



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 10, 2026
12:00 P.M.**

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

www.keyscove2cdd.org
786.303.3661 Telephone
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AGENDA
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
Palm Breeze Clubhouse
1427 SE 24th Place
Homestead, Florida 33035
REGULAR BOARD MEETING & PUBLIC HEARING
June 10, 2026
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. May 13, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Discussion Regarding Landscape Maintenance Proposals (*to be distributed under separate cover*)
 - 2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 14
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

Publication Date
2026-05-28

Subcategory
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the
Keys Cove II Community
Development District

The Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 10, 2026, at 12:00 p.m., or as soon thereafter as can be heard, in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget and Assessment Roll for the District. 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. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Keys Cove II Community
Development District

www.keyscove2cdd.org

PUBLISH: MIAMI HERALD 05/21/26 & 05/28/26

IPL0341153

May 21,28 2026

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 13, 2026**

A. CALL TO ORDER

The May 13, 2026, Regular Board Meeting of the Keys Cove II Community Development District (the “District”) was called to order at approximately 12:06 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published on September 24, 2025, in the *Miami Herald*, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Melony Fogelstrom, Vice Chairperson Tomas Simonson, and Supervisors Cynthia Portillo (via conference call), Irene De Leon Martinez, and James Hatcher constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Armando Silva, Associate District Manager Pablo Jerez and District Counsel Gabriela Fernandez-Perez of Billing Cochran.

Also in attendance: Kevin Earp, Miami, FL; Tiara Perry, Miami, FL; Carlos Berges, Miami, FL; Ines Berges, Miami, FL; Manuel Sanchez, Miami, FL; Barbara Puente, Miami, FL; Ken Kertzus, Miami, FL; Carlos Arce, Miami, FL; Eddy Sanabria, Miami, FL; and other members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested to table Agenda Item H (New Business) in its entirety. A discussion ensued after which:

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and passed unanimously tabling Agenda Item H in its entirety.

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 11, 2026 Regular Board Meeting

The minutes of the March 11, 2026, Regular Board Meeting were presented for consideration. District Counsel Gabriela Fernandez-Perez submitted a correction to the minutes, noting that page 2 had incorrectly identified her as a Board Member in connection with the establishment of a quorum. A discussion ensued after which:

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and passed unanimously approving the minutes of the March 11, 2026, Regular Board Meeting, *as amended*, to reflect the correction submitted by Ms. Fernandez-Perez.

G. OLD BUSINESS

1. Update Regarding Lake Fountains

Mr. Silva advised that there is no update on the status of the lake fountains matter from Miami Management. The Board discussed the possibility of inviting the Keys Gate Master Association's attorney to the next Board meeting to provide clarification regarding the matter. No further action was taken at this time.

2. Update Regarding Additional Speed Humps

Mr. Silva presented the Board with a proposal received from Lega Striping and More for the installation of sixteen (16) speed humps and 32 speed hump signs and posts within the District at a total cost of \$26,400. A discussion ensued after which:

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and passed unanimously approving the proposal from Lega Striping and More for the installation of sixteen (16) speed humps and 32 speed hump signs and posts at a total cost of \$26,400, and further directing District Counsel to draft a Small Project Agreement in connection therewith.

H. NEW BUSINESS

1. Discussion Regarding Arm Gates Maintenance Program – Regions Security

This item was tabled.

2. Discussion Regarding Landscape Maintenance – Request for Proposals (Due June 1, 2026)

Carlos Arce of Landscape Workshop provided a brief overview of his company’s crew and the issues currently facing the company. A discussion followed during which members of the public shared comments and concerns regarding the landscape maintenance work and overall aesthetics within the District.

After Mr. Arce’s departure, Mr. Silva then advised that the District was in the process of publishing the Request for Proposals advertisement inviting bids for landscape maintenance services. Mr. Silva advised that a mandatory on-site meeting would be scheduled before the end of May. Mr. Silva presented the Board with the bid package for the landscape proposals and requested that the Board consider waiving requirement 1.06 which requires contractors to submit financial statements. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Mr. Simonson and unanimously passed appointing Chairperson Fogelstrom as the Board’s liaison in connection with the RFP process; and approving the waiver of bid requirement 1.06.

3. Discussion Regarding Comprehensive ArcGIS Proposal (Alvarez Engineers)

This item was tabled.

4. Discussion Regarding Parking Enforcement (Towns at Seascape)

Mr. Silva reiterated the amended parking rules adopted by the Board on March 11, 2026. A discussion ensued during which members of the public shared comments and concerns regarding the parking rules and possible exceptions. The Board declined to establish any exceptions to the amended parking rules.

5. Discussion Regarding Landscaping and Irrigation (Towns at Seascape)

Property Manager Barbara Puente advised that Mr. Arce of Landscape Workshop had already responded to her questions regarding landscaping and irrigation matters within the Towns at Seascape area.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

Mr. Silva reminded the Board Members of their obligation to file their 2025 Statement of Financial Interests – Form 1 with the Supervisor of Elections by July 1, 2026, as required by Florida Statutes.

2. Announcing Certification of the Number of Registered Voters

Mr. Silva announced that the Office of the Supervisor of Elections of Miami-Dade County, through a certification dated April 29, 2026, signed by Supervisor of Elections Alina Garcia, had certified that the Keys Cove II Community Development District had 1,658 registered voters.

3. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026

Mr. Silva announced that the qualifying period for candidates seeking election to the District Board of Supervisors would run from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026. The seats scheduled for election are Seat No. 3 (Ms. Portillo), Seat No. 4 (Mr. Hatcher), and Seat No. 5 (Mr. Simonson), all of which expire in November 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and passed unanimously adjourning the Regular Board Meeting at approximately 2:34 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Publication Date
2026-05-28

Subcategory
Miscellaneous Notices

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Development District

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The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget and Assessment Roll for the District. 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. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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Keys Cove II Community
Development District

www.keyscove2cdd.org

PUBLISH: MIAMI HERALD 05/21/26 & 05/28/26

IPL0341153

May 21,28 2026

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Keys Cove II Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 BECOMES EFFECTIVE this 10th day of June, 2026.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Keys Cove II
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- IV ASSESSMENT COMPARISON

FINAL BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	115,723
MAINTENANCE ASSESSMENTS	1,067,766
DEBT ASSESSMENTS	314,530
OTHER REVENUES	0
INTEREST INCOME	2,100
TOTAL REVENUES	\$ 1,500,119
EXPENDITURES	
MAINTENANCE EXPENDITURES	
ENGINEERING/INSPECTIONS	3,000
ANNUAL LANDSCAPING SERVICES	230,000
LANDSCAPING UPKEEP (MULCH, TREE TRIMMING, ANNUAL, ETC.)	75,000
IRRIGATION MAINTENANCE & UPKEEP	28,000
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	15,000
STREET/ROADWAY MAINTENANCE & UPKEEP	40,000
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	320,000
OFF DUTY POLICE SERVICES	25,000
GUARD HOUSE UTILITIES & GATE MAINTENANCE	25,000
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	30,000
STREET LIGHT MAINTENANCE	35,000
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	34,000
JANITORIAL SERVICES	45,000
HOLIDAY LIGHTING	30,000
PLAYGROUND MAINTENANCE	5,000
MISCELLANEOUS MAINTENANCE	63,700
TOTAL MAINTENANCE EXPENDITURES	\$ 1,003,700
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	7,000
PAYROLL TAXES (EMPLOYER)	536
MANAGEMENT	39,744
SECRETARIAL & FIELD OPERATIONS	9,000
LEGAL	16,000
ASSESSMENT ROLL	10,000
AUDIT FEES	3,600
INSURANCE	9,400
LEGAL ADVERTISING	4,000
MISCELLANEOUS	2,000
POSTAGE	825
OFFICE SUPPLIES	700
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,400
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 110,880
TOTAL EXPENDITURES	\$ 1,114,580
REVENUES LESS EXPENDITURES	\$ 385,539
BOND PAYMENTS	(295,658)
BALANCE	\$ 89,881
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,960)
DISCOUNTS FOR EARLY PAYMENTS	(59,921)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	113,978	112,247	115,723	Expenditures Less Interest & Carryover (35%)/.94
MAINTENANCE ASSESSMENTS	817,021	1,071,276	1,067,766	Expenditures Less Carryover (65%)/.94
DEBT ASSESSMENTS	314,530	314,530	314,530	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	14,996	1,800	2,100	Interest Projected At \$175 Per Month
TOTAL REVENUES	\$ 1,260,525	\$ 1,499,853	\$ 1,500,119	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
ENGINEERING/INSPECTIONS	5,947	3,000	3,000	No Change From 2025/2026 Budget
ANNUAL LANDSCAPING SERVICES	320,173	290,000	230,000	\$60,000 Decrease From 2025/2026 Budget
LANDSCAPING UPKEEP (MULCH,TREE TRIMMING,ANNUAL,ETC.)	0	35,000	75,000	\$40,000 Increase From 2025/2026 Budget
IRRIGATION MAINTENANCE & UPKEEP	38,243	24,000	28,000	\$4,000 Increase From 2025/2026 Budget
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	0	15,000	15,000	No Change From 2025/2026 Budget
STREET/ROADWAY MAINTENANCE & UPKEEP	76,045	30,000	40,000	\$10,000 Increase From 2025/2026 Budget
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	167,184	320,000	320,000	No Change From 2025/2026 Budget
OFF DUTY POLICE SERVICES	10,229	20,000	25,000	\$5,000 Increase From 2025/2026 Budget
GUARD HOUSE UTILITIES & GATE MAINTENANCE	22,440	25,000	25,000	No Change From 2025/2026 Budget
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	24,450	30,000	30,000	No Change From 2025/2026 Budget
STREET LIGHT MAINTENANCE	54,885	35,000	35,000	No Change From 2025/2026 Budget
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	0	45,000	34,000	\$11,000 Decrease From 2025/2026 Budget
JANITORIAL SERVICES	53,320	45,000	45,000	No Change From 2025/2026 Budget
HOLIDAY LIGHTING	54,185	30,000	30,000	No Change From 2025/2026 Budget
PLAYGROUND MAINTENANCE	0	5,000	5,000	No Change From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	128,832	55,000	63,700	\$8,700 Increase From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 955,933	\$ 1,007,000	\$ 1,003,700	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	3,200	8,000	7,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	212	612	536	Supervisor Fees * 7.65%
MANAGEMENT	37,620	38,700	39,744	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	9,000	9,000	9,000	No Change From 2025/2026 Budget
LEGAL	19,610	12,000	16,000	FY 2025/2026 Expenditure Through Jan 26 Was \$6,085
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2025/2026 Audit
INSURANCE	8,796	9,200	9,400	FY 2025/2026 Expenditure Was \$8,803
LEGAL ADVERTISING	4,146	4,000	4,000	No Change From 2025/2026 Budget
MISCELLANEOUS	2,360	1,700	2,000	\$300 Increase From 2025/2026 Budget
POSTAGE	836	825	825	No Change From 2025/2026 Budget
OFFICE SUPPLIES	530	700	700	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,246	4,500	4,400	\$100 Decrease From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	500	500	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	1,900	1,000	\$900 Decrease From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,481	\$ 107,312	\$ 110,880	
TOTAL EXPENDITURES	\$ 1,062,414	\$ 1,114,312	\$ 1,114,580	
REVENUES LESS EXPENDITURES	\$ 198,111	\$ 385,541	\$ 385,539	
BOND PAYMENTS	(300,421)	(295,658)	(295,658)	2027 Principal & Interest Payments
BALANCE	\$ (102,310)	\$ 89,883	\$ 89,881	
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,959)	(29,961)	(29,960)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(47,363)	(59,922)	(59,921)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (161,632)	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (161,632)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,022	1,000	1,200	Projected Interest For 2026/2027
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
NAV Tax Collection	300,421	295,658	295,658	Yearly Maximum Debt Assessment
Total Revenues	\$ 306,443	\$ 296,658	\$ 296,858	
EXPENDITURES				
Principal Payments	194,000	206,000	212,000	Principal Payment Due In 2027
Interest Payments	101,713	89,432	83,345	Interest Payments Due In 2027
Bond Redemption	0	1,226	1,513	Estimated Excess Debt Collections
Total Expenditures	\$ 295,713	\$ 296,658	\$ 296,858	
Excess/ (Shortfall)	\$ 10,730	\$ -	\$ -	

Series 2022 Bond Refunding Information

Original Par Amount =	\$3,264,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.63%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2022		
Maturity Date =	May 2036		

Principal Balance As Of 1/1/26 = \$2,608,000

Keys Cove II Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative For Townhome Condominiums	\$ 110.13	\$ 118.89	\$ 121.22	\$ 124.98
Maintenance For Townhome Condominiums	\$ 677.59	\$ 882.32	\$ 1,156.89	\$ 1,153.09
<u>Debt For Townhome Condominiums</u>	<u>\$ 690.52</u>	<u>\$ 690.52</u>	<u>\$ 690.52</u>	<u>\$ 690.52</u>
Total	\$ 1,478.24	\$ 1,691.73	\$ 1,968.63	\$ 1,968.59
Administrative For Executive Townhomes	\$ 110.13	\$ 118.89	\$ 121.22	\$ 124.98
Maintenance For Executive Townhomes	\$ 677.59	\$ 882.32	\$ 1,156.89	\$ 1,153.09
<u>Debt For Executive Townhomes</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>
Total	\$ 1,626.21	\$ 1,839.70	\$ 2,116.60	\$ 2,116.56

* Assessments Include the Following :

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

Community Information:

Townhome Condominiums	520
<u>Executive Townhomes</u>	<u>406</u>
Total Units	926

Townhome Condominiums Information

Total Units	520
<u>Prepayments</u>	<u>328</u>
Billed For Debt	192

Executive Townhomes Information

Total Units	406
<u>Prepayments</u>	<u>189</u>
Billed For Debt	217

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Keys Cove II Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of June, 2026.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
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:

**October 14, 2026
November 11, 2026 (*Veterans Day*)
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027**

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.

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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

PUBLISH: MIAMI HERALD 00/00/2026