

**MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, May 4, 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
Brenda Schurz	District Clerk
Nick Schooley	Drainage Supervisor
Kay Woodward	Accountant
Donna Holiday	GMS-South Florida, LLC
Marcy Sneir	Heron Bay Commons
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 April 6,  
2011 Meeting**

Mr. Hyche stated the next item is approval of the minutes of the April 6, 2011 meeting.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the minutes of the April 6, 2011 were approved as presented.

**THIRD ORDER OF BUSINESS**

**Audience Comments and Supervisors Requests**

Mr. Weiss stated last month I asked why the agenda package isn't posted on the website so that you could potentially get meaningful comments that people have thought about. I felt that I was summarily rejected that it would be too much money to do that. During this past couple weeks I have been looking for a new computer and I can't buy a computer without 500 mg of memory and for \$60 they will give you a terabyte and external hard drives are multiple-terabytes of data. That is a whole lot of information. I would like to request that the issue of putting more information on your website be reconsidered and at least a cursory look of whether it is a cost issue be determined. Data storage is cheap. You could improve the perception of doing business in the sunshine, have more information available. You could promote the going green as the City of Parkland-did, they have a fairly large agenda and they don't publish any paper whatsoever. The expense side would be the cost of storage, renting or buying laptops for the-board so you would get a download of everything and it would be right in front of you. There would be savings in manpower, intangible savings of visibility, going green, improved efficiency of NSID and savings in paper and toner, printers and binders. I think it is a direction that NSID should be going, being green, I think that is your policy already but make information more readily available to the public. I'm not asking for a major study I'm asking that somebody spend a couple of hours to see how much memory we are talking about and the cost of that and where would the savings be. All the information you have in front of you is already in a computer so it is a matter of sending it to each of your laptops and posting it online. I think it is an uptick for NSID.

**FOURTH ORDER OF BUSINESS**

**Approval of Resolution 2011-04 Declaring Tangible Personal Property Surplus Equipment**

Mr. Hyche stated the next item is approval of Resolution 2011-04 declaring tangible personal property surplus equipment.

Mr. Gray stated this is the truck.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor Resolution 2011-04 was approved.

**FIFTH ORDER OF BUSINESS**

**Approval to Purchase Security System for Booster Station**

Mr. Hyche stated the next item is approval to purchase security system for booster station.

Mr. Colon stated we had originally used this company for the main facility. We didn't want to give him the booster station at first because we had never used them before. The City of Miramar and other governmental agencies have used them but we had never done business with them. He did a pretty good job. The reason we only got one quote is because we wanted the same system so it can be integrated with the system we have at the main facility but we feel the pricing is fair for what needs to be done. It is the same software the same system.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor staff was authorized to purchase security system for the booster station from Adome in the amount of \$29,974.00.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Heron Bay Commons  
Audited Financials for Four (4) Month  
Period Ending October 31, 2010**

Mr. Hyche stated item six is acceptance of Heron Bay Commons Audited Financials for four-month period ending October 31, 2010. This is an audit we had completed after United Management left we wanted to make sure we started fresh.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the Heron Bay Commons audited financials for the four-month period ending October 31, 2010 were accepted.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**Ratification of Amendment to Agreement with Governmental  
Management Services, LLC to Include Providing Accounting Services for  
Heron Bay Commons**

Mr. Hyche stated the next item is ratification of amendment to agreement with Governmental Management Services, LLC to include providing accounting services for Heron Bay Commons.

Mr. Gray asked how does it compare to the previous price that we were paying that was included in the management agreement? Now we are the management.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the amendment to the agreement with Governmental Management Services, LLC to provide accounting services for Heron Bay Commons was approved.

**Fluoridation Grant and Reduction of District's Cost of Water Treatment  
Plant Chemical Feed System Improvements for a Net Decrease of  
\$85,500.00**

Mr. Hyche stated the next item is discussion of fluoridation grant and reduction of district's cost of water treatment plant chemical feed system improvements for a net decrease not in the contract but in the amount the district is going to have to pay in the amount of \$85,500.00.

**Discussion of RFQ No. 2011-01 Permitting/Zoning Land Use Comprehensive Plan 25 Acre Land Acquisition Advertised**

Mr. Hyche stated the next item is discussion of RFQ No. 2011-01 permitting/zoning land use comprehensive plan 25 acre land acquisition that was advertised.

Mr. Colon stated we do have a continuing services contract with CH2M Hill but sometimes we can't always agree on pricing. We felt that the price that was given to do this type of work wasn't going to benefit the district and we couldn't come up with an agreement with CH2M Hill so we decided to put an advertisement in the paper for a request for qualifications. The deadline for submittal is tomorrow and we will hold a public meeting on the 9<sup>th</sup> to go over the candidates who are submitting and we have responses back from six or seven engineering firms. Once we rank them we will submit the results to the board and you will instruct us on what you want us to do next, whether to enter into negotiations for price or award the contract. We just wanted to let you know that we did put the RFQ in the newspaper.

**Conveyance of Lake and Right of Way from WCI**

Mr. Hyche stated the next item is conveyance of lakes and rights of ways from WCI.

Mr. Gray stated these are the lakes surrounding the section they are about to finish.

Mr. Hyche responded that is right.

Mr. Gray asked so we need a motion to accept the conveyance of the lakes?

Mr. Colon responded pending legal approval of the documents.

Mr. Lyles stated and engineering. We accept these kinds of things from WCI and pay them when the work is complete, the engineer has certified the completeness of the work and that it is ready to accept and confirm the legal description. It is more engineering based than legal based. If you want to have that done and the engineer isn't here today to give us a status on where that is but a motion authorizing acceptance of these parcels outlined in these documents in front of you subject to final engineering and legal review would be in order today.

Mr. Colon stated there are some deficiencies that WCI has acknowledged and they are in the process of correcting. We wanted to put this on the agenda to let you know that we have been negotiating this deal. We had previously agreed to accept the lakes pending legal and the engineer saying it was okay.

Mr. Lyles stated any of those deficiencies that Mr. Colon mentioned will be picked up by the engineer's final certification and that certification won't be in hand until they are all cured.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the conveyance of lake-water management parcel and road right of way as outlined in the conveyance documents were accepted subject to final engineering and legal review.

**Discussion of Upcoming Budget(s) and Schedule**

Mr. Hyche stated the next item is discussion of the upcoming budgets and schedule.

Ms. Schurz stated basically we wanted to have the approval to publish the ad, we are proposing to do the proposed budget for June.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor staff was authorized to publish the notice of public hearing for the budgets.

### Utility Billing Work Orders

A copy of the utility billing work orders attached.

### B. Attorney

Mr. Lyles stated the bill that we submitted to the legislature has now passed out of both the house and senate with approval. All committees were done we have been approved by the full legislature and the bill itself is on the way to the governor's office being submitted for signature. There will be a governor's office staff review and whatever questions and concerns they have we will deal directly with his staff people but all the work in the legislature has now been completed and the Wedge property Phase II, the 200+ acres will be added to the district boundaries at the time of that signature.

As a follow-up to the RFQ discussion because we are still having title issues with the Sabra Land Trust, the people from whom we are purchasing the 25 acre parcel that will provide the site for the future plant in the Wedge property, we are going to ask the board to approve a 60 day extension again today to the agreement for sale and purchase of the property, the 25 acre parcel. That would be 60 days to the title cure deadline which would be from May 23, 2011, that occurs before your next meeting and then a 60 day extension of the date for closing which is currently June 3, 2011. Both those deadlines would be extended by 60 days if you are in agreement. The seller is a divorced man who has a former wife who has filed a lawsuit who according to the title company still may stop clear conveyance of this title. We won't take title unless we

have clear conveyance with title insurance. That is what the 60 days is for. We want to buy the property, the deal is still the same, we have to find a way to get the objections cured so we can take clear title and have title insurance on the property so that we don't buy it and have a lawsuit later. If that is acceptable to the board a motion authorizing amendment no. 4 to the agreement for sale and purchase between the district and Steven B. Greenfield as trustee for Sabra Land Trust would be in order at this time.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the fourth amendment to the agreement for sale and purchase between the district and Steven B. Greenfield as trustee for Sabra Land Trust was approved.

**C. Engineer – Project Status Report**

Mr. Hyche stated the project status report is included in your agenda package.

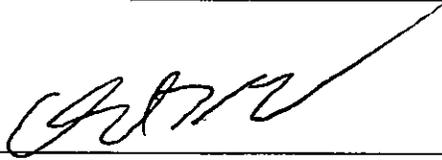
**EIGHTH ORDER OF BUSINESS**

**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 5:15 p.m.

  
David Gray  
Secretary

  
Steve Mendelson  
President