

# **NORTH SPRINGS IMPROVEMENT DISTRICT**



**BOARD OF SUPERVIORS MEETING**

**OCTOBER 11, 2023**

# ***North Springs Improvement District***

---

9700 NW 52 Street Coral Springs, FL 33076  
Phone (954) 752-0400 Fax (954) 755-7317

October 4, 2023

Board of Supervisors  
North Springs Improvement District

Dear Board of Supervisors:

A meeting of the Board of Supervisors of North Springs Improvement District will be held on Wednesday, October 11<sup>th</sup>, 2023, at 3:00 P.M. at 9700 NW 52<sup>nd</sup> Street, Coral Springs, Florida. The following is the advanced agenda:

1. Roll Call
2. Approval of the following Meeting Minutes:
  - I. September 6, 2023
3. Audience Comments on Non-Agenda Items and Supervisor's Request(s)
4. Staff Reports
  - A. Manager
  - B. Attorney
  - C. Engineer
    - I. Approval of Change of Contract from Heron Bay Parking Lot Construction to Landscaping and Hardscaping of Stopping Station No. 1 Located in the North Springs Improvement District Preserve
5. Approval of Financials and Check Registers
6. Adjournment

**SECOND  
ORDER OF BUSINESS**

September 06, 2023 Meeting Minutes

MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, September 6, 2023 at 5:00 p.m. in the district office, 9700 N.W. 52<sup>nd</sup> Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Moretti	President by telephone
Grace Solomon	Secretary
Anthony Avello	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Katherine Castro	Executive Assistant
Maryam Omid	NSID
Donna Holiday	GMS-South Florida, LLC by Zoom
Officer Butler	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the September 6, 2023 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Colon called the meeting to order at 5:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the August 2, 2023 Meeting**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the minutes of the August 2, 2023 meeting were approved as presented.
---

**THIRD ORDER OF BUSINESS**

**Audience Comments and Supervisor's Requests**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2024**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearings were opened.

There being no public in attendance to comment, the board took the following action.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearings were closed.

**I. Resolution 2023-12 Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budget for Fiscal Year 2024**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2023-12 was approved.

**II. Resolution 2023-13 Levying Non-Ad Valorem Assessments for Fiscal Year 2024**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2023-13 was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Proposed Water and Sewer Budget for Fiscal Year 2024**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearing was opened.

There being no public in attendance to comment, the board took the following action.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the public hearing was closed.

**I. Resolution 2023-14 Adopting the Proposed Water and Sewer Budget for Fiscal Year 2024**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2023-14 was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**i. Approval of the Meeting Schedule for Fiscal Year 2024**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the fiscal year 2024 meeting schedule was approved.

**ii. Approval of Purchase of Caterpillar 262D3 Skid Steer Loader**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the purchase of a Caterpillar 262D3 skid steer loader from Kelly Tractor Co. in the amount of \$79,580 was approved.

**iii. Ratification of Purchase of 2022 Ford F-600 Truck**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the purchase of the 2022 Ford F-600 truck from Beau Townsend Ford, Inc. in the amount of \$223,105 was ratified.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

**I. Award of Contract for RFQ 2023-08 Water Treatment Plant Landscaping Improvements**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the contract for landscape improvements at the water treatment plant was awarded to Stephanie’s Landscape, Inc. in the amount of their low bid of \$192,500.

**II. Consideration of Quotes for RFQ 2023-08-01 Water Treatment Plant Paver Installation**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the contract for the installation of pavers at the water treatment plant was awarded to East Coast Builders & Developers, Corp n the amount of their low bid of \$178,000.

**SEVENTH ORDER OF BUSINESS**

**Approval of Financials and Check Register**

Mr. Colon stated there are three invoices highlighted in the check register of the financial statement that need to be ratified because they exceeded the budgeted amount. We did not exceed the overall budget, just the line item for these expenditures.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the check register was approved.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the meeting adjourned.

\_\_\_\_\_  
Grace Solomon  
Secretary

\_\_\_\_\_  
Vince Moretti  
President

# **FOURTH ORDER OF BUSINESS**

## **Staff Reports – C. ENGINEER**

- I. Change of Contract from Heron Bay Parking Lot Construction to Landscaping and Hardscaping of Stopping Station No. 1 located in the North Springs Improvement District Preserve





# North Springs Improvement District

9700 NW 52 ST

Coral Springs, FL 33076

Phone: (954) 752-0400 • Fax (954) 755-7317

September 29<sup>th</sup>, 2023

Green Brothers Group, Inc.  
8758 SW 12 Street #203  
Miami, FL 33174

## AMENDMENT TO AWARDED CONTRACT

Dear Green Brothers Group,

This letter confirms a change in the project titled “Heron Bay Parking Lot Construction”, awarded Wednesday, March 22nd, 2023, by the North Springs Improvement District Board of Supervisors. As of Friday, September 1st, 2023, the aforementioned project, which included the construction of the parking lot located within the 40-acre parcel of the North Springs Improvement District Preserve, has been labeled a canceled project.

The original awarded contract was in the total amount of \$135,000.00. The contractor, Green Brothers Group, Inc., was paid on Friday, March 31st, 2023, a 50% deposit in the amount of \$67,500.00, check number #27140. Since the project was canceled, the contractor accepts the option below:

- Landscaping project for stopping station one (1) located within the North Springs Improvement District Preserve, which includes the preparation of site, landscaping and hardscaping for a total in the amount of \$135,000 of which 50% deposit has already been paid.

Signatures below indicate agreement by both parties (Contractor and District) to the above stated amendment.

**GREEN BROTHERS GROUP, INC.**

By:  \_\_\_\_\_

Date: October 4, 2023

Print: Ernesto Lugo

**NORTH SPRINGS IMPROVEMENT DISTRICT**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

QUOTE

GREEN BROTHERS GROUP  
CORP

January 20, 2023

To: North Springs Improvement district

9700 NW 52 Street

Coral Springs Fl. 33076

Quote for Asphalt and Pavers Installation of (Approx. 12,600 Sq. Ft asphalt, and 700 Sq. Ft pavers ) at Heron Bay Golf Court

**Scope of Work**

I. **Preparation.** Level and Compact 13,400 s/f of sub-grade, Spread, Refill and Compact 13,400 s/f in Base of 8" Lime-rock and haul away all debris. Saw Cut Between Concrete Curb and Asphalt Roadway approximately 30 linear feet.

II. **Installation.** Installation of 12,600 s/f asphalt, and 700 s/f pavers. concrete side at borders, Silica Sand and Dump Waste. Create 5' High Berm.

**Payment Agreement:**

We proposed to furnish all materials and labor complete with above specification for the sum of: **\$135,500.00 (One hundred Thirty five Thousand Five Hundred Dollars...00/100.)**

**Required Payment:** 50% Deposit at starting project, and 50% after job total completion.

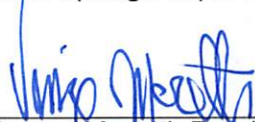
**Note:** Due to The code of Miami Dade and Broward County any landscaping that has been damaged or removed in the process of installation must be replaced, the cost of which is included in the quote.

**Total Price:** The under sign accepts the above job at the price quoted and agrees to pay for said work promptly upon completion of the same as herein specified. Above prices, specifications, and conditions are hereby accepted.

Any question please does not hesitate to contact us.

APPROVED

North Springs Improvement District

  
\_\_\_\_\_  
Vincent Moretti, President

03/22/23

GREEN BROTHERS GROUP CORP  
3700 NW 52 STREET MIAMI FL 33076



# North Springs Improvement District

9700 NW 52 ST

Coral Springs, FL 33076

Phone: (954) 752-0400 • Fax (954) 755-7317

March 15, 2023

North Springs Improvement District  
9700 NW 52<sup>nd</sup> Street  
Coral Springs, FL 33071

Attn: Board of Supervisors

RE: Parking Lot on 40 Acre Parce- Heron Bay  
North Springs Improvement District

Dear Board of Supervisors:

NSID has received three (3) estimates for the proposed parking lot located within the 40-acre parcel owned by NSID in Heron Bay.

I have reviewed the estimates and recommend that the Board of Supervisors award the project to Green Brothers Group, Inc. in the amount of \$135,500.00 subject to funding being available. A copy of the bid tabulation is enclosed.

Very truly yours,

Jane C. Early, P.E.  
District Engineer



## NORTH SPRINGS IMPROVEMENT DISTRICT

To: Board of Supervisors

Re: Heron Bay Parking Lot Construction

Date: February 10, 2023

---

We have evaluated the quotes received for the construction of the parking lot within the 40 acres parcel located at Heron Bay Golf Course, which consists of the following:

- Preparation, level and compact of sub-grade
- Installation of asphalt and pavers

The following quotes were received:

<b>COMPANY</b>	<b>AMOUNT</b>
Green Brothers Group, Inc.	\$135,500
Triple Nickle Paving, Inc.	\$149,105
Downrite Engineering, Corp	\$187,189.09

Staff is recommending Green Brothers Group, Inc., provided in the amount of \$135,500.



**FIFTH  
ORDER OF BUSINESS**

Approval of Financials and Check Registers

**North Springs Improvement District  
General Fund  
Summary Report  
For the Period Ending August 31, 2023**

	ADOPTED BUDGET FY 23	PRORATED BUDGET THRU 08/31/2023	ACTUAL ENDING 08/31/2023	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUE</b>				
TOTAL REVENUES	3,666,336	3,360,808	6,612,979	3,252,171
<b>EXPENDITURES</b>				
TOTAL EXPENDITURES	3,666,336	3,360,808	5,669,595	(2,308,787)
<b>EXCESS REVENUES (EXPENSES)</b>	-	-	<b>943,384</b>	<b>943,384</b>
FUND BALANCE BEGINNING				4,872,161
FUND BALANCE ENDING				5,815,545

**North Springs Improvement District  
Water & Sewer Fund  
Summary Report  
For the Period Ending August 31, 2023**

	<b>ADOPTED BUDGET FY 23</b>	<b>PRORATED BUDGET THRU 08/31/2023</b>	<b>ACTUAL ENDING 08/31/2023</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
TOTAL REVENUES	19,955,000	18,292,083	34,829,779	16,537,696
<b>EXPENDITURES</b>				
TOTAL EXPENDITURES	19,163,445	17,566,491	19,943,209	(2,376,718)
<b>EXCESS REVENUES (EXPENSES)</b>	<b>791,555</b>	<b>725,592</b>	<b>14,886,570</b>	<b>14,160,978</b>
FUND BALANCE BEGINNING				103,251,731
FUND BALANCE ENDING				118,138,301



**SIXTH  
ORDER OF BUSINESS**

Adjournment