

**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 3, 2021** at 5:00 p.m. in the district office, 9700 N.W. 52<sup>nd</sup> Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Moretti	President
Grace Solomon	Secretary by telephone
Neil Vogel	Assistant Secretary

Also present were:

Rod Colon	District Manager
Vanessa Steinerts	District Counsel
Jane Early	District Engineer
Donna Holiday	GMS-South Florida, LLC
Katherine Castro	NSID
Marc Grace	Keefe McCullough
Rose Perdomo	Genovese Joblove Battista
Alfredo Gonzalez	Genovese Joblove Battista
Officer Mulvey	Coral Springs Police Department

*The following is a summary of the discussions and actions taken at the March 3, 2021 meeting. An audio 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 5:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the February 6, 2021 Meeting**

On MOTION by Mr. Vogel seconded by Mr. Moretti with all in favor the minutes of the February 6, 2021 meeting were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Presentation and Acceptance of Financial Audit for Fiscal Year 2020**

Mr. Grace gave an overview of the fiscal year 2020 audit and stated we gave this audit a clean opinion; the audit was conducted in accordance with government auditing standards.

On MOTION by Mr. Moretti seconded by Mr. Vogel with all in favor, Accepting the fiscal year 2020 audit Authorizing staff to transmit the final audit to the State of Florida, was approved.

**FIFTH ORDER OF BUSINESS**

**Approval of Acknowledgement and Agreement Waiving Conflict of Interest**

Mr. Colon stated our bond counsel is from Greenspoon Marder and the seller of the golf course has retained the services of another attorney with Greenspoon Marder and the seller signed a conflict release waiver and our bond counsel is asking if we will do the same. They provide different services; one is a land use attorney and the other is bond counsel.

On MOTION by Mr. Moretti seconded by Mr. Vogel with all in favor, the acknowledgement and agreement waiving conflict of interest, was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Engagement Letter Relating to Bond Counsel Disclosure Counsel Services for the Proposed Water Management Bonds, Series 2021**

Mr. Colon stated this item deals with a potential bond issue issued for the acquisition of the golf course.

On MOTION by Mr. Vogel seconded by Mr. Moretti with all in favor, the engagement letter with Greenspoon Marder for the proposed water management bonds, Series 2021, was approved.

**SEVENTH ORDER OF BUSINESS**

**Approval of Engagement Letter Relating to Bond Counsel Disclosure Counsel Services for the Proposed Water and Wastewater Bonds, Series 2021**

Mr. Colon stated this item deals with water and sewer bonds for projects we have here, to free up some capital needed to acquire the remaining parcels of the golf course.

On MOTION by Mr. Vogel seconded by Mr. Moretti with all in favor, the engagement letter with Greenspoon Marder for the proposed water and wastewater bonds, Series 2021, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets, LLC regarding Bond Issuances**

Mr. Colon stated MBS Capital Markets is the company we use for bond issuances and in order to for them to start work on the financing portion of the golf course acquisition they need this engagement letter approved.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor, the supplement to investment banking agreement with MBS Capital Markets, LLC regarding bond issuances, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**1. Discussion of Election Process**

Mr. Colon stated the North Springs Improvement District was enacted by the legislature in which the district board members be elected on a landowner basis. If you own a condo you have the same voting rights as someone who owns an acre of land. Every year Representative Dan Daley has presented legislation to try to change the process of voting for North Springs Improvement District and the three other districts, Sunshine Water Control District, Pine Tree Water Control District and the Coral Springs Improvement District. Each year the bill hasn't passed and I talked to Mr. Daley and told him I would put this item on the agenda. He wanted to compromise by having one seat, the Coral Spring seat, go to general election in 2026. There is no action the board needs to take today; this is for informational purposes only. He is trying to

amend his bill in Tallahassee for one seat in North Springs to go to general election, but the other districts would go to general election for all seats.

**II. Acquisition of Heron Bay Golf Course**

Mr. Colon stated Rose Perdomo and Alfredo Gonzalez of Genovese Joblove Battista have worked very hard on the contract before you. This is many months of negotiations with Club Link for the acquisition of the golf course. The only change we are going to make in the contract is the acreage, instead of 216 acres it is actually 223 acres.

Mr. Gonzalez stated it has been a collaborative effort with Vanessa Steinerts, Denise Ganz and our firm working on this contract. The contract in front of you gives you a lot of options going forward. It is a \$32 million purchase for 223 acres more or less; we will know more when we do the survey. The survey will be the entire property but also the part of the property that will be subject to the financings, which is generally the golf course. We have 100 days of inspection to do Class 1 and 2 environmental and we know there are a couple of exceptions to the title that we are going to work to eliminate and that will be done in those 100 days.

On MOTION by Mr. Vogel seconded by Mr. Moretti with all in favor, the purchase and sale agreement between the North Springs Improvement District and Club Link, was approved as amended with the acreage going from 216 acres to 223 acres.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

**I. Consideration of Final Change Order No. 3 Project No. 2019-01 Demolition of Old Water Treatment Plant and Construction of Records Facility Building for a Net Increase of \$300,000**

Ms. Early stated we had the records building under construction and this change order is for the interior furnishings of the building. There is an itemized list attached to the change order in your agenda package.

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor, change order no. 3 with East Coast Builders for project no. 2019-01 for demolition of the old water treatment plant and construction of records facility building for a net increase of \$300,000, was approved.

**II. Consideration of Proposal from Florida Drilling for Well 1 Rehabilitation for a Lump Sum Cost of \$35,000**

Ms. Early stated we recently changed the pump in Well no. 1 and they found a lot of sand at the bottom of the well, the screen was okay so we ran it for about a week and it is pumping a lot of sand so we have to do a complete rehab of it. The last time this well was rehabbed was about three years ago.

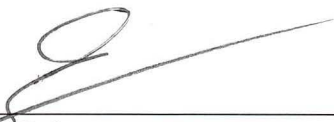
On MOTION by Mr. Vogel seconded by Mr. Moretti with all in favor, the proposal from Florida Drilling for Well 1 rehabilitation in the lump sum amount of \$35,000, was approved.

**TENTH ORDER OF BUSINESS**

**Approval of Financials and Check Registers**

On MOTION by Mr. Moretti seconded by Mr. Vogel with all in favor, the financials and check registers, were approved.

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor, the meeting adjourned at 5:19 p.m.

  
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Grace Solomon  
Secretary

  
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Vice Moretti  
President