

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **October 6, 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 Moretti	President
Grace Solomon	Secretary
Neil Vogel	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Denise Ganz	Greenspoon Marder
Katherine Castro	NSID
Neil Bass	Resident

The following is a summary of the discussions and actions taken at the October 6, 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 September 13, 2021 Meeting

On MOTION by Mr. Vogel seconded by Ms. Solomon with all in favor the minutes of the September 13, 2021 meeting were approved as presented.
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THIRD ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Manager

1. Update on RFP 2021-042 Heron Bay Golf Course Land Sale and Development and Ranking Results

Mr. Colon stated the four-entity selection committee consisting of a representative of the City of Coral Springs, the City of Parkland, North Springs Improvement District, and the Heron Bay HOA ranked the three bidders, Emporium had the highest score and we have entered into negotiations for a purchase and sale agreement.

Mr. Vogel stated for the record, being one of the representatives on the committee, we did not select the proposal that was submitted. We made a choice of the three to enter negotiations, but it was a far cry from accepting the negative development and I was opposed to what was submitted.

Ms. Solomon stated the Emporium scored significantly higher than the others, they wanted to be environmentally proud, unique, something that the cities and North Springs would be proud of. We want something that will benefit the community, and this is the start of a process to do that.

Mr. Bass stated I agree that you selected the smallest project of the three, but I find it to be obscene, huge and will engulf a lot of homes within the Heron Bay community and is incompatible with the homes, inconsistent with Parkland's comprehensive plan and I'm concerned that this would detrimentally affect the values of the homes in Parkland and change the fabric of the community.

Mr. Colon stated this RFP was to find a developer to negotiate with, it was an invitation to negotiate. Everything is preliminary and the developer is not going to spend any money revising a site plan until we agree to certain terms, and he understands the needs of the community.

B. Attorney

1. Approval of Maintenance Agreement with Parkland Bay Homeowners Association, Inc. for Maintenance of Certain Areas in the Parkland Bay Community

Mr. Sarafan stated some time ago Lennar mislocated certain sprinkler facilities on our property and caused damage to a roadway and we incurred a \$25,000 expense to repair that and there may be additional damages going forward. I generated a demand letter and gave them a time in which to respond, and we have heard nothing further. We will decide at a future meeting whether to litigate that issue.

C. Engineer

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of Financials and Check Registers

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

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the meeting adjourned at 5:16 p.m.



Grace Solomon
Secretary



Vice Moretti
President