

**MINUTES OF MEETING
CRYSTAL CAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crystal Cay Community Development District was held on Friday, April 10, 2026 at 3:00 p.m. at the Crystal Cay Clubhouse, 10350 SW 228 Terrace, Miami, Florida.

Present and constituting a quorum were:

Iliana Menendez
Samantha Pencar
Patricia Ferreira
Rick Danger
Jean Torres

Chairperson
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Ben Quesada
Liza Smoker
Alejandro Aleman
Several Residents

District Manager
District Counsel
District Engineer (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
February 13, 2026 Meeting**

Mr. Quesada presented the minutes from the February 13, 2026 meeting and asked for any other comments or corrections. Upon not hearing any, he asked for a motion to approve the minutes.

On MOTION by Ms. Menendez seconded by Mr. Danger with all in favor, the Minutes of the February 13, 2026 Meeting were approved.

April 10, 2026**Crystal Cay CDD**

Mr. Quesada then suggested moving down the agenda to item No. 6B, update on the playground project from the engineer since that may affect the upcoming fiscal year budget discussion.

SIXTH ORDER OF BUSINESS Staff Reports

B. Engineer – Update on Playground Project

Mr. Quesada moved to item No. 6B, and asked Mr. Aleman to give a brief update on the playground project included in the agenda on page 29.

Mr. Aleman stated at the last meeting there was discussion of setting a ceiling on the project at \$90,000, adding 2 benches and potentially downsizing the playground. He stated he engaged in negotiations with the contractor and was able to meet the majority of the criteria the Board discussed, and was also able to get 2 benches added at no charge, and get a substantial discount applied to the line items for the playground. Mr. Aleman also stated the playground originally did not have permitting fees but, he made sure to get the turnkey product this time around, so it would be the full package, including all permitting for the fence for the playground, and for the shade structure, which would bring the total to \$93,450.41, including the 2 benches, all permitting and engineering fees, so the District engineer would probably not need to get involved too much, and the playground wouldn't have to be downsized as previously discussed.

(At this point a lengthy discussion was held among the Board members, Mr. Aleman, Mr. Quesada and Ms. Smoker relating to this item)(Mr. Quesada also stated they have other line items in the budget that would be able to absorb the additional amount for the playground project)

Mr. Quesada then asked if there was any further questions or comments and upon hearing none, he asked for a motion to accept the revised proposal from Playground USA in the amount of \$93,450.41, to include all permitting for fencing, the shade structure and engineering fees but, not including Miami-Dade County permits fees and also authorizing District Counsel to draft a Small Project Agreement.

On MOTION by Ms. Menendez seconded by Ms. Pencar with all in favor, accepting the revised proposal from Playground USA not to exceed \$93,450.41 and authorizing District staff to draft a Small Project Agreement as stated on the record was approved.

April 10, 2026**Crystal Cay CDD****THIRD ORDER OF BUSINESS****Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing**

Mr. Quesada then moved back to item No. 3 on the agenda, consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing and stated this item was included in the agenda. He then gave a brief overview of the proposed budget stating pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the June 12th meeting, or they could also do it in July or August if the Board so desired. Mr. Quesada also stated they would be able to decrease the O&M assessment annually to each homeowner equally \$200.05. He then asked for any questions or comments, and upon hearing none, asked for a motion to adopt the resolution scheduling the public hearing on June 12, 2026 at the same time and location.

On MOTION by Ms. Menendez seconded by Ms. Ferreira with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget including the \$200.05 O&M assessment decrease and also setting the Public Hearing on June 12, 2026 at 3:00 p.m. at 10350 SW 228th Terrace, Miami, Florida was approved

FOURTH ORDER OF BUSINESS**Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026**

Mr. Quesada presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026 and gave a brief explanation relating to this item. He then asked for any questions or comments and upon hearing none, asked for a motion to approve the engagement letter.

On MOTION by Ms. Menendez seconded by Mr. Danger with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

April 10, 2026**Crystal Cay CDD****FIFTH ORDER OF BUSINESS****Discussion of:****A. Procedures for Landowners Election Meeting – November 13, 2026****B. Procedures for the General Election**

Mr. Quesada moved on to item No. 5A, procedures for landowners election meeting on November 13, 2026 and gave a brief explanation stating this was included in the agenda starting on 23 that showed a sample of the agenda for the meeting on November 13, 2026, the ballot and also a proxy. He also stated there was one landowner seat up for election, seat #2 occupied by Jean Torres.

Mr. Quesada then presented the procedures for the general election which was included in the agenda on page 26 and stated there were two seats coming up for election in November, seat #3, Illiana Menendez, and seat #4, Patrica Ferreira. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

SIXTH ORDER OF BUSINESS**Staff Reports (Cont.)****A. Attorney**

Ms. Smoker stated she had nothing to report, other than to inform the Board about the Form 1, disclosure reports were due by July 1st, and they would also need to check the box that they completed their 4 hours of ethics training for 2025.

B. Engineer – Update on Playground Project

Mr. Quesada stated this item was already addressed by Mr. Aleman.

C. Manager

Mr. Quesada stated he had nothing to report under the District Manager.

SEVENTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Quesada presented the financial reports and asked for any questions or comments on the check register or the unaudited financials. Upon hearing none, he asked for a motion to accept the financials.

April 10, 2026**Crystal Cay CDD**

On MOTION by Ms. Menendez seconded by Mr. Danger with all in favor, the check register and the unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Quesada moved on to Supervisors requests and audience comments and asked if there were any Supervisor's requests at this time. There were no requests at this time. He then asked for any audience comments or questions, there were no audience comments at this time.

NINTH ORDER OF BUSINESS**Adjournment**

There not being any other District business to discuss, the meeting was adjourned.

On MOTION by Ms. Menendez seconded by Ms. Ferreira with all in favor, the meeting was adjourned.

DocuSigned by:

*Ben Quesada*07C06D6FB7194F3...
Secretary / Assistant Secretary

DocuSigned by:

*Ilíana Menendez*1E546311CB8F479...
Chairman / Vice Chairman

Certificate Of Completion

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Ben Quesada

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Completed	Security Checked	6/16/2026 9:09:13 AM
Payment Events	Status	Timestamps