

MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, March 1, 2017 at 3:17 p.m. in the district office, 9700 N.W. 52<sup>nd</sup> Street, Coral Springs, Florida.

Present and constituting a quorum were:

Mark Capwell	President
Vincent Morretti	Secretary by telephone
Alen Hsu	Assistant Secretary

Also present were:

Sue Delegal	District Counsel
Rod Colon	Assistant District Manager
Jillian Schertzer	NSID
Donna Holiday	GMS-South Florida, LLC
Rhonda Mossing	MBS Capital Markets, LLC
Kevin Mulshine	MBS Capital Markets, LLC
Ed Bulleit	MBS Capital Markets, LLC
Robbie Cox	MBS Capital Markets, LLC
Jon Kessler	FMS Bonds
Steven Assael	Resident

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Colon called the meeting to order at 3:17 p.m.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the February 1, 2017 Meeting**

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the minutes of the February 1, 2017 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

On MOTION by Mr. Hsu seconded by Mr. Capwell with all in favor future meetings will be held at 4:00 p.m.

Mr. Assael stated a couple months ago we paid the water bill but the check didn't clear and we were notified that the bill had not been paid and the notice that came with it had some harsh language that the service was being disconnected. The issue is the language of the notification and the short length of time before shut-off. I saw in the budget that last year you had a surplus of \$700,000 and this year a surplus of \$500,00+. How are those funds treated year over year if they are held in reserve or used for operating expenses?

Mr. Capwell stated we can have staff review the language and put a date on the notice.

Mr. Colon stated as to the surplus we have to have 10% over the budgeted amount for operations to cover debt service and we are non-profit and any excess funds are put into the infrastructure.

**FOURTH ORDER OF BUSINESS**

**Consideration of Amendment to Settlement Agreement between Broward County and North Springs Improvement District**

Ms. Delegal stated part of the settlement agreement involved certain conditions relating to the transfer by NSID of Hillsboro Boulevard to the county. We prepared a deed for that sent it to the county and one of the issues they had was that it would have stopped at a dead end without a transition area and the county has determined that they are looking for a circle or cul-de-sac that meets their standards. There has been a lot of negotiation with WCI, who is the owner of some of this property that the county needs to have ownership rights in order to complete the cul-de-sac in a manner acceptable to the county. Apparently there has been an arrangement entered into, which amends certain provisions of the existing settlement agreement but only to the effect of describing how and when the lands are going to be conveyed. As a condition of the acceptance of that roadway they want the cul-de-sac to be constructed and during construction the county wants a temporary easement over certain property that WCI owns and upon completion of the construction that easement will be terminated.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the amendment to the settlement agreement between the district and Broward County was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**I. Confirmation of Agreement Between MBS Capital Markets LLC dated September 12, 2013 to Provide Underwriting Services for Public Infrastructure Improvements to Property within The Wedge Area Previously Approved by the Board**

Mr. Colon stated on September 12, 2013 we entered into a contract with MBS Capital Markets to provide these services to the Wedge Area.

Mr. Mulshine stated our investment banking agreement from 2013 like all the agreements we have with you state that MBS does not receive a dime until bonds are sold and closed. Our compensation is totally contingent on the work getting done.

Mr. Mulshine then gave an overview of the work accomplished since 2013, copy of which is attached.

Mr. Colon stated I would like to table this item for a moment to give Mr. Kessler an opportunity to address the board.

**II. Letter from FMS Bonds Relating to the 2017 Bonds**

Mr. Kessler stated my letter is moot if you have a documented agreement.

Mr. Capwell stated I see no reason why we shouldn't stay with the prior agreement. Do we need a motion to confirm it?

Mr. Colon stated I don't think there is any action that needs to be taken unless you want to alter or cancel the contract.

Ms. Delegal stated you have an agreement in place with MBS and unless it is terminated the agreement is in effect.

Mr. Kessler stated I would like to be considered for the future bond issue.

Mr. Mulshine stated the only parcel left is the WCI property for which we helped negotiate the developer agreements as well.

Mr. Colon stated I will refer it back to the attorney to look at the contract and specify what the scope is.

Ms. Delegal stated I will do that for the next meeting.

**III. Consideration of Proposals to Provide Data Protection Solutions**

Mr. Colon stated we received two proposals that are included in your agenda package one wanted to use a more expensive software and came in at \$123,457.91 and the other will back it up to secure facility in New York for \$26,389.00. Staff is recommending the cheaper solution that we believe is sufficient for our needs.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the proposal from Teliance in the amount of \$26,389.00 was approved.

**B. Attorney – Quit Claim Deed Transfer of a Portion of Hillsboro Boulevard to WCI Communities, LLC.**

Ms. Delegal stated this quit claim deed is for a portion of Hillsboro Boulevard and relates to the issue of the cul-de-sac and we recommend that because it is a requirement of the county in connection with their acceptance of Hillsboro Boulevard. We are going to quit claim this deed to WCI prior to the county taking title to Hillsboro Boulevard but in the event of something happens and the reconfiguration was not accepted we have asked that WCI to agree to reconvey that property back to NSID within 30 days of our request to do so.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the execution of the quit claim deed for a portion of Hillsboro Boulevard to WCI Communities was approved subject to receipt of the executed letter from WCI agreeing to reconvey to the district within 30 days of our request.

**C. Engineer – Project Status Report**

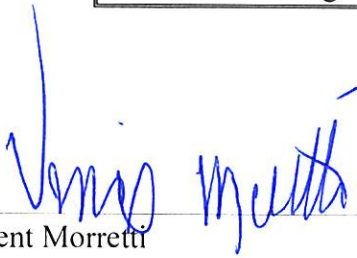
There being none, the next item followed.

**SIXTH 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 3:49 p.m.



Vincent Morretti  
Secretary



Mark Capwell  
President