

## MINUTES OF MEETING NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, August 4, 2010 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
Jane Early	District Engineer
Gerrit Bulman	CH2M Hill
Brenda Schurz	Administrator
Rod Colon	Utility Director
Nick Schooley	Drainage Supervisor
Kay Woodward	Accountant
Dan Daly	CSID Director of Operations
Joe Sabino	HBC Clubhouse Manager
Barbara Brewin	United Community Management
Howard Solomon	United Community Management
Ana Weiss	Castle Group
Marie Schnall	Castle Group
Donna Holiday	GMS-South Florida, LLC
Several heron Bay Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

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**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the July 7, 2010 Meeting**

Mr. Hyche stated item two is approval of the minutes of the July 7, 2010 meeting.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the minutes of the July 7, 2010 meeting were approved as presented.

Mr. Hyche stated I would like to change the agenda and take up the Heron Bay Commons management proposals at this time.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**ii. Heron Bay Commons – Management Proposals**

Mr. Hyche stated staff received three responses to the request for proposals for the management of Heron Bay Commons. We are currently reviewing these proposals and do not have a recommendation at this time for the board.

Mr. Mendelson stated you are going to review the proposals and we will make a decision at the next meeting.

Mr. Hyche stated that is my recommendation.

Mr. Gray asked which three responded?

Mr. Colon responded Castle Group, United Community Management and West Broward Management Services.

Mr. Mendelson stated let staff review it and bring it back to the next meeting.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor this item was tabled to the September meeting.

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Ms. Mazurek asked can you tell me how long the West Broward Management Association has been in business?

Mr. Hyche responded we haven't reviewed their package yet. That is the process we are going to go through in the next 30 days and we will bring our recommendation to the board at the next meeting.

Ms. Mazurek stated for the board I would like to tell you that Rod has been very, very cooperative and has been a pleasure to work with.

Mr. Mendelson stated the objective of the board is to help and see what is going on and whatever can be helpful to you.

Ms. Mazurek stated he is the first one that has taken an active role and we appreciate it.

Ms. Hoelsing stated I wanted to say that Corina is going to be a great addition.

Mr. Hyche stated just for the board's information Corina is the employee that NSID hired as our liaison in the Commons and to bring back information to us.

Ms. Feinberg stated Karen and I had a short meeting with you last week and there were some issues you were going to address in terms of putting some major projects out for bid. How will that be impacted by your decision to look at management companies? What would be the process? Are you still going to put these things out for bid or are you going to wait until you find a management company?

Mr. Colon stated we were talking about capital items in that meeting. Whoever manages the facility these items still need to be done. We are talking about the tennis courts need to be resurfaced and there are a lot of items dealing with repair and maintenance. The management company is there to manage the services and to run the facility. NSID is there to do oversight to make sure that the capital projects get done. The place needs to be painted and there are a lot of things that need to be done. There is wear and tear and there are funds available that we have in reserves to do the projects.

Mr. Hyché stated there are lighting issues we are aware of.

Mr. Colon stated we are moving forward with that. We have contractors going out there as we speak to give us quotes on how much things are going to cost. We are doing this concurrently with the management services. We are also looking at landscape services, pool services, we are reevaluating the whole function of Heron Bay Commons all together.

Ms. Feinberg asked are we talking about another 30 to 45 days before we know who is going to manage it?

Mr. Colon stated it is up to the board but we just got the proposals yesterday and we need to look at the qualifications of the management company and give our recommendation to the board. Concurrently while that is happening we are still going to be addressing the repair and maintenance issues of Heron Bay Commons. There are a lot of things going on behind the scenes.

Ms. Schelin asked what criteria are you looking at for the proposals besides cost?

Mr. Colon responded there is cost, experience, reputation. We will do a very in-depth analysis on whoever is going to manage the facility. They have to be a licensed property management company so they are regulated by the Florida Department of Regulation and we look at how many complaints they have had, if they have experience running a facility like this and things like that.

**i. Consideration of Security Camera Proposals**

Mr. Hyché stated the next item is security camera proposals.

Mr. Colon stated I put it outside your agenda package because it is excluded from public records. We didn't want to put our security infrastructure in the public record. The company we are recommending recently did the City of Miramar water treatment facility and they did a really good job. We were impressed with the system and they were the cheapest one also.

Mr. Gray stated in looking at it, it looks like they bid the same exact stuff so the only difference is what they are buying it for and labor.

Mr. Colon stated that is right.

Mr. Mendelson asked if something goes down in that system what is the turn around before it is back up and running?

Mr. Colon responded that is a security question dealing with our infrastructure security and I can get with you after the meeting and answer that.

Mr. Mendelson stated I don't want someone to complain that this went on and the system was down or wasn't down or whatever it might be.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the contract for security cameras was awarded to Adome in the amount of their low bid of \$37,810.

**iii. Utility Billing Work Orders**

Mr. Hyche stated the utility billing work orders are included in your package.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2010-03  
Amending Resolution 2010-02 Approving  
the Proposed Water and Sewer Budget for  
Fiscal Year 2011 and Resetting the Public  
Hearing**

Mr. Hyche stated the next item is consideration of Resolution 2010-03 amending Resolution 2010-02 approving the proposed water and sewer budget for fiscal year 2011 and resetting the public hearing.

Mr. Gray stated the amendment is really just to change the date of the public hearing.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor Resolution 2010-03 was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports (continued)**

**B. Attorney**

There not being any, the next item followed.

**C. Engineer**

**i. Consideration of Amendment No. 1 to Work Authorization No. 176  
Water use Permit Assistance for a Net Increase Not to Exceed \$10,000**

Mr. Bulman stated we have an amendment to the water use permit work authorization to incorporate the revised population projections and water demand. We did a revised impact assessment, which will be submitted to South Florida Water Management District in support of the water use permit. This involved redoing the groundwater modeling. The total fee for that effort is \$10,000 and we hope this will finally wrap it up with any remaining questions with the water management district.

Mr. Colon stated originally we did joint modeling and now the district is asking for each one of the utilities to do individual modeling including CSID, the City of Coral Springs and us.

Mr. Bulman stated all the utilities are modeled together in this model.

Mr. Colon asked they were asking to do a remodel just with NSID, right?

Mr. Bulman stated the remodel is still including all of them so it is not just NSID. What is driving it, however, is the increase in demand is coming from NSID therefore, all the utilities because they have open permits have to still redo their impact analysis. It uses existing users and users that have open permits and all need to be considered when you are doing the impact analysis. The driver is NSID, however, each of the three utilities will have to do the impact analysis and redo the modeling.

Mr. Gray asked is it the additional area we are taking on?

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Mr. Bulman responded right, that and the water treatment method, which has higher losses than typical lime softening.

Mr. Gray asked when we started the modeling we weren't anticipating what we are currently doing?

Mr. Bulman responded correct.

Ms. Early stated this was started over a year ago.

Mr. Hyche stated several years ago actually.

Mr. Gray asked so this is to redo it?

Mr. Bulman responded essentially to redo the entire impact analysis.

Mr. Gray asked does every utility have to redo theirs?

Mr. Bulman responded the original concept was to do the model as one with all three utilities involved so by redoing the model we are in effect redoing it for all three utilities. It is the same impact analysis that is being done for all three.

Mr. Gray stated but this one will take care of all of them. You are not redoing each individually.

Mr. Bulman responded right.

Mr. Gray stated I guess we don't have any options.

Mr. Hyche stated not if we want our water use permit. NSID is impacting this by taking on the new service area and increasing our demand.

Mr. Colon stated this was a joint modeling effort. This was a cost share between the two other municipalities.

Mr. Bulman responded correct for the modeling portion. The water use permit is slightly different in that individual utilities for example Coral Springs is choosing to do that on their own with another engineer. CH2M Hill is also assisting NSID and CSID separately on their water use permits but the modeling was done as a collaborative effort.

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Ms. Woodward asked I want to clarify that this particular amendment, this \$10,000, is exclusively being charged to North Springs or is it being split 1/3, 1/3, 1/3?

Mr. Hyche responded no, it is exclusively for NSID.

Mr. Woodward stated thank you.

Mr. Mendelson stated the \$10,000 is our total responsibility.

Mr. Hyche stated yes because we are the driving force in increasing demand.

Mr. Gray asked was it already complete prior to this? Was the prior modeling 100% completed?

Mr. Hyche responded the modeling yes.

Mr. Colon stated South Florida Water Management District has come back several times requesting numerous amounts of information and every time they come back with something different. As a result CH2M Hill has to constantly answer all these questions from South Florida. We have had several meetings with CH2M Hill and South Florida and every time we are told something different. The last I heard was that each utility had to run their own model again but it was because the City of Coral Springs had wetland issues and that is what I heard was the driving force. I also heard it wasn't because of the R.O. plant because we didn't even list it on there. We basically listed the conventional lime softening facility there and our per capital projections changed but I am being told now by South Florida that it is because of the City of Coral Springs wetland issues why each utility had to rerun their model to begin with so it is not just NSID. Either way we would have to rerun it but this doesn't guarantee anything, next month they can come back with something different. We are at the mercy of South Florida and historically if you look at their memos in the past three or four years they are always asking for something different. They will not award just one utility their permit until everyone has their ducks in a row because we went in on this joint modeling effort.

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Mr. Gray asked having said what you just said then wouldn't they be liable for half the cost?

Ms. Early stated what I think is the confusing part is it did have something to do with the wetlands but it was because of the additional service area. They wanted to now see what that service area impacted the wetlands is what I understood so we had to rerun the model.

Mr. Gray asked they want to see how our service area impacted the wetlands?

Ms. Early responded the impact of the additional service.

Mr. Mendelson asked can the other districts come in on it?

Mr. Colon responded I think each municipality is doing their own modeling.

Mr. Gray stated so we are no longer doing a joint model.

Mr. Bulman stated it is one joint model.

Mr. Hyche stated to clarify the joint modeling it is a modeling on how each water district impacts the aquifer.

Mr. Bulman stated in that model it is a calibrated numerical model that they reviewed which is where the documentation comes in and it is pretty elaborate in terms of having to show historical correspondence between the water levels that we model and the water levels that are actually observed here. Once that model is approved for use, which they don't have any issue with anymore then we can run scenarios and the scenario changes with the additional projected demand. That projected demand because it changes the water table and you have cumulative impact of each utility, these are the three largest utilities in this area that will draw groundwater from the surficial aquifer then that cumulative impact is going to affect the wetland, which happens to be in Coral Springs.

Mr. Gray stated the reason I asked if it were done or not was if there was still more work to do on it because if it were 100% complete and they were accepting it then

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we would be 100% liable because we changed it. If it wasn't acceptable at the time and there was still more work to be done then we wouldn't be liable for the whole bill.

Mr. Bulman stated last December we were told by the water management district that they were ready to issue the permits.

Mr. Gray stated so it was 100% complete and accepted, okay then it is us.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor amendment no. 1 to work authorization no. 176 in an amount not to exceed \$10,000 was approved.
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**ii. Project(s) Status Report**

Ms. Early stated the next item is the project status report and it is in your agenda book. The contractor has mobilized for County Line Road they have started installing some of the drainage pipes so that is underway.

Mr. Mendelson stated this is all work in progress.

Ms. Early responded yes either under construction or things we are working on like the water use permit. It just tells you where we are. I wanted you to know that County Line Road is under construction.

Mr. Gray asked I have a question about an older project that appears to be complete. We redid that line in Heron Bay. Did that solve everything and is everything 100%?

Mr. Colon stated yes. There was talk about us doing some research to go back to the original contractor to see if there was any liability on their part from faulty work.

Ms. Early stated I actually think in my opinion it was the drainage that they added.

Mr. Hyche stated that was the conclusion.

Ms. Early stated they came in with drains next to the curb all along Heron Bay Boulevard on both sides. That is my opinion.

Mr. Gray asked so you don't feel it was the original contractor who did something you feel it was damaged by later work?

Ms. Early stated that contractor has done other projects and we never had a problem.

Mr. Hyche stated each place is right at where they installed this drainage structure.

Mr. Gray asked who installed the drainage structure?

Ms. Early stated WCI but I don't know which contractor did the work.

Mr. Gray stated so in your opinion the drainage contractor undermined the other contractor's work leaving it weak.

Ms. Early stated not necessarily his work but whatever the design was that they put there. I didn't see the design and I don't know but it was just coincidental that where those structures were that is where the problems were with the force main. Maybe they were too close and they didn't take that into account.

Mr. Gray stated we are done with it though.

**FIFTH ORDER OF BUSINESS**

**Approval of Financials and Check Registers**

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

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the check register was approved.

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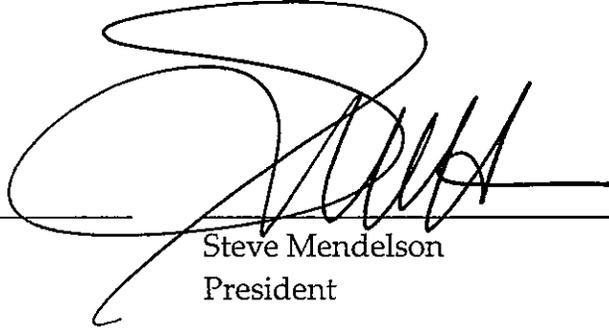
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On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the meeting adjourned at 5:21 p.m.



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David Gray  
Secretary



Steve Mendelson  
President