



**KEYS COVE II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
AUGUST 10, 2022  
12:00 P.M.**

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

[www.keyscove2cdd.org](http://www.keyscove2cdd.org)  
786.303.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
Palm Breeze Clubhouse  
1427 SE 24<sup>th</sup> Place  
Homestead, Florida 33035  
**REGULAR BOARD MEETING**  
August 10, 2022  
12:00 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. June 8, 2022 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Discussion Regarding Maverick Security – Parking Enforcement and SOS Database Update
  - 2. Discussion Regarding Root Pruning Project
  - 3. Discussion Regarding South Gate Entrance
  - 4. Discussion Regarding Playground
- H. New Business
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT - AMENDED FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

05/31/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Guillermo Garcia*

Sworn to and subscribed before me this 31 day of MAY, A.D. 2022

*C. Rami*

(SEAL)  
GUILLERMO GARCIA personally known to me



**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT  
AMENDED FISCAL YEAR 2021/2022  
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District") will hold Regular Meetings in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035 at 12:00 p.m. on the following dates:

June 8, 2022  
August 10, 2022  
September 7, 2022

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.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

[www.keyscove2cdd.org](http://www.keyscove2cdd.org)

5/31

22-45/0000600035M

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 8, 2022**

**A. CALL TO ORDER**

District Manager Armando Silva called the June 8, 2022, Regular Board Meeting of the Keys Cove II Community Development District (the “District”) to order at 12:06 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24<sup>th</sup> Place, Homestead, Florida 33035.

**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 May 31, 2022, *as legally required*.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Melony Fogelstrom and Vice Chairperson Janine Ferreiro, and Supervisors Allen Llodra (arrived at 12:09 p.m.), and Cynthia Portillo constituted a quorum.

Staff in attendance: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Kevin McIntyre of Maverick Security Services.

**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. May 24, 2022, Regular Board Meeting**

Mr. Silva presented the minutes of the May 24, 2022, Regular Board Meeting & Public Hearing and asked if there were any changes. There being no changes, a **motion** was made by Ms. Fogelstrom, seconded by Ms. Portillo and unanimously passed to approve the minutes of the May 24, 2022, Regular Board Meeting, *as presented*

**G. OLD BUSINESS**

**1. Discussion Regarding Maverick Security Performance**

Mr. Silva introduced Mr. Kevin McIntyre of Maverick Security Services to the Board and provided him with a brief summary of the issues that the community is having with security. Mr. McIntyre provided the following responses pertaining to the issues:

- **Lack of Visitor Screening:** Mr. McIntyre stated that the security guards are taking images of the driver's license and vehicle license plate for all visitors entering the community. The issue that the guards are having is that there are a vast majority of residents that have not registered their information into the SOS Database System. When a visitor states the name of the individual they are visiting, their information does not show up on the SOS Database since they have not registered. Mr. Silva stated that he had asked the property managers to update the resident information in the SOS Database and not much has been completed within the last two (2) years. A discussion ensued after which the Board consensus was that the SOS Database System be updated as soon as possible. Mr. Silva will contact the property managers and ask for them to distribute flyers or send an email blast asking residents to register their information into the system. .
- **Parking Enforcement:** Mr. McIntyre stated that the parking enforcement officers have been ticketing illegally parked vehicles but they are having trouble getting the towing company to tow vehicles. The towing company has had a delay in response and sometimes does not make it to the property when requested. A discussion ensued after which the Board requested that Mr. Silva contact another towing company preferably located in Homestead.

## **H. NEW BUSINESS**

Mr. Silva stated that he will be obtaining more information regarding the potential installation of a playground on the south part of the District. More information will be provided at an upcoming meeting.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

District Counsel, Gregory George provided the Board with an update regarding the most recent Legislative Session.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member or Staff closing comments.

## **K. ADJOURNMENT**

There being no further business to conduct, a **motion** was made by Ms. Ferreiro, seconded by Ms. Portillo and passed unanimously to adjourn the Regular Board Meeting at 1:08 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson