

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, October 9, 2013 at 5:10 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
Nick Schooley	Drainage Supervisor
Donna Holiday	GMS-South Florida, LLC
Rhonda Mossing	MBS Capital Markets, LLC
Kevin Mulshine	MBS Capital Markets, LLC
Denise Ganz	Greenspoon Marder
Dave Green	CH2M Hill

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyche called the meeting to order at 5:10 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2013 Meeting

Mr. Hyche stated the next item is approval of the minutes of the September 12, 2013 meeting.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the minutes of the September 12, 2013 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Public Hearings

A. Public Hearing on Assessments for Assessment Area A

Mr. Hyche stated the next item is a public hearing on assessments for Assessment Area A.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened at 5:11 p.m.

Mr. Green stated basically the improvements we are looking at for Assessment Area A is for the public assessable improvements consisting of water distribution, sewage collection, reuse distribution, some landscape buffer and sidewalks. Basically those improvements have a total cost of about \$8.2 million and the apportionment of those costs among the property owners in that Assessment Area A is on a per unit basis and everyone is getting the charge associated with that per unit.

Mr. Gray asked \$1,192.03 per unit?

Ms. Ganz stated keep in mind what we have done here is taken the full pot of eligible improvements and ran that through the assessment model to come up with a maximum. The actual amount that is going to be financed by the bonds will be less than that and we will come back after the bonds are priced and we will have supplemental assessment proceedings that will actually tie in the assessment to what is needed to pay debt service on the bonds that we issue.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-01 equalizing assessments for Area A was approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was closed at 5:13 p.m.

Mr. Hyche stated we are going to move some agenda items due to time constraints of the public hearings.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Manager

Consideration of Proposal for RO Water Treatment Plant Programming for Concentrate Booster Pump Station, Storage Tank, Odor Control Addition and HSP Control Modification in the amount of \$43,650

Mr. Hyche stated under the manager's report is consideration of proposal for RO Water Treatment Plant programming for concentrate booster pump station, storage tank, odor control addition for the high service pump control modification in the amount of \$43,650.

Mr. Gray stated I know we have used ADS quite a bit so we are familiar with them.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the proposal for RO water treatment plant programming for concentrate booster pump station, storage tank, odor control addition and HSP control modification in the amount of \$43,650 from ADS Engineering was approved.

Consideration of Quotes for Heron Bay Renovation Project 2014-01

Mr. Hyche stated the next item is consideration of quotes for Heron Bay renovation project 2014-01.

Mr. Colon stated there is a typo on the bottom of the list under recommendation. The right contractor is being recommended and the wrong amount is on the bottom, the recommendation sheet should be \$75,000.

Mr. Gray asked you are recommending Davis Construction Solutions in the amount of \$75,000?

Mr. Hyche responded yes.

Mr. Gray asked this is coming from the funds from Heron Bay Commons.

Mr. Colon stated this is the reserve fund and Doug, myself and the manager at Heron Bay Commons met with some of the residents and came up with a capital improvement list of some of the things that needed to be done. The facility is a little over 10 years old now and this is more cosmetic than anything and this is the only thing these funds can be used for. We never used this contractor before but we have safeguards in place to make sure that everything is going to be done in accordance with the specifications.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the contract for renovations of the Heron Bay Commons facility was awarded to Davis Construction Solutions in the amount of their low bid of \$75,000.

Continuation of Item 3

B. Public Hearing on Assessments for Assessment Area B

Mr. Hyche stated we will move back to the public hearing under item 3B, the public hearing on Assessments for Assessment Area B.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened at 5:16 p.m.

Mr. Green stated the improvements in Assessment Area B are similar to what we talked about in Assessment A that consist of water distribution improvements, sewage collection, onsite reuse distribution and some landscape buffers and sidewalks. The total cost of those improvements for Assessment Area B are about \$6.3 million and similar to Assessment Area A all of the costs for the assessment are being assessed on a per dwelling unit basis so everybody is going to pay the same amount. They are all single family residences.

Mr. Hyche asked if there were any public comments and there not being any,

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-02 equalizing assessments for Area B was approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was closed at 5:18 p.m.

Mr. Hyche stated we will move back to some district business items.

Continuation of Item 5A, Manager's Report

Consideration of Change Order for Heron Bay Golf Course Wetlands Mitigation Bank for a net increase of \$3,000

Mr. Hyche stated next we will take up consideration of change order for Heron Bay Golf Course Wetlands Mitigation Bank for a net increase of \$3,000.

Mr. Colon stated we are special assessing for the entire mitigation area and this was recently turned over by WCI to the district and we are adding more area and more maintenance. It was all in the initial agreements that were approved many years ago.

Mr. Gray stated it is a change order to increase the agreement with B. G. Katz Companies.

Mr. Colon stated currently he has a contract for the existing mitigation area and we have added more mitigation area.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the change order with B. G. Katz Companies in the amount of \$3,000 for the maintenance of the Heron Bay Golf Course wetlands mitigation bank was approved.

Consideration of Quotes to Replace Fence Surrounding the Heron Bay Commons Tennis Courts

Mr. Hyche stated the next item is consideration of quotes to replace fence surrounding the Heron Bay Commons Tennis Courts.

Mr. Colon stated we decided to separate the fencing quote out of the other contract because we felt we could get a regular fence guy who wasn't a general contractor.

Mr. Gray stated you are recommending Jeff the Fence Guy in the amount of \$121,895.

Mr. Colon responded yes.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the contract for replacement of the fence surrounding the Heron Bay Commons tennis courts was awarded to Jeff the Fence Guy in the amount of his low bid of \$121,895.

Consideration of Quotes for Landscape and Irrigation Maintenance of Parkland Isles Berm

Mr. Hyche stated we are pulling this item from the agenda to give us an opportunity to review the quotes.

B. Attorney

Mr. Lyles stated the only update I have for you on legal matters other than the primary focus of this meeting, which is the series of six public hearings that you will be completing today is in connection with the lawsuit we have pending against Broward County. We were advised by special counsel that as of a few days ago we still have not received a ruling from the Fourth District Court of Appeal regarding our position that we don't have to add all the other cities that are parties to the Large User Agreement. In light of that there really has been no outside counsel activity this month. It is basically stalled right now awaiting a decision from the Fourth District Court of Appeal in West Palm Beach. They are not engaged in activity so they are not generating bills while we wait to hear.

Mr. Gray asked is there a timeframe that they give you?

Mr. Lyles responded no, it is whenever they get around to it. There is no deadline on when they are required to rule on something like that. Certain matters in courts the court only has a certain amount of time to render some kind of decision but this does not. We had a time limit to file it but they don't have a time limit to decide it.

FOURTH ORDER OF BUSINESS**Consideration of Investment Banking Agreement Regarding Bond Issuance with MBS Capital Markets, LLC**

Mr. Hyche stated next is consideration of investment banking agreement regarding bond issuance with MBS Capital Markets, LLC.

Mr. Mulshine stated that is the agreement with our firm. We have been working for the last year on this project but in order to start issuing bond documents and getting ready for the financing that is our standard agreement we put out. It is the same agreement as we have had in the past basically and we sent it to your attorney and the

manager. The only thing I add to it is the compensation arrangement and it matches the new money deals that have been done in Florida this year.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the investment banking agreement with MBS Capital Markets, LLC was approved.

Mr. Lyles stated our next public hearing is advertised to begin at 5:30 p.m. if the board could like to take a short recess we will reconvene and call the next public hearing to order at 5:30 p.m. in accordance with the published ads.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the meeting was recessed at 5:23 p.m.

After a brief recess the meeting was reconvened.

Continuation of Item 3

C. Public Hearing on Assessments for Assessment Area C

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened at 5:45 p.m.

Mr. Green stated the improvements that we are considering the public assessable improvements in Assessment Area C like the others consist of water distribution improvements, sewage collection, reuse distribution and landscape buffer and sidewalks. The total is about \$7.5 million and as with the other assessment areas all of the costs are being apportioned among the property owners in that area on a per

dwelling unit basis. All the properties are single family residences and it is a simple allocation.

Mr. Hyche asked for public comments or discussion and there not being any,

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-03 equalizing assessments for Area C was approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was closed at 5:47 p.m.

D. Public Hearing on Proceeding with Water Control Plan and Designation of Unit Area A

Mr. Lyles stated the next item is a public hearing on proceeding with Water Control Plan and designation of Unit Area A. This is a different process that the engineer can quickly summarize for you but essentially this starts the process of getting a water management plan of infrastructure prepared in the form of an engineer's report and schedules a public hearing upcoming for next month but this is a public hearing to consider the engineer's work with relation to the water control plan to make a determination regarding any objections that may have been filed and things of that nature.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened at 5:48 p.m.

Mr. Green stated associated with the water management improvements you are going to authorize us tonight to prepare a water management engineer's report. You previously authorized us to prepare an improvement plan report for the Wedge Water Management Area and basically this was a water management plan for the district but

specifically for this Wedge area. We went over that during the last meeting and we subsequently have sent it on to the Water Management District and received approval from them a couple days ago so they have signed off on that plan, which now puts us in a position to proceed with the water management engineer's report that we will be filing tomorrow. Basically it has the improvements that we are looking at on the water management side primarily consisting of some conveyance lines and appurtenances as well as easements on each of the lakes in each of the unit areas. For the public assessable improvements each of the areas was referred to as Assessment Area A, B, and C and for the water management improvements they are all referred to as Unit Areas A, B, and C. They are the same but they have different meanings. For Unit Area A we are talking about improvements amounting to about \$10 million and similar to what we were doing on the apportionment of benefits for the public assessable improvements all of the improvements will be apportioned among the property owners on an approved dwelling unit basis.

What is a little different about the water management is whereas we worked out an actual preliminary assessment for each of those areas under the water management law that we are issuing these bonds for there is a provision that allows that assessment to be recalculated each year over the life of the bonds. What happens with these bonds is we are looking at a 30 year term on these bonds as opposed to 20 years on the public assessable improvements. It helps reduce the overall size of the assessments.

Mr. Hyche asked for any public comments or discussion and there were none.

Mr. Lyles stated before we get to the resolution itself one of the findings that you need to make is whether or not any notices of objection have been filed in writing by any member of the public. Have any such notices been filed, written objections?

Mr. Hyche responded none whatsoever.

Mr. Lyles stated with that, that will authorize you to take up the resolution, which does have a finding expressed within it that no such written objections have been

filed. Unless there are any further questions I think it would be in order to take up approval of Resolution 2014-04 at this time.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-04 directing preparation of engineer's report on Water Control Plan for Unit Area A was approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was closed at 5:52 p.m.

Mr. Hyche stated next we will go to the check register.

SIXTH ORDER OF BUSINESS

Approval of Financials and Check Registers

Mr. Hyche stated I need a motion to approve the financials and check registers.

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

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the meeting recessed at 5:53 p.m.

Mr. Lyles stated we are back on the record and it is approximately 6:13 p.m. We had advertised a public hearing related to Unit Area B for 6:00 p.m. so if you are ready to open the public hearing we are ready to proceed.

Continuation of Item 3

E. Public Hearing on Proceeding with Water Control Plan and Designation of Unit Area B

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was opened at 6:13 p.m.

Mr. Green stated this is for Water Management Unit Area B. We are talking about improvements in this area consisting of storm sewers and appurtenances and stormwater structures and also easements on the lakes that are in that area. The easements will allow the district to control the flowage of that lake in case the homeowners association doesn't keep it up for some reason. The total cost of these improvements amounts to about \$5.7 million and the apportionment of these benefits for this unit area is also on approved dwelling unit basis and it is all single family homes.

Mr. Hyche asked for public comments or discussion and there were none.

Mr. Lyles stated again one of the items we need to take up is whether or not the district has received any written objections to this water control plan and process that will culminate in the engineer's report that the engineer has described. Have you received any such written objections on behalf of the district?

Mr. Hyche responded we have not.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-05 directing preparation of engineer's report on Water Control Plan for Unit Area B was approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was closed at 6:15 p.m.

F. Public Hearing on Proceeding with Water Control Plan and Designation of Unit Area C

Mr. Hyche stated the next item is 3F and is a public hearing on proceeding with Water Control Plan and Designation of Unit Area C.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was opened at 6:16 p.m.

Mr. Green stated in Water Management Unit C we have similar improvements, conveyance lines and appurtenances and the easements on the lake. The total value of those improvements is estimated at about \$7.3 million in Unit Area C. Like the other allocations we are apportioning those benefits among each of the properties in that area on a per dwelling unit basis so they are paying the same amount.

Mr. Hyche asked if there was any public discussion or comment and there was none.

Mr. Lyles asked have you received on behalf of the district and the board any written objections or notices of objection to the matter that is now before the board?

Mr. Hyche responded we have not.

Mr. Lyles stated with that representation by the manager and touching upon one of your findings in the resolution you are ready to proceed.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-06 directing preparation of engineer's report on Water Control Plan for Unit Area C was approved.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was closed at 6:17 p.m.

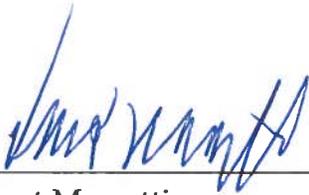
FIFTH ORDER OF BUSINESS

Staff Reports

C. Engineer – Project Status Report

Mr. Hyche stated the next item is the engineer's report and Jane is not here tonight but she has provided us with the project status report.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the meeting adjourned at 6:18 p.m.



Vincent Morretti
Secretary



David Gray
President