

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 7, 2011 at 5:00 p.m. in the district office, 10300 N. W. 11 Manor, Coral Springs, Florida.

Present and constituting a quorum were:

David Gray	President
Vincent Morretti	Secretary
Vandin Calitu	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
Brenda Schurz	District Clerk
Kay Woodward	Accountant
Donna Holiday	GMS-South Florida, LLC
Marcy Sneir	Heron Bay Commons
Jessica Ferran	Heron Bay Commons
Kevin Mulshine	MBS Capita Markets, LLC
James Weiss	Resident

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 2, 2011 Meeting

Mr. Hyche stated the next item is approval of the minutes of the November 2, 2011 meeting.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the minutes of the November 2, 2011 meeting were approved as presented.
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THIRD ORDER OF BUSINESS

Adoption of Water and Sewer Rates – Resolution 2012-05

Mr. Hyché opened the public hearing to consider adoption of the water and sewer rates and there being no public comment the public hearing was closed.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2012-05 was approved.

FOURTH ORDER OF BUSINESS

Adoption of Heron Bay Commons Rules, Regulations and Rates – Resolution 2012-06

Mr. Hyché opened the public hearing to consider adoption of the Heron Bay Commons rules, regulations and rates.

Mr. Weiss stated I know there has been discussion of the mandate that at least the verbiage be there for Heron Bay Commons to be open to non-residents of Heron Bay. Can you tell me now or send me an email so that I can read the IRS ruling that specifies that?

Mr. Lyles stated I could get that for you. In connection with the original bond issue that provided the funds to build the facility as well as other infrastructure that the district constructed on the capital side there are tax opinions and opinions of bond counsel that are relied upon by the district. I am not a tax attorney and cannot give you a tax opinion but I can request from them reference to or a copy of some materials that might assist you with that.

Mr. Weiss stated I'm not taking exception. I would like to familiarize myself more with the IRS ruling.

Overall I think the rules are excellent. I have four comments and the first comment concerns paragraph 2.3. Everything in the entire set of rules is written in third person and paragraph 2.3 is in first person and I think it needs to be reworded to be consistent with the rest of the document.

On 2.4 it says shirts and shoes must be worn at all times when entering and visiting the clubhouse. There is an exception to that in paragraph 2.6 where it says, those that have utilized the swimming pool or spa must towel dry before entering the clubhouse. It doesn't say if they are an exception to wearing shirts and shoes which is understandable then there should be some clarity that people coming in from the pool need to towel dry but don't need to have shirts and shoes on.

My third comment is there is nothing anywhere in the document that mentions the basketball court or rules for the basketball court. We talk about rules about being on the premises for the tennis courts, the pool area, the workout room, racquetball court but there is not a word about the basketball court.

My last comment is paragraph 2.11 on page 2 and paragraph 2.12. Throughout the entire document the club manager is referred to as the club manager except in paragraphs 2.11 and 2.12 where the manager is referred to as clubhouse manager and for consistency within the document those two references should be changed to club manager.

Mr. Gray stated those are good comments. With reference to your first comment I think that would be appropriate to make that third person and consistent with the rest of the document.

Mr. Lyles stated we will make that a global change throughout that provision.

Mr. Gray stated also the naming of the club manager being consistent throughout the document is a good idea. On the swimwear I didn't take that to be an exception. I assume they have to be dressed once they enter the clubhouse.

Ms. Sneir stated on page 4 on 4.8 it does clarify and does say no bare feet at any time.

Mr. Weiss stated I did see that but it is the shirt. Is somebody expected to put a shirt on when they come into the clubhouse?

Mr. Gray stated I think so because otherwise they could hang out in their bathing suit in the clubhouse.

Mr. Lyles stated someone could throw a shirt on and drip water throughout the clubhouse and the intent is not to allow someone to do that just because they have a shirt on. They are not inconsistent if that is the intent of the rule, not only that you have shoes and a shirt on but that you be towel dried before you go into the clubhouse. I think that can stay as is if that is the intent of the rule.

Mr. Gray stated that is the way I understood it.

Mr. Weiss asked is the intent that they wear a shirt?

Mr. Gray responded yes.

Mr. Weiss asked then why not modify paragraph 4.8 to say, must wear sandal shoes and a shirt before entering the clubhouse?

Mr. Colon stated it is already in there in 2.6.

Mr. Gray stated I'm not sure what rules you would put for a basketball court as opposed to racquetball.

Mr. Colon stated I think it is covered under general conditions.

Mr. Gray stated it meets all the general conditions of being on the property. There isn't really anything that you are putting for a rule there because kids will be a lot of things on a basketball court beyond playing basketball.

Mr. Lyles stated we could put under 5.0 that those rules would be applicable to both racquetball and basketball.

Mr. Gray asked do we really want to restrict the basketball court to 14 years old and older? A lot of younger kids go out there. If you change 5.0 it would apply to both.

Mr. Lyles stated also there is one about eyewear, racquetball you need protective gear and not with basketball. The ones that apply just to racquetball you leave as is the ones that would apply equally to racquetball and basketball you can change.

Mr. Hyche stated we can do separate rules under basketball courts.

Mr. Gray stated I think the basketball court is covered under all the general rules. There isn't anything else for basketball. We aren't confining it to basketball, it is a big court area and people can use it for other things.

Mr. Colon stated we think it is covered under the general rules.

Mr. Lyles stated if I understand the direction from the board after the public comment the resolution 2012-06 will be introduced by motion in a moment and when it is it will be to adopt the rules that had been noticed for today's hearing as amended in section 2.3 to read in its entirety in the third person and in section 2.11 and 2.12 to read club manager instead of clubhouse manager.

There being no further comments, the public hearing was closed.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2012-06 adopting Heron Bay Commons rules, regulations and rates as amended in section 2.3 to read in its entirety in the third person and in section 2.11 and 2.12 to read club manager instead of clubhouse manager was approved.

FIFTH ORDER OF BUSINESS

Adoption of Policies and Procedures on Post Issuance Compliance for Tax Exempt Bonds – Resolution 2012-07

Mr. Hyche stated the next item is adoption of policies and procedures on post issuance compliance for tax-exempt bonds, Resolution 2012-07.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2012-07 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Manager

i. Award of Contract for Outfall Pipe Baffle in Pelican Isles

Mr. Gray asked have we used Lanzo Construction before?

Mr. Hyche stated yes we have.

Ms. Early stated they did the re-piping of the pump station.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the contract for the outfall pipe baffle in Pelican Isles was awarded to Lanzo Construction, Inc. in the amount of their low bid of \$63,345.

Mr. Hyche stated we would like to get approval to call a special meeting.

Mr. Lyles stated we are in the process of finalizing a significant matter relating to our bonds for our water treatment facilities. We have a representative here today from our investment banker, Kevin Mulshine, in case there are any questions along those lines. In order to finalize the process, which is looking very much like it is going to be somewhat complex but advantageous to the district in terms of interest rates, a bank underwritten deal as opposed to issuing bonds in the open market to sophisticated investors we will need a special meeting. In order to finalize the resolutions and the necessary actions of the board once we have this deal put together in final form we are targeting the 21st and that would allow us to have a bond closing on the 23rd. We are told by the bank through our bond counsel that this whole deal must be done and closed in the month of December otherwise they are going to revisit the rate. We are getting this thing right now projected at 3.23% interest rate which I think you will agree is very low. In order to take advantage of this ability to do the financing at a very low interest rate there will be

some more paperwork. The deal has taken a turn but will still get done timely but we will need you to convene a special meeting later this month in order to pass a final resolution authorizing execution of all the documents. Then immediately after we have that meeting we will have pre-closing here at which the documents will be ready to go and you are going to have to sign some documents that day as well.

Mr. Calitu stated I'm leaving on the 21st for two weeks.

Mr. Lyles stated we would still have a quorum to conduct the meeting.

Ms. Schurz stated we have scheduled it for 3:00 p.m.

Mr. Lyles stated we are going to be advertising this and locking it in on a financing schedule so we want to make sure it is consistent with your schedule.

Mr. Gray stated 3:00 p.m. is a little early.

Mr. Lyles stated we can slide it back an hour.

Mr. Gray stated an hour would be good.

Mr. Lyles stated because this is both a business meeting of the board and a document signing session in case we have some final changes to make to things we would have resources to get that sort of thing done. Hopefully, we will have it all lined up and we were looking to leave ourselves a little room but 4:00 p.m. should work. We are pretty sure we can change the ad it hasn't run in the paper yet, it was put in for 3:00 p.m. but if it can't be changed we understand you will make yourself available but we will do everything we can to make it at 4:00 p.m. instead of 3:00 p.m.

<p>On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor staff was authorized to notice a special meeting for the purpose of adopting a resolution and all other documents related to the issuance of the bonds and any other business matter that may properly come before the board for Wednesday, December 21, 2011 at 4:00 p.m.</p>
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ii. Utility Billing Work Orders

The utility billing work orders are included in the agenda package.

B. Attorney

There not being any, the next item followed.

C. Engineer

i. Consideration of Work Authorization 210 Water Reclamation Facility Design and permitting Phase I, Water Main, Force Main and Reuse Main Extensions Design and Permitting Phase 1 and Wetland Park and Nature Center Design and Permitting for a Lump Sum Amount of \$1,116,500

Ms. Early stated work authorization no. 210 is for phase 1 for the water reclamation facility design and permitting, utilities to get to the new area in the Wedge as well as the wetland park and nature center, which we are going to do in conjunction with the reuse facility.

Mr. Colon stated we bought 25 acres of property and in order for us to build what we want there we need to mitigate certain areas. We are going to create a mitigation area with a little walkway area for people to walk through and by us building this center they are going to allow us to build on more of the area than we previously would have been able to build on.

Ms. Early stated we can also use it for stormwater drainage from the reuse facility as well.

Mr. Colon stated people are excited that we are building it. We are building it to get better use of the area and construct what we need to on that facility. We went back and forth on the fees but we feel that we have a pretty good deal and it will be repaid by a future bond back into the water and sewer fund.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor work authorization no. 210 was approved.

ii. Acceptance of Drainage from the Land Contained within the Triple H Ranch Plat Limits

Mr. Hyche stated the next item is acceptance of drainage from the land contained within the Triple H Ranch plat limits.

Ms. Early stated this is just a permit review and we have to accept drainage from this parcel in the Wedge so it is acceptance of the drainage. We have been working with everybody in the Wedge on the stormwater management system so that it works with our system.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor drainage from the land contained within the Triple H Ranch Plat limits was accepted.

iii. Project Status Report

Ms. Early stated our project status report is attached. Construction of County Line Road is basically finished and we are going to have a walk through with the county. We still have to do striping, which we are going to hold off on because we have some other construction in the area. Once we do that it is complete and at some point in the future we will be able to turn it over to the county.

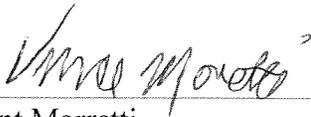
SEVENTH ORDER OF BUSINESS

Approval of Financials and Check Registers

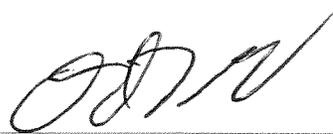
Mr. Hyche stated the next item is approval of the financials and check registers.

On MOTION by Mr. Gray seconded by Mr. 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 5:23 p.m.



Vincent Morretti
Secretary



David Gray
President