for a telecommunications tower on Tract C of the District; and authorizing the chairperson to execute the plat mylar on behalf of the District.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Resolution No. 2023-03 – Adoption of Records Retention Policy

Mr. Silva explained that the document provides for the authorization of the District's records custodian to appoint a Records Management Liaison Officer. Mr. Silva further explained that this document provides that the electronic record shall be considered the official record and any paper originals are considered duplicates which may be disposed of unless required by any applicable statute, rule or ordinance, per section 668.50, Florida Statutes.

A **motion** was made by Mr. Patterson, seconded by Ms. Nguyen and unanimously passed to approve Resolution No. 2023-03; thereby adopting a Records Retention Policy.

2. Reminder: Statement of Financial Interest – Form 1

Mr. Silva reminded the Board that the Statement of Financial Interest – Form 1 was due on July 1, 2023. He urged those who had not yet submitted their Form 1 to do it as soon as possible.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva reminded the Board Members that this Board will meet again on August 9th, 2023 for the Public Hearing and Regular Board Meeting.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Nguyen, seconded by Mr. Patterson and passed unanimously to adjourn the Regular Board Meeting at approximately 6:58 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Location

Miami-Dade County, Florida

Notice Text

**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 a Regular Board Meeting on August 9 2023, at 6:30 p.m., or as soon thereafter as can be heard, at the Artesa Clubhouse located at 11590 SW 248th Lane, Homestead, Florida 33032.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or by contacting the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, prior to the date of the hearings and/or meeting. The purpose of the Regular Board Meeting is for the Board 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.

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If any person decides to appeal any decision made with respect to any matter considered at these Public Hearings 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

7/20-27 23-100/0000674110M

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; PROVIDING FOR AMENDING RESOLUTION NO. 2023-02 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Coco Palms Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 was prepared and considered by the Board; and was approved by the Board on June 14, 2023; and,

WHEREAS, the original Proposed Budget has to be changed to remove a maintenance line item that would have caused an increase in the Assessments for the Fiscal Year 2023/2024; and would have prompted the District to notify all affected property owners of the potential increase in Assessments for the Fiscal Year 2023/2024.

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

Section 1. Resolution No. 2023-02 is hereby amended. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached as Exhibit “A” to Resolution No. 2023-02 is hereby amended and replaced by the Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A”, which is hereby approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 9th, 2023 at 6:30 p.m. in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, FL 33032, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 9th day of August, 2023.

ATTEST:

**COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 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 (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 2023/2024 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 9th day of August, 2023.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	84,607
Maintenance Assessments	66,596
Debt Assessments (2016)	695,856
Debt Assessments (2019)	400,000
Other Revenues - Cost Share	5,000
Interest Income	360
TOTAL REVENUES	\$ 1,252,419
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	4,000
Payroll Taxes	306
Management	33,960
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,000
Arbitrage Rebate Fee	1,300
Insurance	6,800
Legal Advertisements	850
Miscellaneous	1,000
Postage	425
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,500
Website Management	2,000
Administrative Contingency	200
Total Administrative Expenditures	\$ 84,891
Maintenance Expenditures	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Tract Maintenance	15,000
Entrance Feature Maintenance	0
Irrigation System Maintenance/Upkeep	2,000
Irrigation System - Water	5,000
Roadway/Drainage System Maintenance/Upkeep	7,000
Common Driveway Maintenance/Upkeep	10,000
Fountain Maintenance/Upkeep	5,000
FP&L Power/Utility	13,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	9,100
Signs	0
Total Maintenance Expenditures	\$ 73,800
TOTAL EXPENDITURES	\$ 158,691
REVENUES LESS EXPENDITURES	\$ 1,093,728
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(376,000)
BALANCE	\$ 63,623
County Appraiser & Tax Collector Fee	(24,941)
Discounts For Early Payments	(49,882)
EXCESS/ (SHORTFALL)	\$ (11,200)
Carryover Funds From Prior Year	11,200
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	85,075	88,641	84,607	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	66,723	62,674	66,596	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	400,000	400,000	400,000	Bond Payments/.94
Other Revenues - Cost Share	9,800	0	5,000	Cost Share Revenue
Interest Income	37	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 1,257,491	\$ 1,247,531	\$ 1,252,419	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	4,000	4,000	Supervisor Fees
Payroll Taxes	0	306	306	Supervisor Fees * 7.65%
Management	32,016	32,976	33,960	CPI Adjustment (Capped at 3%)
Legal	9,583	12,000	12,000	No Change From 2022/2023 Budget
Assessment Roll	7,800	7,800	7,800	As Per Contract Plus Expansion Area
Audit Fees	4,600	4,800	5,000	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2022/2023 Budget
Insurance	5,843	6,575	6,800	Fiscal Year 2022/2023 Expenditure Was \$6,281
Legal Advertisements	560	900	850	\$50 Decrease From 2022/2023 Budget
Miscellaneous	215	1,100	1,000	\$100 Decrease From 2022/2023 Budget
Postage	112	475	425	\$50 Decrease From 2022/2023 Budget
Office Supplies	429	575	575	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2022/2023 Budget
Continuing Disclosure Fee	1,000	1,500	1,500	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Administrative Contingency	0	200	200	Administrative Contingency
Total Administrative Expenditures	\$ 72,633	\$ 83,682	\$ 84,891	
Maintenance Expenditures				
Annual Engineer's Report/Inspections	2,795	1,800	2,300	\$500 Increase From 2022/2023 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2022/2023 Budget
Lawn & Landscape Tract Maintenance	25,805	13,000	15,000	\$2,000 Increase From 2022/2023 Budget
Entrance Feature Maintenance	8,321	2,000	0	Line Item Eliminated
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2022/2023 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2022/2023 Budget
Roadway/Drainage System Maintenance/Upkeep	0	5,600	7,000	\$1,400 Increase From 2022/2023 Budget
Common Driveway Maintenance/Upkeep	0	10,000	10,000	No Change From 2022/2023 Budget
Fountain Maintenance/Upkeep	0	5,000	5,000	No Change From 2022/2023 Budget
FP&L Power/Utility	12,133	6,000	13,000	\$7,000 Increase From 2022/2023 Budget
Lake - Aquatic Maintenance	3,354	4,200	4,200	No Change From 2022/2023 Budget
Miscellaneous Maintenance	22,944	2,614	9,100	\$6,486 Increase From 2022/2023 Budget
Signs	0	500	0	Line Item Eliminated
Total Maintenance Expenditures	\$ 76,552	\$ 58,914	\$ 73,800	
TOTAL EXPENDITURES	\$ 149,185	\$ 142,596	\$ 158,691	
REVENUES LESS EXPENDITURES	\$ 1,108,306	\$ 1,104,935	\$ 1,093,728	
Bond Payments (2016)	(662,483)	(654,105)	(654,105)	2024 P & I Payments Less Earned Interest
Bond Payments (2019)	(380,816)	(376,000)	(376,000)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 65,007	\$ 74,830	\$ 63,623	
County Appraiser & Tax Collector Fee	(11,998)	(24,943)	(24,941)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,822)	(49,887)	(49,882)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 5,187	\$ -	\$ (11,200)	
Carryover Funds From Prior Year	0	0	11,200	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 5,187	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,809	25	250	Projected Interest For 2023/2024
NAV Tax Collection	662,483	654,105	654,105	Maximum Debt Service Collection
Total Revenues	\$ 665,292	\$ 654,130	\$ 654,355	
EXPENDITURES				
Principal Payments	205,000	215,000	225,000	Principal Payment Due In 2024
Interest Payments	449,738	437,213	427,313	Interest Payments Due In 2024
Bond Redemption	0	1,918	2,042	Estimated Excess Debt Collections
Total Expenditures	\$ 654,738	\$ 654,130	\$ 654,355	
Excess/ (Shortfall)	\$ 10,554	\$ -	\$ -	

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		
Par Amount As Of 1/1/23 =	\$9,220,000		

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,579	25	250	Projected Interest For 2023/2024
NAV Tax Collection	380,816	376,000	376,000	Maximum Debt Service Collection
Total Revenues	\$ 382,395	\$ 376,025	\$ 376,250	
EXPENDITURES				
Principal Payments	105,000	110,000	115,000	Principal Payment Due In 2024
Interest Payments	270,263	264,463	260,384	Interest Payments Due In 2024
Bond Redemption	0	1,562	866	Estimated Excess Debt Collections
Total Expenditures	\$ 375,263	\$ 376,025	\$ 376,250	
Excess/ (Shortfall)	\$ 7,132	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$5,915,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.5% - 5.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	February 2019		
Maturity Date =	June 2049		

Par Amount As Of 1/1/23 = \$5,610,000

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Single Family Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Single Family Units	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00
Total For Single Family Units	\$ 1,200.64	\$ 1,200.51	\$ 1,200.49	\$ 1,200.38
Administrative For Townhome Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Townhome Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Townhomes Units	\$ 948.00	\$ 948.00	\$ 948.00	\$ 948.00
Total For Townhomes Units	\$ 1,095.64	\$ 1,095.51	\$ 1,095.49	\$ 1,095.38
Administrative For Villa Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Villa Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Villa Units	\$ 843.00	\$ 843.00	\$ 843.00	\$ 843.00
Total For Villa Units	\$ 990.64	\$ 990.51	\$ 990.49	\$ 990.38
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Townhome Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Townhomes Units	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47
Total For Townhomes Units	\$ 1,622.11	\$ 1,621.98	\$ 1,621.96	\$ 1,621.85
Administrative For Villa Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Villa Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Villa Units	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15
Total For Villa Units	\$ 1,516.79	\$ 1,516.66	\$ 1,516.64	\$ 1,516.53

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Original Units

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

Total Units

Original Units	743
<u>Expansion Area Units</u>	<u>283</u>
Total Units	1,026

Expansion Area Units

Townhomes Units	119
<u>Villa Units</u>	<u>164</u>
Total Units	283

Townhomes (Original Units) Information

Total Units	309
<u>Prepayments</u>	<u>1</u>
Billed For Debt	308

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 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 (the "District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 9th day of August, 2023.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 Artesa Clubhouse located at 11690 SW 248th Street, Homestead, FL 33032 at **6:30 p.m.** on the following dates:

**October 11, 2023
November 8, 2023
March 13, 2024
April 10, 2024
June 12, 2024
July 10, 2024
September 11, 2024**

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 786-313-3661 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 786-313-3661 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/2023

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) **CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.**—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be~~ deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, ~~or elected local officer of an independent special district~~ who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, ~~or elected local officer of an independent special district~~ assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, ~~or elected local officer of an independent special district~~ assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

Date	Estimate #
4/21/2023	1051

Bill To
Coco Palms CDD C/o SDS, Inc. 2501A Burns Road Palm Beach Gardens, FL 33410

Description	Quantity	Rate	Amount
Removal of 29 Pigeon Plums	29	40.00	1,160.00
Replacement with 15 gal Japanese blueberry cones	29	150.00	4,350.00
1 gal Purslane flowers at base of Japanese blueberry trees for added color	290	4.75	1,377.50
Removal of ruellia on end caps and replaced with dwarf copperleaf	75	15.00	1,125.00
Lemon Lime Sedum 1 Gal at base of existing bizmarck palms for added color	300	4.50	1,350.00
Total			\$9,362.50

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