

**MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **July 7, 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
Neil Vogel	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Brenda Richard	District Clerk
Donna Holiday	GMS-South Florida, LLC
Denise Ganz	Greenspoon Marder by telephone
Vandin Calitu	VCL One
Katherine Castro	NSID
Chloe Anzalon	NSID
Officer Cohen	Coral Springs Police Department

*The following is a summary of the discussions and actions taken at the July 7, 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 June 2, 2021 Meeting**

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the minutes of the June 2, 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**

**Public Hearing on Water Control Plan Amendment and Engineer's Report for Heron Bay Water Management Unit Area**

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the public hearing was opened.

There being no comments or questions from the public,

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Approval of Resolution 2021-14 Approving the Final Forms of the Water Control Plan Amendment and Engineer's Report Relating to the Heron Bay Water Management Project**

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor Resolution 2021-14 approving the final forms of the water control plan amendment and engineer's report relating to the Heron Bay Water Management Project was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Resolution 2021-15 Levying Non-Ad Valorem Benefit Assessments on All Assessable Lands within the District in Connection with the Heron Bay Water Management Project**

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor Resolution 2021-15 levying non-ad valorem benefit assessments on all assessable lands within the district in connection with the Heron Bay Water Management Project was approved.

**SEVENTH ORDER OF BUSINESS**

**Approval Resolution 2021-16 Authorizing the Issuance of the Water Management Bonds, Series 2021 (Heron Bay Water Management Project), subject to Certain Parameters Set Forth Therein and Among other Matters, Approves the Negotiated Sale of the Bonds and the forms of the Principal Financing and Marketing Documents and Provides for the Delegation of Authority to Appropriate Officers and Representatives of the District to Move Forward with the Sale and Issuance of the Bonds**

Mr. Colon stated Resolution 2021-06 authorizes the issuance of the water management bonds, series 2021 Heron Bay Water Management Project subject to certain parameters set forth therein.

Mr. Vogel stated we are going to issue bonds and in addition there is going to be a separate source to finance the purchase of the golf course. When the RFP related aspect of the golf course is sold is it our intent to use those proceeds to pay down the bond, to reduce the outlay for the residents?

Mr. Colon stated that would be my recommendation to the board.

Mr. Sarafan stated once the money is realized you will then decide what to do with it.

Ms. Solomon asked by approving the resolution now are we prevented from repaying the bonds early or a portion of them?

Mr. Colon stated I believe there is no prepayment penalty on these bonds. Is that correct?

Ms. Ganz stated not exactly, we would have to build in a special call, but we have the flexibility to do that. We would put into the offering statement a provision that would allow a special call without penalty assuming the underwriter says it is okay to allow bonds to be prepaid from a source other than assessments and limit it to the circumstances where it comes from the sale of the property or something like that.

Ms. Solomon stated that would allow us to have the assessment be reduced from hypothetically \$180 per month to \$50 per month.

Mr. Colon stated it would be subsidized in some way, yes.

Ms. Ganz stated it will be less debt service on the outstanding principal amount of the bonds.

Mr. Colon stated just to reiterate, once there is a realized gain we will take that item to the board and you will at that time decide.

Mr. Sarafan stated once you turn the land into cash you will decide what to do with the cash. I believe Denise's comment to be that there is nothing in the documents currently that prevents that.

Ms. Ganz stated we have to build it into the documents and the underwriter would tell us we can do that.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor Resolution 2021-16 authorizing the issuance of the water management bonds, series 2021 (Heron Bay Water Management Project), subject to certain parameters set forth therein and among other matters, approves the negotiated sale of the bonds and the forms of the principal financing and marketing documents and provides for the delegation of authority to appropriate officers and representatives of the district to move forward with the sale and issuance of the bonds was approved.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing Declaring the District's Intent to Use the Uniform Method of Collection Non-Ad Valorem Assessments to be Levied by the District**

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the public hearing was opened.

There being no comments or questions from the public,

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the public hearing was closed.

**NINTH ORDER OF BUSINESS**

**Approval of Resolution 2021-17 Expressing the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments and Setting forth the Legal Description of the Real Property within the District’s Jurisdictional Boundaries that May or Shall be Subject to the Levy of Non-Ad Valorem Assessments**

Mr. Sarafan stated under Florida Law there are a couple methods you can use to collect assessments, one is to send direct bills and if people don’t pay you can foreclose. The other way is the uniform method, which is it goes on the tax bill, that is what everyone is used to seeing and what you use for your existing assessments and that is what this resolution will approve.

On MOTION by Ms. Solomon seconded by Mr. Morretti with all in favor Resolution 2021-17 was approved.

**TENTH ORDER OF BUSINESS**

**Approval of Resolution 2021-18 Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or dispose of Said Equipment as Expeditiously as Possible and providing an Effective Date**

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor Resolution 2021-18 was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**I. Authorization to Utilize Funds from the Special Assessment Refunding Bonds, Series 2016 (Parkland Golf & Country Club) Project Account and the Renewal and Replacement Account**

Mr. Colon stated there is about \$121,440 in the project fund from the 2016 bond and we are recommending the board use about \$117,000 to pay for upgraded lighting on the roundabout on University Drive.

Mr. Vogel stated this would be a direct benefit to the residents who have already paid into the fund.

Mr. Colon responded yes.

Ms. Solomon asked is there a way to notify the residents that this is happening, that we are using some of those funds so they don't have to pay for it?

Mr. Colon stated I believe we can work with the HOA and the president of the HOA could send out something.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor staff was authorized to utilize funds from the special assessment refunding bonds, series 2016 Parkland Golf & Country Club Project account and the renewal and replacement account subject to notification of the residents of such expenditure.

**II. Approval to Enter into Piggyback Agreement from Odyssey Manufacturing Co. with the City of Leesburg for Bid No. ITB 150451 for the Purchase of Sodium Hypochlorite**

On MOTION by Ms. Solomon seconded by Mr. Morretti with all in favor staff was authorized to enter into a piggyback agreement from Odyssey Manufacturing Co. with the City of Leesburg for bid no. ITB 150451 for the purchase of sodium hypochlorite.

**B. Attorney**

Mr. Sarafan stated we still have our hearing set on the validation for August 4, 2021.

**C. Engineer**

**I. Consideration of Task Order No. 0721-1 for Design and Engineering Services for Various Improvements to Heron Bay Stormwater Preserve**

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor task order no. 0721-1 was approved.

**TWELFTH ORDER OF BUSINESS**

**Approval of Financials and Check Registers**

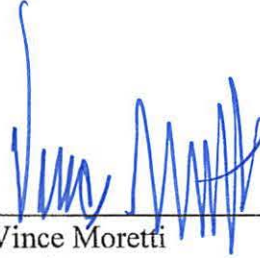
On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor the financials and check registers were approved.

On MOTION by Ms. Solomon seconded by Mr. Vogel with all in favor the meeting adjourned at 5:15 p.m.



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Grace Solomon  
Secretary



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Vince Moretti  
President