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## **Northern Explains Project Work; Announces New Board Supervisor**

**November 7, 2005 Palm Beach Gardens** - Some residents of the Shores have expressed concern over Northern Palm Beach County Improvement District's policy and procedures regarding the annual budget. The budget process begins in March annually. A draft budget for each unit is prepared. Northern meets with the Property Managers, Property and Homeowners Associations during May and June to review these draft budgets. The Budget is included on each agenda beginning in May with final adoption at the August Board meeting. The budget process also includes advertising Public Hearings on two separate occasions. While everyone would like to see a decrease in their taxes each year, Northern works diligently to keep total assessments relatively constant and to obtain grants and other funding sources to minimize increases to its residents and still provide ongoing maintenance and capital improvements.

Unit No. 23, The Shores of Jupiter, needed approximately \$300,000 in culvert repairs and replacements. The Budget for Fiscal Years 2004/2005 and 2005/2006 included this needed project work to replace the major outfalls going into the lake system within The Shores. This project work is budgeted at approximately \$150,000 for each year. During the past Fiscal Year 2004/2005, Northern replaced 20 foot sections of seven corrugated aluminum culverts of various diameters. At each transition connection point of the existing pipe to new pipe, a concrete collar is installed. The remainder of the pipe not replaced was either cleaned or confirmed that it was clear. The project work also included restoration, regarding and replacement of sod, and excavation of the areas directly in front of the outfalls to clear silt.

Representatives of the Property Owners Association monitored the work and expressed satisfaction with the results.

From an assessment perspective, The Shores current year 2005/2006 annual budget total assessment for both maintenance and debt is \$655.14 compared to the prior year combined assessment of \$666.56. Looking at the individual components, the maintenance assessment includes the project work for replacement of another group of outfall culverts in the same manner as the previous group, with a project budget of approximately \$150,000. Project work for the current fiscal year is scheduled to begin in December 2005.

The debt assessment portion reflects a decrease from \$346.96 in 2004/2005 to \$61.21 for 2005/2006 because of the final payment for the Series 1995 Refunding Bond scheduled in August 2006. Provided there is no further project work or significant changes to the operations program proposed for the upcoming budget year, property owners should see a significant assessment decrease in the Fiscal Year 2006/2007 budget.

Recently, Board Supervisor Tesula Stewart submitted her resignation. Deborah Diaz will be sworn into office at Northern's November 16, 2005 Board of Supervisors' Meeting. Ms. Diaz is a Certified Public Accountant with the accounting firm Rampell & Rampell, P.A. and is a resident in The Shores. Ms. Diaz will serve in the seat recently vacated by Ms. Tesula Stewart. Ms. Stewart served on Northern's Board of Supervisors for eight years. Her leadership will be officially recognized by the Board's adoption of a Resolution of Appreciation. Ms. Stewart will be missed, and we welcome Ms. Diaz.

*The Northern Palm Beach County Improvement District is an independent special district created by the Florida Legislature in 1959. Its role is to provide services related to water management, environmental enhancement and mitigation as well as infrastructure for properties in northern Palm Beach County.*

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