

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **April 14, 2021** at 5:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Morretti	President
Grace Solomon	Secretary
Neil Vogel	Assistant Secretary

Also present were:

Rod Colon	District Manager
Vanessa Steinerts	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Denise Ganz	Greenspoon Marder
Andrew Ganz	Greenspoon Marder
Michael Joblove	Genovese Joblove Battista
Richard Sarafan	Genovese Joblove Battista
Katherine Castro	NSID
Officer Mulvey	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the April 14, 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 March 3, 2021 Meeting

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the minutes of the March 3, 2021 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Resolution 2021-05 Indicating the official Intent of the District to Issue Tax-Exempt Bonds to Finance the Acquisition, construction, Equipping and Installation of Various Improvements to the District's Water and Wastewater System and to Use a Portion of the Proceeds of Such Bonds to Reimburse Expenditures Paid or Incurred Prior to the date of Issuance Thereof

Mr. Vogel stated this resolution is not binding us to a specific term it is just authorizing to go forward to seek terms.

Mr. Colon stated correct, there is no obligation to issue the bonds.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor Resolution 2021-05 Indicating the official Intent of the District to Issue Tax-Exempt Bonds to Finance the Acquisition, construction, Equipping and Installation of Various Improvements to the District's Water and Wastewater System and to Use a Portion of the Proceeds of Such bonds to Reimburse Expenditures Paid or Incurred Prior to the date of Issuance Thereof was approved.

FIFTH ORDER OF BUSINESS

Approval of Resolution 2021-06 Indicating the Official Intent of the District to Issue Tax-Exempt Bonds to Finance the Acquisition, Construction, Equipping and Installation of All or a Portion of the Heron Bay Water Management Project, as More Fully Described Herein and to Use a Portion of the Proceeds of Such bonds to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof

Mr. Vogel stated same question, same answer?

Mr. Colon stated yes.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor Resolution 2021-06 Indicating the Official Intent of the District to Issue Tax-Exempt Bonds to Finance the Acquisition,

construction, Equipping and Installation of All or a Portion of the Heron Bay Water Management Project, as More Fully Described Herein and to Use a Portion of the Proceeds of Such bonds to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Letter of Resignation from Billing Cochran, Lyles Mauro & Ramsey P.A. as District Counsel

Ms. Steinerts stated I am relocating out of South Florida and am unable to continue to serve as your counsel. I am available through the middle of May, however, should you find counsel prior to that I am happy to assist in the transition in any legal responsibilities that may come up.

Ms. Solomon stated thank you for helping us through things and I wish you the best of luck.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the letter of resignation from Billing Cochran, Lyles, Mauro & Ramsey as district counsel was accepted.

SEVENTH ORDER OF BUSINESS

Approval of Engagement Letter for District Counsel

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the engagement letter with Genovese Joblove & Battista to serve as district counsel was approved.

EIGHTH ORDER OF BUSINESS

Approval of Resolution 2021-07 Designating Genovese Joblove & Battista as District Counsel of the North Springs Improvement District and Authorizing their Compensation

On MOTION by Ms. Solomon seconded by Mr. Morretti with all in favor Resolution 2021-07 designating Genovese Joblove & Battista as district counsel and authorizing their compensation was approved.

NINTH ORDER OF BUSINESS

Approval of Resolution 2021-08 Designating Richard Sarafan of Genovese Joblove & Battista as the District’s Registered Agent, and Further Designating the District’s Registered Office for Service of Process as Genovese Joblove & Battista, 100 SE 2nd Street, Suite 4400, Miami, Florida 33231

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor Resolution 2021-08 designating Richard Sarafan of Genovese Joblove & Battista as the district registered agent and their address, 100 SE. 2nd Street, Suite 4400, Miami, Florida 33231 as the district’s registered office for service of process was approved as amended with an effective date of April 14, 2021.

TENTH ORDER OF BUSINESS

Staff Reports

A. Manager

I. Discussion of RFP Criteria for Heron Bay Golf Course Development

Mr. Colon stated I sent each of you a preliminary draft of the RFP that we would eventually like to dispose of excess property. We are under contract to acquire the Heron Bay Golf Course and I wanted to be unified in the type of representation we need in the selection process, whether it be both cities and the district and the HOA and the number of participants.

Mr. Vogel stated as you know I am president of the Heron Bay Community Association and to err on the side of caution to avoid any appearance of a conflict I will recuse myself from the discussion and vote.

Ms. Solomon stated I have no issues with having three representatives from NSID and two each from the City of Parkland and City of Coral Springs I think it is important that the cities are included in the discussion. The only thing that gave me a bit of a pause was the HOA would have two representatives of their choosing and not mentioning any of the other homeowners association in Parkland or Coral Springs.

Mr. Colon stated the reason Heron Bay has to be part of the selection process is because they are not like the rest of the HOAs, even though I believe once we acquire the property, the restrictive covenants are not enforceable. But if we were to sell the excess property to a developer we could run into some issues.

Ms. Solomon stated I’m okay with the representation as outlined.

Mr. Colon stated this is a draft and I will put the final RFP on the next agenda before I release it to the two cities.

II. Consideration of Proposal from Katalyst for Owner's Representative Services and RFP Oversight

This item tabled

III. Consideration of Quotes for the Construction of the West Perimeter Wall

Mr. Colon stated the east, south and north perimeter walls are block walls with some landscaping and they will remove the fence, put in a nice wall and redo the landscaping.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the contract for the construction of the West Perimeter Wall was awarded to East coast Builders & Developers Corp. in the amount of their low bid of \$218,500.

IV. Consideration of Quotes for Landscaping of the West Perimeter Wall

Mr. Colon stated this is for the landscaping of the wall I spoke of.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the contract for landscaping the West Perimeter Wall was awarded to Green Brothers Group Corp. in the amount of their low bid of \$189,000.

B. Attorney

1. Approval of Memorandum of Understanding for Employees with Department of Homeland Security (DHS) Setting Forth Terms and Conditions which the District will Follow While Participating in E-Verify

Ms. Steinerts stated the statutes were amended last year and effective as of January 2021 all public employers are required to enter into this E-Verify System with the federal government that verifies the employment of any future employees. This district has already been using this system, but the memorandum of understanding needs to be approved. Future contracts with vendors will need to include the E-Verify language.

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor the memorandum of understanding for the E-Verify System was approved.

C. Engineer

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Financials and Check Registers

On MOTION by Mr. Morretti 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 5:21 p.m.



Grace Solomon
Secretary



Vice Morretti
President