

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, February 1, 2017 at 3:11 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Mark Capwell	President
Vincent Morretti	Secretary
Alen Hsu	Assistant Secretary

Also present were:

Doug Hyché	District Manager
Sue Delegal	District Counsel
Rod Colon	Assistant District Manager
Brenda Richard	District Clerk
Jillian Schertzer	NSID
Donna Holiday	GMS-South Florida, LLC
Eric Mills	Virtual Design Group
Joe Brown	Atlantic Construction
Rhonda Mossing	MBS Capital Markets, LLC
Kevin Mulshine	MBS Capital Markets, LLC
Jon Kessler	FMS Bonds
Lisa Riggi	Resident
Hong Guo	Resident

The following is a summary of the minutes and actions taken at the February 1, 2017 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyché called the meeting to order at 3:11 p.m. and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the January 4,
2017 Meeting**

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the minutes of the January 4, 2017 meeting were approved as presented.

THIRD ORDER OF BUSINESS Supervisors Requests and Audience Comments

I. Staff Report Regarding Fluoride Removal

Staff to do more research on this item and will report back at a future meeting.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt Resolution 2017-04 Adopting and Re-Adopting the Operating Policy and Amending the Schedule Relating to Water and Sewer Rates and Charges and Providing an Effective Date

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

There being no comment or questions on the public hearing,

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

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2017-04 was approved.

FIFTH ORDER OF BUSINESS Adoption of Resolution 2017-05 Establishing Public Comment Policy

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2017-05 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Manager

I. Consideration of Letter of Intent Relating to the Transfer of Heron Bay Commons Recreational Facility

Ms. Delegal stated at the last meeting we had a proposed agreement for the transfer of the Heron Bay Clubhouse and the direction given to staff was to prepare a non-binding letter of

intent relating to the transfer of the clubhouse. It outlines the provisions that will be in an agreement that will eventually be proposed to the board but the salient point is the letter of intent indicates an agreement to transfer the property can be entered into no less than 12 months prior to the maturity date of the outstanding obligations, which is currently 2019 and that would also include any extension if additional debt were to be issued. There is a provision regarding existing employees and I added an indemnity provision. This is a non-binding letter of intent that forms the framework for a future agreement to be entered into between the Heron Bay HOA and the district. I provided this to the attorney for the HOA who appeared at the last meeting and not unexpected they object to a letter of intent they would like to proceed with an agreement and the objection was regarding the existing employees, which would require them to be continued for at least 90 days after the agreement and the indemnity provision.

Mr. Colon stated the 90 days is in error if it is less than six months they can come back to us for unemployment.

Ms. Delegal stated we had negotiated with the attorney and they were amenable that if there were any claims for unemployment they would be responsible for them. That would go into an agreement that has not been presented at this time.

Mr. Colon stated let's put in six months rather than the 90 days.

Mr. Capwell stated add with cause.

Ms. Delegal stated I will change that to continued employment for no less than six months and can be terminated with cause within the six month period.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the letter of intent relating to the transfer of Heron Bay Commons Recreational Facility was approved subject to the requested changes being continued employment of employees for no less than six months and they can be terminated with cause within that six month period.

II. Presentation and Consideration of Engagement Letter with FMS Bonds Relating to the 2017 Bonds

Mr. Kessler of FMS Bonds stated gave a brief presentation on his firm's background in the municipal bond market.

Mr. Mulshine gave the background of his firm, their history with the district, and requested the board's consideration to complete the underwriting assignment in the Wedge area

that began in compliance with the existing 2013 agreement for which the bulk of the work has been done.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor this item was tabled until the March meeting.

III. Consideration of Change Order No. 1 Relating to the Rehabilitation and Upgrades for Wells 1, 3, 4,5 & 9 Contract with Virtual Design Group for a Net Increase in the Amount of \$167,735.40

Mr. Brown stated as we got into the rehabilitation of the wells we found conditions that were unknown at the time the contract was awarded that needed to be addressed and the change order covers those items.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor change order no. 1 to the contract with Virtual Design Group for the rehabilitation and upgrades to wells 1, 2, 5, & 9 in the amount of \$167,735.00 was approved.

IV. Ratification of Invoice 8838 in the Amount of \$36,000 for the Canal and Embankment Clearing

Mr. Colon stated this is for the clearing of the overgrowth and improvements to the canal bank to enable maintenance vehicles to safely use the right of way.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor invoice 8838 from B.G. Katz Nurseries, LLC in the amount of \$36,000 for canal and embankment clearing was approved.

V. Approval of Caterpillar Engine Replacement and Pump Repair at Heron Bay Station in a Lump Sum Amount of \$153,500

Mr. Colon stated staff obtained two quotes for the replacement of the motor and pump repair at the Heron Bay pump station that is part of our stormwater system. A lot of these pumps are old and after years of maintenance it is time to replace the asset.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the proposal for the engine replacement and pump repair at Heron Bay Station from B&B Building Systems in the amount of \$153,500 was approved.

VI. Consideration of Contract Design Build Communications Tower at Booster Pump Station

Mr. Colon stated a few years ago the board approved building a tower at this plant site and it couldn't be permitted and we want to put this tower at the booster site to help with our AMR meter reading process with the potential for future income from cell phone companies.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the proposal from Virtual Design Group for a design/build contract for the communications tower at the booster pump station in the amount of \$263,840 was approved and district counsel was authorized to prepare the district's standard small project agreement for this work.

Mr. Hyche stated before we go to the next item a resident came in late and wishes to speak to the board.

Ms. Riggi stated I had some questions on the public hearing to adopt a rate increase. My bill has gone up since November and I would like to know if this increase went into effect at that time?

Mr. Colon stated we did have an increase in October and whenever there is a rate increase from Broward County for wastewater we pass that cost through to the residents. This public hearing is for a \$2.99 processing fee for phone payments to try to encourage people to pay their bill online at no charge and to free up our staff.

B. Attorney

Ms. Delegal stated the legislative delegation held a public hearing on our local bill to amend the district's boundaries on January 19th the bill was unanimously passed and will be filed in the Florida House of Representatives and we will see what comments we might get regarding that bill as it goes through the legislative process.

C. Engineer

Mr. Mills stated we are finishing the ops building, the elevator is going in next week, 90% of the finishes are in and we just have to finish up the locker rooms and things like that and we plan on delivering the building by the end of the month. We also received our permit from

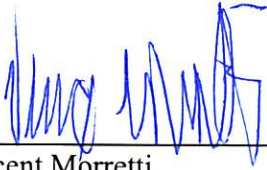
the City of Coral Springs on the roundabout for the payment drop-off area and we have started that construction.

SEVENTH ORDER OF BUSINESS

Approval of Financials and Check Registers

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

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the meeting adjourned at 3:57 p.m.



Vincent Morretti
Secretary



Mark Capwell
President