



**KEYS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 25, 2026
3:00 P.M.**

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

www.keysedgecdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn & Suites – Homestead
1st Floor Conference Room (Reef I Board Room)
2855 NE 9th Street
Homestead, Florida 33033
REGULAR BOARD MEETING
March 25, 2026
3:00 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. September 24, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report, as Required
- H. New Business
 - 1. Update Regarding Assessment Area Two Bonds
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 8
 - 3. Consider Approval of Audit Renewal.....Page 10
- I. Administrative & Operational Matters
 - 1. Discussion Regarding Elections
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57814	IPL0279669	Legal Ad - IPL0279669	Keys Edge CDD - Fiscal Year 2025/2026 Meeting	1.0	83.0L

ATTENTION: Keys Edge Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Keys Edge Community Development District** (the "District") will hold Regular Meetings in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030 at 3:00 p.m. on the following dates:

- October 22, 2025**
- January 28, 2026**
- February 25, 2026**
- March 25, 2026**
- April 22, 2026**
- May 27, 2026**
- June 24, 2026**
- July 22, 2026**
- August 26, 2026**
- September 23, 2026**

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 nnguyen@sdsinc.org 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 ensure 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 nnguyen@sdsinc.org 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.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

www.keysedgecdd.org
 IPL0279669
 Oct 13 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/13/25 Print

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Sworn to and subscribed before me on



**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 24, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 24, 2025, Regular Board Meeting of Keys Edge Community Development District (the “District”) to order at 3:00 p.m. in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Ronald Fields, Vice Chairwoman Alicia Ale, and Supervisors Jose Iglesias, Yadira Cabus, and Ilianys Calero constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance via virtual conference were: Andrew Karmeris of Special District Services, Inc.; and Pedro Hernandez and Gilberto Delgado of Squire Patton Boggs.

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.

NOTE: Ms. Nguyen stated that as a courtesy to the guests in attendance via virtual conference, she would like to take the meeting agenda out of order and discuss New Business, Item 4 at this time. The Board acknowledged Ms. Nguyen’s request.

F. APPROVAL OF MINUTES

1. June 25, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the June 25, 2025, Regular Board Meeting and asked if there were any changes and/or corrections.

There being no changes, a **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed approving the minutes of the June 25, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

There was no old business to discuss at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$116,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed to adopt Resolution No. 2025-05, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-06 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Nguyen explained that due to the closing of the Miami Daily Business Review, the District has had to advertise in *The Miami Herald*. Ms. Nguyen further explained that a standard publication costs approximately \$800 with *The Miami Herald*. She further explained that it has been determined that advertising on Miami-Dade County’s (the “County”) website meets Florida Statute requirements and the County’s attorney has authorized entering into an Interlocal Agreement (the “ILA”) with community development districts to allow them to advertise on the County’s website. She further noted that the cost to advertise on the County’s website for an unlimited number of advertisements per year was \$707. Ms. Wald explained that the District would need to publish an initial advertisement in the *Miami Herald* annually notifying the public of its intent to advertise on the County’s website for the next year. Ms. Nguyen noted that this would still result in cost savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Ronald Fields as Chairman, and Alicia Ale as Vice Chairwoman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed to approve and adopt Resolution No. 2025-06; thereby authorizing Nancy Nguyen as District Manager, Ronald Fields as Chairman, and Alicia Ale as Vice Chairwoman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

3. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that new legislation states that starting October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution were items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board would have the opportunity to determine if the goals had been met.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed accepting Resolution No. 2025-07, further establishing the Keys Edge Community Development District’s goals, objectives, and performance measures.

A discussion regarding the goals and objectives for fiscal year 2025/2026 took place, after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed adopting the same goals and objectives for fiscal year 2025/2026.

4. Consider Resolution No. 2025-08 – Delegation Resolution

NOTE: This item was discussed prior to Item F.

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$5,000,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO PROJECT) (THE “BONDS”) FOR THE PRINCIPAL PURPOSE OF FINANCING CERTAIN PUBLIC INFRASTRUCTURE FOR THE BENEFIT OF CERTAIN LANDS WITHIN A DESIGNATED ASSESSMENT AREA WITHIN THE DISTRICT REFERRED TO AS “ASSESSMENT AREA TWO”; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE USE OF THE MASTER TRUST INDENTURE DATED DECEMBER 1, 2024 WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND THE ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AN EFFECTIVE DATE AND OTHER MATTERS.

Mr. Hernandez stated that during the April 29, 2024, Special Board Meeting, the Board of Supervisors adopted the Initial Bond Resolution, Resolution No. 2024-01, authorizing the District to issue a not to exceed amount of \$33,500,000 of its Special Assessment Bonds in one or more series to finance all or a portion of the costs of the public infrastructure within the District. Mr. Hernandez provided an explanation for the document with emphasis on authorizing the issuance of the Keys Edge Community Development District Special Assessment Bonds, Series 2025 (the “Series 2025 Bonds”) in the principal amount not exceeding \$5,000,000 for the primary purpose of providing funds to finance a portion of the capital improvements within Assessment Area Two, as described in the Engineer’s Report dated June 2, 2022 and revised on April 29, 2024. Mr. Hernandez explained that the Exhibits accompanied with this resolution were:

- a. A Bond Purchase Agreement with respect to the Series 2025 Bonds by and between FMSbonds, Inc., as the underwriter and the District, together with the form of a disclosure

statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form provided.

- b. A Preliminary Limited Offering Memorandum, substantially in the form provided.
- c. A Continuing Disclosure Agreement between the District and Special District Services, Inc., the dissemination agent.
- d. A Second Supplemental Trust Indenture between the District and Trustee (U.S. Bank Trust Company, N.A.)

Mr. Hernandez explained that proceeds of the Series 2025 Bonds shall also fund a debt service reserve account, fund capitalized interest and pay the costs of the issuance. A discussion ensued, after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and passed unanimously approving and adopting Resolution No. 2025-08, as presented, thereby authorizing the issuance of not to exceed \$5,000,000 principal amount of Keys Edge Community Development District Special Assessment Bonds, in one or more series, to finance a portion of the capital improvements within Assessment Area Two; and authorizes District Officials to execute related documents as so required.

The Board thanked Mr. Hernandez for his assistance and time. Mr. Hernandez then disconnected from the virtual conference call at approximately 3:08 p.m.

5. Consider Preliminary Second Supplemental Special Assessment Methodology Report

NOTE: This item was discussed prior to Item F.

Ms. Nguyen presented Mr. Andrew Karmeris of Special District Services, Inc. Mr. Karmeris greeted everyone and presented the Preliminary Second Supplemental Special Assessment Methodology Report dated September 24, 2025 (the “Second Supplemental Report”). Mr. Karmeris explained that this Second Supplemental Report supplements the Master Special Assessment Methodology Report dated April 29, 2024, and the First Supplemental Special Assessment Methodology Report dated September 25, 2024, and sets forth the allocation of special assessments as it relates to the sale and issuance by the Keys Edge Community Development District Special Assessment Bonds, Series 2025 (the “Series 2025 Bonds”) in the aggregate amount of \$3,445,000, which is subject to change, for the primary purpose of funding the Assessment Area Two Project. Mr. Karmeris explained that the assessment area of the Series 2025 Bonds includes Parcel B, which contains an aggregate of 144 townhome lots, additionally, the Assessment Area Two Project public improvements and costs can be found on Table A of the Second Supplemental Report. Mr. Karmeris stated that this report provides for the allocation of the debt of the Series 2025 Bonds to the units which will receive a direct and special benefit from the improvements and sets the maximum debt per unit. A discussion ensued, after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed adopting the Preliminary Second Supplemental Methodology Report dated September 25, 2025, in substantially final form.

The Board thanked Mr. Karmeris for his assistance and time. Mr. Karmeris then disconnected from the conference call at approximately 3:13 p.m.

NOTE: Item F. was discussed at this time.

6. Consider Lien of Record in Substantially Final Form (Assessment Area Two Project)

NOTE: This item was discussed prior to Item F.

Ms. Wald explained that this document stated that the District holds a governmental lien of record on the properties within the District. She further explained that the District's lien secures the payment of special assessments levied on the properties for the purpose of funding the District's operating and maintenance expenses, and to pay the District's indebtedness for the purpose of funding various improvements incurred by the District in connection with the issuance of bonds. Ms. Wald explained that this document was being approved in substantially final form until the final numbers have been received, and once the final numbers have been received, the lien of record will be recorded in the Public Records of Miami-Dade County.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed accepting and approving in substantially final form the Lien of Record.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Ms. Wald explained that her firm annually prepares a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Ms. Wald provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they had any questions regarding these new laws, they may contact her office or the District Manager.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member closing comments.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until October 22, 2025.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed adjourning the Regular Board Meeting at approximately 3:39 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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BILLING & COCHRAN
ESTABLISHED 1977

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February 2, 2026

VIA E-MAIL ONLY– nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Keys Edge Community Development District
Our File: 335.07236**

Dear Nancy:

This firm's current fee structure has been in place since 2007. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

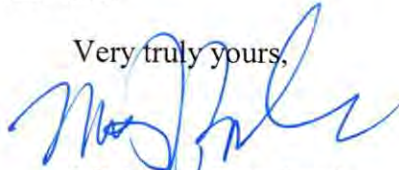
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

March 25, 2026

RE: Keys Edge Community Development District Auditor Renewal

At the March 22, 2023, Keys Edge Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$3,000. The fees for the 9-30-2023 audit was \$3,100. And the fees for the 9-30-2024 audit were \$3,200. The proposed fees for the 9-30-2025 audit is \$3,300, which is lower than the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$3,400. Please note the fees will increase due to new bonds being added.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Grau & Associates.

Special District Services, Inc.