

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, November 13, 2013 at 5:15 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

David Gray	President
Vincent Morretti	Secretary
Mark Capwell	Assistant Secretary

Also present were:

Doug Hyche	District Manager
Dennis Lyles	District Counsel
Rod Colon	Director of Operations
Jane Early	District Engineer
Dave Green	CH2M Hill
Nick Schooley	Drainage Supervisor
Donna Holiday	GMS-South Florida, LLC
Denise Ganz	Greenspoon Marder

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyche called the meeting to order at 5:15 p.m.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the October 9,
2013 Meeting**

Mr. Hyche stated item two is approval of the minutes of the October 9, 2013 meeting.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the minutes of the October 9, 2013 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Public Hearings

A. Public Hearing on Water Control Improvement Plan and Engineer's Report for Unit Area A

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the public hearing was opened.

Mr. Hyche stated we received no written objections on the water control improvement plan and engineer's report for Unit Area A.

Mr. Green summarized the water control improvement plan and engineer's report for Unit Areas A, B, and C along with the two amendments to the engineer's report, copy of which is attached hereto and made a part hereof. The first amendment updated some of the calculations of the cost of improvements in each area. The second amendment covered changes in the number of single family homes in Unit Area B along with language to reflect that the 42 acre site has not yet been annexed into the city, not yet owned by the developer and not yet zoned. If the 42 acre site isn't brought into the city, isn't zoned as expected and acquired by the developer then the properties in the 42 acre site will not be assessed as the rest of Unit Area B.

Ms. Ganz stated a portion of the proceeds allocable to the improvements needed for the 42 acres both on the water management side and fixed assessments will be held in escrow held by the trustee and will be released only if certain conditions occur within a certain specific period of time and if they can't get the zoning so the property can't be developed for its intended use then that portion of the proceeds will be used to redeem bonds. If we redeem bonds, those properties are not being developed, they are not

benefiting from the remaining project for Assessment Area B they will be automatically released from the lien of these assessments and the remaining assessable units in Assessment Area B won't bear more than their share of the costs.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor Resolution 2014-07 was approved.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the public hearing was closed.

B. Public Hearing on Water Control Improvement Plan and Engineer's Report for Unit Area B

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the public hearing was opened.

Mr. Hyche stated there have been no written objections received to the water control improvement plan and engineer's report for Unit Area B.

Mr. Green stated the only change from the previous report is that StanPac has increased the number of units they anticipate building in the area by about 30 and that has changed the number of units in the analysis and that is in the addendum to the report and Unit Area B has the 42 acre site that has not yet been zoned, purchased by the developer and brought into the City of Parkland.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor Resolution 2014-08 was approved.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the public hearing was closed.

C. Public Hearing on Water Control Improvement Plan and Engineer's Report for Unit Area C

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the public hearing was opened.

Mr. Hyche stated there have been no written objections filed to the water control improvement plan and engineer's report for Unit Area C.

Mr. Green gave an overview of the water control improvement plan and engineer's report for Unit Area C.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor Resolution 2014-09 was approved.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the public hearing was closed.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2014-10
Levying Water Management Benefit
Assessments on Lands in Unit Area A**

Ms. Ganz stated this and the next two resolutions are substantially similar. As a result of the adoption of the engineer's report, which made a determination of benefits and damages to each of the assessable lands in these three unit areas we found no damages but determined what improvements were needed for each unit area then determined the benefit for that. This resolution actually takes the step of putting a lien on the property. You are levying an assessment on Unit Area A assessable property based on the information in the engineer's report, the principal amount of the bonds expected to be issued plus an estimated amount of interest on the bonds and each year the district will annually determine and assess on the assessable units the amount of

water management benefit assessment necessary to pay the debt service on the water management bonds that relate to Unit Area A.

Mr. Gray joined the meeting at this time by telephone conference.

Mr. Lyles brought Mr. Gray current with the actions taken by the board up to this point.

Ms. Ganz outlined Resolution 2014-10.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-10 was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2014-11
Levying Water Management Benefit
Assessments on Lands in Unit Area B**

Ms. Ganz stated Resolution 2014-11 accomplishes the same thing as the prior resolution but for Unit Area B.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor Resolution 2014-11 was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-12
Levying Water Management Benefit
Assessments on Lands in Unit Area C**

Mr. Ganz stated Resolution 2014-12 accomplishes the same thing as the prior two resolutions except as it relates to Unit Area C. The plan at this time is to move forward with bond financing for Unit Areas A and B but not C because that development is further out in time but we are putting in place the proceedings that are necessary to have it ready to have bonds issued.

Mr. Lyles stated this is being done at the request of the owner of this real estate; they would like you to go through the hearing process and do all the documentation.

We will have one validation complaint and lawsuit that will be filed in circuit court to validate the bonds and all the actions that you are taking. It will save time and money for all concerned by doing this now.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-12 was approved.

SEVENTH ORDER OF BUSINESS Consideration of Agreement for Professional Valuation Services

Mr. Lyles stated we are going to be taking certain property to implement this program and it is necessary to have appraisals to value the property. We will have an appraisal commissioned by the various landowners involved with their appraiser and an appraisal by an appraiser retained by and has a duty only to the NSID entity and not the landowners so that we will have a record of the true value.

On MOTION by Mr. Morretti seconded by Mr. Capwell with all in favor the agreement with Alonzo Perkins, Inc. for appraisal services for the Wedge properties in the amount of \$9,000 was approved.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2014-13 Amending the Fiscal Year 2013 Parkland Isles Budget

Mr. Lyles stated this is a look back at the previous fiscal year and it reconciles the budget you approved last year with the actual expenditures that were made throughout the year and it closes the books on last year's budget.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-13 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-14
Amending the Fiscal Year 2013 General
Fund and Heron Bay Commons Budget**

Mr. Lyles stated this is the same process but for Heron Bay Commons.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-14 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Manager

I. Award of Contract for RFQ No. 2013-4 Planning, Design and Construction of Chemical Building

Mr. Colon stated we went out for a request for qualifications for a design/build of a proposed chemical building and two meetings ago you authorized staff to enter into negotiations with Lanzo Construction and we have a not to exceed price of \$1.35 million.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the contract for RFQ 2013-4 the design/build of chemical building was awarded to Lanzo Construction in an amount not to exceed \$1.35 million.

II. Consideration of Change Order No. 5 for Project No. 410366 20" Nob Hill Force Main, 12" & 5" Force Main County Line Road for a Net Increase of \$43,754.03

Ms. Early outlined change order no. 5, which is to connect all four force mains covered under separate contracts and put everything in service.

Mr. Colon stated this is part of the advance funding agreement with Lennar and StanPac and we will seek reimbursement from them for this change order.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor change order no. 5 for the Nob Hill force main and County Line Road force main contract with Ruzzano Construction for a net increase of \$43,754.03 was approved.

III. Discussion of Conveyance of Right of Way on the North Side of Heron Bay Boulevard to WCI

Mr. Colon stated a few years ago WCI conveyed a right of way on the north side of Heron Bay and on the south side of Bishop's Pit and the district is not going to use that right of way and WCI requested that we deed it back to them and they will convey right of way to us that we will use.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor conveyance of the documents to effectuate the swap of rights of ways with WCI was approved and the proper district officials were authorized to execute the final documents.

IV. Consideration of Maintenance Agreement with Heron Bay Homeowners Association

Mr. Colon stated WCI is turning over the Heron Bay HOA to the homeowners and we have berms and landscape areas in Heron Bay presently being maintained by the HOA but we don't have an agreement for that.

Mr. Lyles stated it is the normal practice to have done this some time ago and for some reason it was not done and we are asking the board to approve an agreement to cover the maintenance of those landscape areas.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor a maintenance agreement with the Heron Bay Homeowners Association for the landscape maintenance of district owned properties within Heron Bay was approved.

B. Attorney

There not being any, the next item followed.

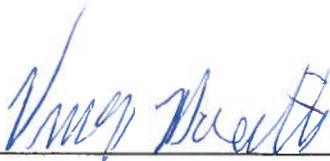
C. Engineer – Project Status Report

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

**SEVENTH ORDER OF BUSINESS Approval of Financials and Check
Registers**

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

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the meeting adjourned at 5:55 p.m.



Vincent Morretti
Secretary



David Gray
President