

NORTH SPRINGS IMPROVEMENT DISTRICT



MEETING OF THE BOARD OF SUPERVISORS

February 04, 2026

North Springs Improvement District

9700 NW 52 Street Coral Springs, FL 33076

Phone (954) 752-0400 Fax (954) 755-7317

January 28, 2026

Board of Supervisors
North Springs Improvement District

Dear Board of Supervisors:

A meeting of the Board of Supervisors of North Springs Improvement District will be held on **Wednesday, February 04, 2026, at 4:00 P.M.** at 9700 NW 52nd Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of January 07, 2026, Meeting Minutes
3. Audience Comments and Supervisors' Requests on Non-Agenda Items
4. Staff Reports
 - A. Manager
 - B. Attorney
 - C. Engineer
5. Approval of Financials and Check Registers
6. Adjournment

SECOND ORDER OF BUSINESS

January 07, 2026 Meeting Minutes

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **January 7, 2026** 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
Nena Offenther	NSID
Donna Holiday	GMS-South Florida, LLC via Zoom
Carolina Herrera	Lennar Homes
Mark Bousa	President, Heron Bay Community Association
Officer Mulvey	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the January 7, 2026 regular Board of Supervisors 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 December 3, 2025 Meeting

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the minutes of the December 3, 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 Resolution 2026-03
Establishing a Special Assessment Area for
Certain Lands in the District to be
Designated as the Parkland Royale II
Assessment Area, Authorizing the
Imposition, Levy, collection and Enforcement
of Certain Non-Ad Valorem Special
Assessments Relating to the Parkland Royale
II Assessment Area, Subject to Subsequent
Proceedings of the Board Sitting as An
Equalizing Board following a Public Hearing,
and Calling for Such Public Hearing, Among
Other Matters**

Mr. Colon stated on page 10 of the agenda package is a summary of the bond resolutions and Carolina Herrera of Lennar is present and can answer any questions you may have. Also for the record we have displayed the letter from Lennar and we received the contract with the section about the North Springs special assessment.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2026-03 Establishing a Special Assessment Area for Certain Lands in the District to be Designated as the Parkland Royale II Assessment Area, Authorizing the Imposition, Levy, Collection and Enforcement of Certain Non-Ad Valorem Special Assessments Relating to the Parkland Royale II Assessment Area, Subject to Subsequent Proceedings of the Board Sitting as An Equalizing Board following a Public Hearing, and Calling for Such Public Hearing, Among Other Matters was approved.

FIFTH ORDER OF BUSINESS

**Public Hearing Declaring the District's
Intent to Use the Uniform Method of
Collection of Non-Ad Valorem Assessments
to be Levied by the District with Respect to
the Parkland Royale II Assessment Area**

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

There being no public comment,

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Expressing the Intent to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments with Respect to the Parkland Royale II Assessment Area and Setting for the Legal Description of the Real Property within the District's Jurisdictional Boundaries that Shall be Subject to the Levy of Non-Ad Valorem Assessments

Mr. Colon stated this resolution states that the district plans to collect special assessments using the uniform method with notice published as required by law if bonds are issued collection will begin with the November 2026 tax bill.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2026-04 Expressing the Intent to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments with Respect to the Parkland Royale II Assessment Area and Setting for the Legal Description of the Real Property within the District's Jurisdictional Boundaries that Shall be Subject to the Levy of Non-Ad Valorem Assessments was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Authorizing the Issuance of One or More Series of the District's Special Assessment Bonds with Respect to the Parkland Royale II Assessment Area, Subject to Subsequent Proceedings of the Board, Approving a form of Master Trust Indenture and Authorizing

Seeking Judicial Validation, Amongst other Matters

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2026-05 Authorizing the Issuance of One or More Series of the District's Special Assessment Bonds with Respect to the Parkland Royale II Assessment Area, Subject to Subsequent Proceedings of the Board, Approving a form of Master Trust Indenture and Authorizing Seeking Judicial Validation, Amongst other Matters was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Manager

i. Consideration of Heron Bay Proposed Rules and Regulations

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the proposed Heron Bay rules and regulations were approved.

Mr. Colon asked do we need to advertise the rules for rulemaking?

Mr. Sherman stated you need to advertise the rules only if you are going to charge or anything else under the special act. The board has the authority to promulgate rules for the park and recreational facilities.

Mr. Colon stated just for the record these rules and regulations deal with the park itself. We plan on having additional rules and regulations for the leasing of the welcome center we are building and if we charge fees we will have to advertise those in the newspaper.

ii. Consideration of Ground Lease Agreement with Heron Bay Community Association, Inc.

Mr. Sherman stated this would be approved subject to legal review. We need to make sure if there are any issues as far as the underlying bonds in completing the lease. This was put on hold for a period of time and then came back rather quickly which we understand and the district is happy to accommodate. Given some of those things we are asking for approval subject to bond counsel legal review and approval to make sure there are no other issues regarding the purpose of the property and the status of the bonds with the lease. The motion to approve would

be subject to legal review and any other revisions that we are able to put in and give Mr. Colon the authorization to do so but I don't anticipate it will take a very long amount of time.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the ground lease agreement with Heron Bay Community Association was approved subject to legal and staff review.

B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Approval of Financials and Check Register

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

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Avello seconded by Mr. Morretti with all in favor the meeting adjourned at 4:12 p.m.

Anthony Avello
Secretary

Grace Solomon
President

THIRD ORDER OF BUSINESS

Audience Comments and Supervisors' Requests on Non-Agenda Items

**FOURTH
ORDER OF BUSINESS**

STAFF REPORTS - A. MANAGER

**FOURTH
ORDER OF BUSINESS**

STAFF REPORTS - B. ATTORNEY

**FOURTH
ORDER OF BUSINESS**

STAFF REPORTS - C. ENGINEER

FIFTH ORDER OF BUSINESS

Approval of Financials and Check Registers



North Springs Improvement District

9700 NW 52 ST

Coral Springs, FL 33076

Phone: (954) 752-0400 • Fax (954) 755-7317

To: Rod Colon, District Manager
From: Maryam Omid, Chief Financial Officer
Re: Financials & Procurement
Date: January 28, 2026

I, Maryam Omid, Chief Financial Officer, hereby attest that all financial and procurement items presented on the February 2026 agenda are in full compliance with the District's procurement standards, the District Charter, and all applicable State laws.

Signed and Certified this 28th day of January 2026

Maryam Omid, CFO

**North Springs Improvement District
General Fund
Summary Report
For the Period Ending December 31, 2025**

	ADOPTED BUDGET FY 26	PRORATED BUDGET THRU 12/31/2025	ACTUAL ENDING 12/31/2025	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	4,362,720	1,090,680	4,021,508	2,930,828
EXPENDITURES				
TOTAL EXPENDITURES	4,362,720	1,090,680	2,095,803	(1,005,123)
EXCESS REVENUES (EXPENSES)	-	-	1,925,705	1,925,705
FUND BALANCE BEGINNING				6,830,529
FUND BALANCE ENDING				8,756,234

**North Springs Improvement District
Water & Sewer Fund
Summary Report
For the Period Ending December 31, 2025**

	ADOPTED BUDGET FY 26	PRORATED BUDGET THRU 12/31/2025	ACTUAL ENDING 12/31/2025	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	28,393,050	7,098,263	4,582,988	(2,515,275)
EXPENDITURES				
TOTAL EXPENDITURES	28,226,291	7,056,573	5,063,344	1,993,229
EXCESS REVENUES (EXPENSES)	166,759	41,690	(480,356)	(522,046)
FUND BALANCE BEGINNING				115,395,212
FUND BALANCE ENDING				114,914,856

SIXTH ORDER OF BUSINESS

Adjournment