

**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 1, 2025** at 4:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Grace Solomon	President
Anthony Avello	Secretary
Vince Moretti	Assistant Secretary

Also present were:

Rod Colon	District Manager
Brian Sherman	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Nena Offenther	NSID
Donna Holiday	GMS-South Florida, LLC via Zoom
Officer Rainey	Coral Springs Police Department
Frank Anzalone	East Coast Builders

The following is a summary of the discussions and actions taken at the October 1, 2025 regular Board of Supervisor's meeting of the North Springs Improvement District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Colon called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2025 Meeting

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the Minutes of the September 12, 2025 Meeting were approved as presented.

THIRD ORDER OF BUSINESS

**Audience Comments on Non-Agenda Items
and Supervisor's Requests**

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

**Consideration of Special Assessment and
Water Management Bond Issuance Policy**

Mr. Sherman stated this is authorization to allow us to continue to review and revise as we prepare for the public hearing as well as authorize the manager to take any and all action necessary to execute and move things forward to make sure that everything is falling in line with the statutes and the bonds.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the Special Assessment and Water Management Bond Issuance Policy was approved subject to legal review.

FIFTH ORDER OF BUSINESS

**Approval of the Following Documents in
Form, Subject to Legal Review and
Providing for Authorization for the District
Manager to Take Any and All Action
Necessary to Negotiate, Revise and Execute
Final Documents Relating to the Special
Assessment and Water Management Bonds,
Series 2026 (Parkland Royale 2 Assessment
Unit Area):**

- A. Preliminary Agreement for Issuance of the Special Assessment and Water Management Bonds, Series 2026 (Parkland Royale 2 Assessment/Unit Area)
- B. Engagement Letter with Holland & Knight, LLP for Bond and Disclosure Counsel Representation in Connection with the Issuance of the Special Assessment and Water Management Bonds, Series 2026 within the Parkland Royale Phase 2 Development
- C. Supplement to Investment Banking Agreement Relating to the Issuance of the Special Assessment and Water Management Bonds, Series 2026 within the Parkland Royale Phase 2 Development

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the above referenced documents were approved in substantially final form subject to legal review.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Manager

There being no comments, the next item followed.

B. Attorney

Mr. Avello asked what is the status of the agreement with the HOA on the 40 acres?

Mr. Sherman stated I emailed counsel for Heron Bay last week and have not yet heard back from him. I will follow-up after this meeting.

C. Engineer

I. Consideration of Change Order No. 1 to Task Order 0224-1, Booster Pump Station Expansion

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Change Order No. 1 to task order 0224-1 with VLC One, Inc. in the amount of \$612,250 was approved.

FIFTH ORDER OF BUSINESS


Approval of Financials and Check Register

On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the check register was approved.

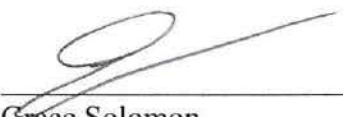
SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the meeting adjourned at 4:10 p.m.



Anthony Avello
Secretary



Grace Solomon
President