

MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT

A meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, July 27, 2016 at 5:05 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
Alen Hsu	Assistant Secretary

Also present were:

Doug Hyche	District Manager
Sue Delegal	District Counsel
Rod Colon	Assistant District Manager
Dave Green	CH2M Hill
Brenda Richard	District Clerk
Jillian Schertzer	NSID
Donna Holiday	GMS-South Florida, LLC
Denise Ganz	Greenspoon Marder by telephone
Sete Zare	MBS Capital Markets, LLC

The following is a summary of the minutes and actions taken at the July 27, 2016 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hyche called the meeting to order at 5:05 p.m.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the July 6, 2016 Meeting**

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the minutes of the July 6, 2016 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments and Supervisors Requests**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Engagement Letter for Bond Counsel Representation for the Special Assessment Bonds, Series 2016 (Four Seasons Assessment Area)**

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the engagement letter with Greenspoon Marder to serve as bond counsel for the Special Assessment Bonds Series 2016 Four Seasons Assessment Area was approved.

**FIFTH ORDER OF BUSINESS**

**Approval of Resolution 2016-10 Declaring Special Assessments and Adoption of Preliminary Master Engineer's Report for Assessable Improvements in Four Seasons Assessment Area**

Mr. Green stated the changes made to the engineer's report were in the description of the turn lane off of Lox Road. Previously the report reflected two turn lanes and the revision is that there is one westbound turn lane that is being constructed and the realignment of the eastbound lane to accommodate the westbound turn lane.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2016-10 was approved with the revision to the engineer's report as outlined above.

**SIXTH ORDER OF BUSINESS**

**Adoption of Resolution 2016-11 Authorizing the Issuance of Special Assessment Bonds (Four Seasons Assessment Area) to Finance and Refinance the Cost of Assessable Improvements and Approve Master Trust Indenture Relating to Said Bonds**

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor Resolution 2016-11 was approved.

Ms. Delegal stated we have to set a date for the public hearing and we have to have that more than 20 days out because we are going to do a newspaper notice and individual notice.

The motion to approve the resolution was amended to insert the date of August 25, 2016 at 3:00 p.m. as the public hearing.

**SEVENTH ORDER OF BUSINESS                      Manager's Report**

**I.     Consideration of Annual Meeting Schedule for Fiscal Year 2017**

Ms. Richard stated beginning with the October meeting we will meet at 3:00 p.m.

On MOTION by Mr. Capwell seconded by Mr. Morretti with all in favor the fiscal year 2017 meeting schedule was approved.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the August 3, 2016 meeting was canceled.

**II.    Approval of Heron Bay Commons Proposed Budget for Fiscal Year 2017**

Mr. Hyche stated you previously approved this budget and we need an increase in the reserves and that is \$41.07 annually.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the fiscal year 2017 Heron Bay Commons proposed budget was approved as amended.

**III.   Consideration of Proposal from Virtual Design Group for North Booster Pump Station – Fueling Station for a Lump Sum of \$263,380**

Mr. Colon stated we have a continuing services contract with Virtual Design Group and they will design and construct the fueling station that will give us the capacity to hold more diesel fuel in case of an emergency. We will also be able to purchase fuel at a cheaper rate so our employees could fuel up rather than go to the gas station similar to other utilities.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the proposal from Virtual Design Group for North Booster Pump Station fueling station for a lump sum of \$263,380 was approved.

**B.    Attorney**

**I.    Approval of Facility Use Agreement for Heron Bay Commons Tennis Facilities**

Ms. Delegal stated in front of you is a facility use agreement for the tennis facilities between the district and R. Meadows, Inc. and the tennis pro, Russ Meadows. The party appears to be a corporation and it is executed individually and I would like you to authorize the agreement and designate counsel to work with the individual and determine if it is a corporate entity and if not it would be the individual.

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the facility use agreement for Heron Bay Commons tennis facilities was approved subject to counsel negotiating the final execution with the individual or corporation.

**II. Approval of Encroachment Agreement for Parcel A North Hills Plaza with Jeffrey A. Rosenberg**

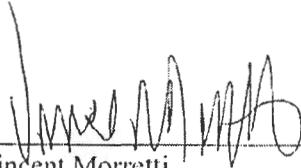
Ms. Delegal stated this is an encroachment agreement between the district and Jeffrey Rosenberg Trust. The district has an easement and the owner wants to utilize the easement area for parking and this encroachment agreement allows that use over the easement area. It provides that if there is any adverse affect on our easement area they will have to remove their parking.

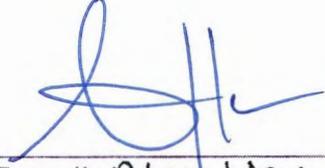
On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the encroachment agreement with Jeffrey Rosenberg Trust for Parcel A North Hills Plaza to permit parking on the easement area was approved.

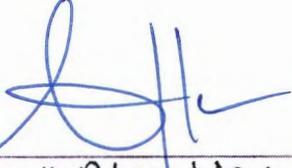
**C. Engineer**

There being none,

On MOTION by Mr. Capwell seconded by Mr. Hsu with all in favor the meeting adjourned at 5:23 p.m.

  
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Vincent Morretti  
Secretary

  
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Mark Capwell  
President

  
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Allen Hsu  
Assistant Secretary