

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **September 14, 2022** at 5:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Moretti	President
Grace Solomon	Secretary
Robert Payton	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Donna Holiday	GMS-South Florida, LLC
Katherine Castro	Executive Assistant
Officer Cassini	Coral Springs Police Department
Representatives of East Coast Builders	
Representatives of Toll Brothers	
Sue Kassoff-Correia	Oral Health Florida
25 residents	

The following is a summary of the discussions and actions taken at the September 14, 2022 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

Public Hearing to Consider the Adoption of the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2023

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

There being no public comments or questions, the board took the following action.

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

On MOTION by Mr. Payton seconded by Ms. Solomon with all in favor Resolution 2022-08 Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Fund Budgets for Fiscal Year 2023 was approved.

On MOTION by Mr. Payton seconded by Ms. Solomon with all in favor Resolution 2022-09 Levying Non-Ad Valorem Assessments for Fiscal Year 2023 was approved.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Proposed Water and Sewer Budget for Fiscal Year 2023

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

There being no public comments or questions, the board took the following action.

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

On MOTION by Mr. Payton seconded by Mr. Morretti with all in favor Resolution 2022-10 adopting the proposed water and sewer budget for fiscal year 2023 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Manager

I. Presentation of Fluoridation Quality Award, Presented by Oral Health Florida and the Florida Department of Health on Behalf of the U.S. Centers for Disease Control (CDC)

Ms. Kassoff-Correia, the project manager for Oral Health Florida, presented the fluoridation quality award to Mr. Knowles, the district's chief operator, on behalf of the Florida Department of Health.

II. Determination of Disposition of Portion of Property Acquired by District on or about September 22, 2022

Mr. Colon stated we thought the City of Parkland was going to have their meeting this past Monday, September 12th. The board has three options tonight, they can defer the item until the City of Parkland has their vote, take public comment, and take no action or they can choose a backup contract in the event the City of Parkland doesn't execute their contract with the district. We have some people who registered to address the board and representatives of both potential developers who may address the board.

Two residents raised concerns that both proposed plans did not take into consideration the trip count, the size of the facility, originally zoned as golf course, inadequate ingress and egress options presented by both builders, existing deteriorating roads, delay the vote, meeting was premature, disappointed in both plans.

Toll Brothers did not have a presentation.

Mr. Ritchie of East Coast Builders gave a brief overview of their preliminary design concept of the area that included activity and commercial space along with a residential component.

Mr. Colon stated both developers were provided contracts, they signed and one made changes to the contract, they both provided an updated site plan, but we don't know that it will be approved by the cities.

Mr. Sarafan stated East Coast signed the contract form we provided, Toll Brothers had significant differences mostly taken from the negotiations we had with the city and reviewed each change proposed by Toll Brothers. We are not the permitting authority, we are not deciding what is going to be built, all we are doing tonight is deciding if we are going to sell it and to who.

After discussion of the contract provisions, impact to Parkland and Coral Springs, traffic impacts, amount of retail, amount of housing, committee recommendation not a recommendation of the manager, artists drawings provided not site plans, loan payment due October 1st, aspects of each conceptual design, if the city votes no on their second reading a contract will be in place as a backup plan for NSID.

Mr. Morretti moved to approve the contract with East Coast Builders in the event the City of Parkland does not sign a contract to purchase the property at their September 21, 2022 meeting.

Board discussion on the motion with no second: contemplating going with East Coast with no district manager recommendation on either developer. Mr. Payton stated the board has a political decision to make and little chance of either plan being approved in their current form. Mr. Payton further stated, it is not important to vote on a backup contract and it should be in the hands of the City of Parkland, not in the best interest of the City of Parkland or City of Coral Springs because of dissatisfaction with conceptual drawings. Attorney prepared addendum which provides language that assures that the development application for the property will be in substantial form to what was submitted to the district and if it is changed in a fashion not acceptable to the district for reasons other than involuntary changes required by the governmental authorities then the district can try to work that out with the builder and withhold water service until it is worked out, waiting another 90 days delays the process further.

There being no second, the motion died for lack of a second.

Ms. Solomon asked the Mayor of the City of Parkland, are you voting on this, this month?

The Mayor stated the second vote is on the 21st unless we postpone it.

Ms. Solomon stated my concern is that it gets delayed again by them. We have been very reasonable and worked with all the entities more than any other landowner would work with them.

Ms. Solomon moved to afford the City of Parkland ten days from today's date to sign the negotiated Purchase and Sale agreement for sixty-five acres of the former Heron Bay Golf Course, and in that event, authorized staff to execute such contract, the motion also is to approve the District execution of the Purchase and Sale agreement with East Coast Builders in the event the City of Parkland fails to approve and execute the agreement by the specified deadline and allow staff to execute a "back-up" agreement with East Coast Builders in the event the City of Parkland fails to close on its purchase of the property within the contract period, provided that East Coast Builders agree to stipulated language by District Counsel presented to the Board allowing for the withholding of water services if East Coast deviates from site plan presented without District consent, which East Coast agreed to accept. Mr. Moretti seconded the motion and on voice vote with two in favor and Mr. Payton opposed the motion passed.

B. Attorney

There being none, the next item followed.

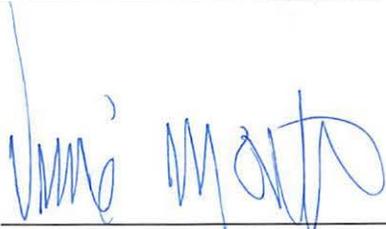
C. Engineer

There being none,

On MOTION by Ms. Solomon seconded by Mr. Morretti with all in favor the meeting adjourned at 6:13 p.m.



Grace Solomon
Secretary



Vince Moretti
President