

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, April 6, 2011 at 5:00 p.m. in the district office, 10300 N. W. 11 Manor, Coral Springs, Florida.

Present and constituting a quorum were:

Steve Mendelson	President
David Gray	Secretary
Vincent Morretti	Assistant Secretary

Also present were:

Doug Hyche	District Manager
Dennis Lyles	District Counsel
Rod Colon	Director of Operations
Jane Early	District Engineer
Brenda Schurz	District Clerk
Nick Schooley	Drainage Supervisor
Dan Daly	CSID Director of Operations
Donna Holiday	GMS-South Florida, LLC
James Weiss	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyche called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 2, 2011 Meeting

Mr. Hyche stated the next item is approval of the minutes of the March 2, 2011 meeting. I have a couple of changes to the minutes. On page 4 the second line in the last paragraph where it says the City of Parkland for permitting and it was actually for "approval". On page 6 the last word on that page should be "lines".

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the minutes of the March 2, 2011 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments and Supervisors Requests

Mr. Weiss stated I try to attend the meetings because I'm interested in NSID and I am a supporter of NSID, I think you do a great job. I made a request a while ago that the agendas be on the website and they are there and are there in a timely fashion and I appreciate that. It tells me if in fact there is going to be a meeting and I get a feel for what is going to be covered. My request of you is the backup documentation if it is public information. It is hard to develop an opinion or position on an item and provide input if there is just an agenda and no backup. If it is public information it seems to me that the material could be posted on the website as you receive it. I'm sure these are word documents or pdf documents and I think it would be in the public's interest and the level to which you evaluate, you get bids and things like that. That is my suggestion.

Mr. Colon stated if he is referring to documents before the meeting it is difficult to do that. There are certain things that we need to review to make sure that they are public record. There are certain things that don't meet public record under Florida Statute 198. It is best to post the agenda packets after the meeting. There are certain things that could be public record and certain things that are not and we need to go through and make sure that we can release certain information to the public. In addition the packets can be very big sometimes and it is going to require more money for us to post all these packets online the way they are and would require a lot of bandwidth. It is true we have a website and we post the minutes and anything that is necessary on there but for us to upload these packets every single month will require

more money. They are a public record if he wants a copy of them we can get it to him after the meeting not prior to the meeting.

Mr. Gray stated if we had a large interest from people who wanted that so that it was something that we are spending the money for a larger group is one thing but you do come and we appreciate that but we don't have a big crowd so we would be spending the money almost exclusively for one person to read it. It would be a poor use of money from our consumers. I think if we had a roomful of people every month we would consider doing it but for one person it seems to be a prohibitive cost for the benefit.

FOURTH ORDER-OF BUSINESS

Proclamation – Water Conservation Month

Mr. Hyche stated the next item is the proclamation for water conservation month. This is a cooperative effort with South Florida Utility Council and other cities are participating as well naming April as water conservation month.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the proclamation designating April 2011 as water conservation month was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Playground Quotes –
Heron Bay Commons**

Mr. Hyche stated item five is consideration of playground quotes for Heron Bay Commons.

Mr. Gray stated the paperwork from Alpha is a very good presentation I can get a clear idea of what I'm purchasing but on the proposal from Playland there is a picture at the end but is there some kind of review for comparison? It is tough to compare playground equipment because I deal with playground equipment as part of my job.

Mr. Colon stated it is difficult to compare apples to apples; each one has their own exclusive products. The alternative would be for us to design and have them build it and that would cost more. We tried to get something that was comparable to what we had before. We have a very proactive maintenance staff and they noticed the structure wasn't up to par and was rusting and a safety hazard and we made a last minute decision to take it down we don't want anyone to get hurt. They called quite a few companies to come out and three companies came out and these are the proposals.

Mr. Gray stated the biggest concern I have is durability.

Mr. Mendelson stated the biggest concern should be safety.

Mr. Gray stated they all have to meet the federal guidelines. I don't know if it has to be permitted since it is going back in but the city actually reviews the package so they have to meet certain guidelines on that. The durability for these things are sometimes extremely different. You go to some five years later and some look new and some look like trash in that same five year period. I'm curious as to that particular issue.

Mr. Colon stated Alpha Playground has put up some playgrounds for the City of Coral Springs. We can gather a list of some of the playgrounds they have done. We were referred to this company by the City of Coral Springs.

Mr. Gray stated so they have had a good experience with them.

Mr. Colon stated they didn't say that they had a good or bad experience but we asked whom they used in the past and they gave us this phone number and we contacted them. We can dig in a little deeper if you like or you can pass it conditionally based on the amount and if we find that there is anything wrong then we can come back to you next month.

Mr. Gray stated it looks like there is one for bigger kids and one for smaller kids.

Mr. Colon stated yes and that is because they don't want to put the big kids with small kids. That is why we recommended this particular one. It is very similar to the one that was there before.

Mr. Gray asked how are we paying for it? I think you mentioned last time it was brought up in a meeting that we didn't have it in the budget.

Mr. Colon stated it is not in the budget. In Heron Bay Commons you have a budget that you approved but there are funds that are left over from people who do not paying their property taxes on time. All these funds have been accumulating so you have money in the bank. That is why we were able to redo the tennis courts, we were able to put up new lighting, did the painting on the inside of the clubhouse and we are going to come back with a budget amendment so the money is there.

Mr. Gray stated so we still have more money.

Mr. Colon stated we have more money. We were developing more capital projects to do in Heron Bay Commons such as sidewalks that need to be repaired but if you approve this \$28,000 it is going to take away from what plans we had in the future which consisted of doing the other two tennis courts, putting lighting on the other two tennis courts. Right now we have good lighting on four and the other four don't, fixing the sidewalks and maybe re-sealing and then you have an overflow area. We are supposed to meet with the residents in April and let them know what funds are available and what they would like to see out there just to get some input. It is a non-budgeted item you didn't approve it in the budget but there are funds to cover it.

Mr. Mendelson asked can you hold off on that until you meet with the residents?

Mr. Colon stated I wouldn't suggest that because you have a lot of residents who have called. It is summertime and they want their kids to play on the playground.

Mr. Gray stated you are suggesting that we do the Alpha one because it is more like what was there before for smaller children.

Mr. Colon stated we will submit this to the City of Coral Springs and look into an express warranty of two or three years.

Mr. Gray stated you have a proposal from Alpha playground Services for \$28,786, which you are recommending then the Alpha Playground Services for \$26,692 which is what it used to look like.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the award of contract for the replacement of playground equipment at the playground at the Heron Bay Commons facility was awarded to Alpha Playground Services for Model J-1731 in the amount of \$26,692.00.

SIXTH ORDER OF BUSINESS

Consideration of Bids – PGCC Buffer Replacement along University Drive

Mr. Hyche stated item six is consideration of bids for Parkland Golf & Country Club buffer replacement along University Drive.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the award of contract for the Parkland Golf & Country Club landscape buffer was awarded to World Landscaping Services, Inc. in the amount of their low bid of 80,362.00.

SEVENTH ORDER OF BUSINESS

PGCC Water Main Project

Mr. Hyche stated the next item is the Parkland Golf & Country Club water main project. As you will recall this was bid a few months ago.

Ms. Early stated two months ago we had two different bids, one for Heron Bay water main and a separate bid for the Parkland Golf & County Club water main. After both projects were awarded I contacted both contractors and I never had so many problems trying to contact the contractor, Farache, to get some answers and meet with

him regarding the project. I finally called the owner whom I know and told him his project manager is not responding to my calls. Apparently they can't hold the price for the bid because their estimator obviously missed some things that were clearly shown on the plans. I don't know if they didn't go out there and just looked at the plans but that is why they have now written a letter asking to withdraw their bid.

Mr. Colon stated you can cancel all bids or go with the second lowest bidder.

Mr. Gray asked what is your recommendation?

Ms. Early stated the next two bids are closer together. This was the one we discussed that was very low. Century has done a lot of work, they replaced the force main in Heron Bay, they are the low bid on the Heron Bay project. I think it will be easier with having the same contractor for both jobs.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor due to the withdrawal of the bid from Farache Enterprises the contract was awarded to the second lowest bidder, Century Building USA for the Parkland Golf & Country Club water main project in the amount of \$236,970.00.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Manager – Land Acquisition Wedge Parcel

Mr. Colon stated we were supposed to close on the Sabra Land Trust on the 1st, the seller is having some issues with his ex-wife she doesn't want to release a lien and she had filed a lawsuit, which was dismissed. There are some title issues they need to work out. Jerry Knight accompanied us to a meeting with the seller's attorney and we are going to need some more time to close on the property. You had extended it 90 days and I think we have another 30 days to go.

Mr. Lyles stated I think we will still be within the 90 days by the next meeting so any further action from the board we can take up at that time but again there are title issues that need to get cleared up before this deal can close. The financial terms don't change but they are required to clear up all title exceptions and issues and there have been some title problems. They have to clear those so that the title company will give us a policy saying that they guarantee, backed up with a insurance policy, that we are getting it free and clear of any title exceptions.

Mr. Colon stated South Florida Water Management District have canal reservations up and down Lox Road. We are going before the governing board April 15th and we believe the governing board for South Florida Water Management District is going to remove the canal reservations only if we close on the property and only if we go on a reuse facility, they will give us conditional release which will be important for us to obtain financing. Usually with those canal reservations if we build something they are not going to give up the right to go in and tear it down that is why we wanted the canal reservations to be removed. When we met with them we told them our intentions and they agreed to put it on the agenda on the 15th and we think that is going to pass.

Engagement Letters with Deloitte Touche for Arbitrage Rebate Calculations

Mr. Hyché stated the next item wasn't included in your agenda package; however, it is approval of engagement letters for arbitrage calculations on new and paid off bonds.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the engagement letters with Deloitte Touche to perform arbitrage rebate calculations as required by the district's various bond issues were approved.

B. Attorney

Mr. Lyles stated we are getting a lot of requests for information, clarification, a lot of questions from the state legislative staff people on our Wedge annexation bill. So far, thanks in large part to Mr. Colon we have been able to cover all their concerns. They wanted to know why we didn't have a referendum among all the voters within North Springs, they are asking all the way down to why isn't the cell tower parcel included in this. They really are digging deep into this and we were sort of warned this was going to happen this year. We have cleared the community and military affairs, we have cleared the sub-committee on economic affairs and we are scheduled in the next few days to go before the full committee on economic affairs, which then will kick it to the full house and full senate. They are projecting that all this will be wrapped up by June 15th. We are sticking to the timetable we felt we had and so far with a lot of staff work we have handled all the questions and points they are raising.

C. Engineer

Consideration of Work Authorization No. 198-1 (Design & Permitting Sodium Hydroxide Building)

Ms. Early stated work authorization 198-1 was the one that was tabled last month. We removed the contingency.

Mr. Hyche stated the contingency was removed. If there is any request for amendments for the work under this authorization we will bring it back to the board to amend. The original cost of \$56,711 is now the lump sum total.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor amendment no. 1 to work authorization 198 for design and permitting of sodium hydroxide building in the lump sum amount of \$56,711 was approved.

Contractor Change Orders 4, 6 – Chemical Building

Ms. Early stated change orders 4 and 6 for the chemical building are due to some field adjustments during construction. One was we are actually going to enlarge the building, which I believe is what the work authorization was for so we made some field adjustments to allow for the expansion so we wouldn't have to go back and chip out some concrete and add steel.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor change order no. 4 and 6 to the WTP chemical feed system improvements with Century Building Restoration USA, Inc. for a net increase of \$10,891 and zero days was approved.

Project(s) Status Report

Ms. Early stated the project status report is enclosed in your agenda package.

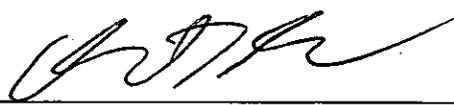
NINTH ORDER OF BUSINESS

Approval of Financials and Check Registers

Mr. Hyche stated the next item is approval of financials and check registers.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the check registers were approved.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the meeting adjourned at 5:26 p.m.



David Gray
Secretary



Steve Mendelson
President