

**MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, December 1, 2010 at 5:04 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
Jane Early	District Engineer
Brenda Schurz	District Administrator
Kay Woodward	Accountant
Dan Daly	CSID Director of Operations
Donna Holiday	GMS-South Florida, LLC
David Caldwell	WCI Communities
Several Homeowners	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hyche called the meeting to order at 5:04 p.m.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 3, 2010 Meeting**

Mr. Hyche stated the next item is approval of the minutes of the November 3, 2010 meeting. Are there any additions, corrections or deletions?

There not being any,

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the minutes of the November 3, 2010 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and Supervisors Requests**

Mr. Hyche stated we have some people in the audience and I'm sure they are here in regards to Heron Bay Commons. We have pulled that item from the agenda and are not going to discuss that item at this meeting. You are welcome to stay for the rest of the meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-03 Adopting the Red Flag Identify Theft Prevention Program**

Mr. Hyche stated the next item is consideration of Resolution 2011-03 adopting the red flag identify theft prevention program. This was included in the agenda package. Are there any questions or comments?

There not being any,

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor Resolution 2011-03 was approved.

**SECOND ORDER OF BUSINESS**

**Amendment to Motion Made on November 3, 2010 on Item 7B Reimbursement Agreement**

Mr. Hyche stated item two is amendment to motion made on November 3, 2010 on item 7B reimbursement agreement. The motion was made that this money was coming from bond proceeds it is not, it is coming from developer advances so we are amending that motion.

Mr. Morretti joined the meeting at this time.

Mr. Lyles stated to make it simple during the discussion I, for one, indicated bond proceeds were being used as a source of funding for this reimbursement agreement and it was picked up and made part of the motion. To correct the record and make it crystal clear what we would ask as staff today is for someone on the prevailing side, it could be any of the three of you since you all approved it, make a motion to approve that motion that was adopted on November 3, 2010 to delete the provision that the payment be made from bond proceeds. It comes from developer advances and excess revenue not bond proceeds.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the motion on item 7B on November 3, 2010 approving the reimbursement agreement with WCI in the amount of \$4.4 million was amended to approve the reimbursement agreement with WCI and delete reference to payment being made from bond funds.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**Consideration of Cost Share Agreement Between the City of Parkland and North Springs Improvement District for Master Planning of the Property Known as "the Wedge" Not to Exceed \$25,000**

Mr. Hyche stated the next item is a cost share agreement between the City of Parkland and North Springs Improvement District for master planning of the property known as "the Wedge".

Mr. Lyles stated there is discussion between management staff and city to participate in a planning study involving the Wedge property. Rod checked with me today to see if we had a form of agreement yet. I spoke to the city attorney this afternoon and he has a very rough draft but it is not ready for you to take up and vote

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on the matter today and ultimately put a signature on it. However, I think the not to exceed figure for the district's share has been set at \$25,000. This is something that Rod can describe further in terms of the scope of the study and what it is for. I will just tell you that I have received a very preliminary draft on the way here. The city attorney thinks that as long as we are considering this matter and moving toward having it approved for signature at your next meeting that that would be timely as far as the city is concerned especially in light of the fact that we didn't have it until this afternoon.

Mr. Colon stated last night the City of Parkland with an RFQ they had awarded Keith & Associates the contract to do the master planning for the Wedge. NSID would have had to already do master planning in the future. We felt it would have been more cost effective if we went into a joint agreement with the City of Parkland. Since they already had the RFQ I gave them some details of what NSID would be looking for in laying out the water and sewer lines, drainage studies, other things that we would need pertinent to serve the Wedge. As you know the governor signed our bill into law in June so we have 1,000 acres already within the boundaries of NSID. Master planning is basically laying out the pipe, meeting with the developers and trying to find out exactly what this area is going to need from NSID in the future.

Mr. Mendelson asked we will know about this at our next meeting?

Mr. Lyles stated the details of the agreement will be refined between now and the next meeting and I think we just need to be able to report to the city that we have advised the board of what the broad parameters are and that you have no objection to us proceeding with that with the understanding that we will have the formal agreement for your formal action at the next meeting.

Mr. Mendelson stated okay.

**B. Attorney**

There not being any, the next item followed.

**C. Engineer**

**Project(s) Status Report**

Ms. Early stated the project status report is in your agenda package. Last night at the city commission meeting in Parkland we did get approval for our phase 1 of those water features. We are good to go on that, we have to do some structural and electrical details and we will be ready to go out to bid.

County Line Road is moving forward but I do have one issue if I can bring it up. We need to do a change order for County Line Road. In Heron Bay along County Line Road in Phase 2, which is the western portion there was an existing lake and the contractor has tried for over a month to get the headwall in and every time he digs it the bottom of the lake blows out. We were going to move the headwall back 20 feet and dig a channel to the headwall and the same thing happened. Apparently when this lake was dug years ago and then stopped it was supposed to be backfilled with unsuitable material to bring it back up to negative 5 and it was never completed. It is really deep and the slope was never done so it is pretty much vertical. The only way he is going to be able to get it in is to do some sheet piling. I talked with Doug and got some prices from the contractor and he originally was around \$35,000 and I told him that we didn't want any markups we were willing to work with him on the sheet piling so I got it down to \$29,931.35 and that was for some additional material to fill it in so that he could get the sheet pile in and the work but he has no markup. He does have 5% for bonding which we permitted him to do but this is the only way we are going to get this in.

Mr. Mendelson asked is this going to be the end of it?

Ms. Early stated yes, he got one headwall in the east we didn't have a problem with that lake. The older lake in the west is the one where we had the problem. Craig Ford has been out there full time for the past month trying every possible way to get

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this in and he just can't do it. He needs the fill and the sheet piling to hold the lake bank in so that he can get the headwall in.

Mr. Colon asked did you look to make sure there was no contingency in there?

Ms. Early responded yes and there is some for dewatering, it does say he has to dewater. He had a price for dewatering and he thought he should get paid for a well point and we said no, we showed him in the specs where he can't get paid for that so we took that out. There is no other way to do this. He has tried for over a month and it just keeps blowing out.

Mr. Colon asked when was the last time you went out to the site to look at it?

Ms. Early stated I was out there a week ago and Craig Ford, our inspector, is on site pretty much everyday working on this with him.

Mr. Gray asked how does that impact the budget for the job?

Ms. Early stated originally the project was estimated at \$3 million they came in at \$1.9 million so we are well under our estimated budget on the project. It is out of the existing bond and it was an estimated \$3 million and we are getting a good price so we are well under what we had originally budgeted for the project.

Mr. Mendelson stated it has to be done.

Ms. Early stated it has to be done that is the only way we are going to be able to get it done.

Mr. Mendelson stated it is undermined so no matter what you put in there it is going to wash out.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the change order for County Line Road contract in the amount of \$29,931.35 was approved.

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SEVENTH ORDER OF BUSINESS

Approval of Financials and Check  
Registers

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

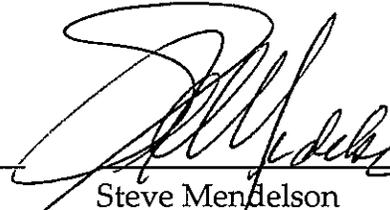
On MOTION by Mr. Gray seconded by Mr. Mendelson with  
all in favor the check registers were approved.

On MOTION by Mr. Mendelson seconded by Mr. Gray with  
all in favor the meeting adjourned at 5:17 p.m.



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David Gray  
Secretary



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Steve Mendelson  
President