MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **December 03, 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
Katherine Castro	Executive Assistant
Donna Holiday	GMS-South Florida, LLC via Zoom
Frank Anzalone	East Coast Builders & Developers
Julio Tejeda	S.F.W.M.D.
Detective Wantuck	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the December 3, 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 November 5, 2025 Meeting**

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the minutes of the November 5, 2025 meeting were approved as presented.

THIRD ORDER OF BUSINESS **Audience Comments on Non-Agenda Items and Supervisor's Requests**

Mr. Colon stated we received an award of recognition from the Junior Achievement Society of South Florida. Three weeks ago we had youth come into our facility, future water plant operators, and it was a productive time.

FOURTH ORDER OF BUSINESS **Consideration of Heron Bay Preserve Proposed Rules and Regulations**

Mr. Colon stated a copy of the proposed rules and regulations for Heron Bay Preserve was included in the agenda package. Our intent is to bring those back to a resolution next month based on comments received today from the board.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Manager

i. Consideration of Fee Agreement with Lennar Corporation for the Issuance of Special Assessment Bonds, Series 2026 (Parkland Royale II Assessment Area)

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the fee agreement with Lennar Corporation for the issuance of special assessment bonds, series 2026 for Parkland Royale II assessment area was approved.

ii. Consideration of Welcome Center Audio/Video/CCTV Proposal

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the proposal from Perfect TV, Inc. in the amount of $189,947.00 was approved.

iii. Consideration of Welcome Center Pre-Wire Low Voltage Proposal

On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the proposal from Perfect TV, Inc. in the amount of $46,425.77 was approved.

iv. Proposal for North Springs Preserve Signage

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the proposal from Sign Works Boca in the amount of $157,800 was approved.

v. Consideration of Interlocal Agreement with the City of Parkland for Force Main Relocation

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the interlocal agreement with the City of Parkland for force main relocation was approved.

B. Attorney

1. Election Agreement with Broward County Supervisor of Elections

Mr. Sherman stated we have an agreement with the Supervisor of Elections and moving forward the cost will be zero for the district unless we have any type of amendments.

On MOTION by Ms. Solomon seconded by Mr. Moretti with all in favor the agreement with Broward County Supervisor of Elections was approved.

C. Engineer

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS **Approval of Financials and Check Register**

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

SEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the meeting adjourned at 4:26 p.m.

Anthony Avello
Secretary

Grace Solomon
President