

**MINUTES OF A PUBLIC HEARING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 05/27/26**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:00 a.m. on May 27, 2026, in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida.

1) ROLL CALL

There were present Board President Matthew J. Boykin and Supervisors L. Marc Cohn, Brian J. LaMotte and Gregory Block; Executive Director Dan Beatty; and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.

Also present were Director of Finance & Administration Katie Roundtree; District Clerk Susan Scheff; Director of Operations Ken Roundtree; Budget & Tax Roll Manager Laura Ham; Programs & Facilities Maintenance Administrator Jared Kneiss; Project Coordinator Polly Scherman; Technical Assistant/Records Management Specialist Kathleen Maloney-Pollack; Staff Engineer Joe Kusnir; Chris Traber of Nabors, Giblin & Nickerson, P.A.; Tamaa Patterson of Jefferies LLC; Bobby Knott of Kolter Homes; Jim Kraus and Gail Horvath of PGA National (Unit 11); David Aiken of The Shores (Unit 23); and Michael Dixon, David and Jill Sherpitis, and Liam Connell of Eagles Nest.

2) ESTABLISHMENT OF A QUORUM

Mr. Boykin announced that a quorum was present and that it was in order to consider any business to properly come before the Board.

3) ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Beatty reported that that no additions or deletions to the Agenda were necessary.

4) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES

a) Receive Comments from the Public on the Plan of Improvements and Report of Engineer

Mr. Boykin called for public comment regarding the Plan of Improvements and Report of Engineer, to which there was no response.

b) Receive Comments from the Board Plan of Improvements and Report of Engineer

Mr. Boykin called for Board comment regarding the Plan of Improvements and Report of Engineer, to which there was no response.

Mr. Edwards stated that there have been a couple of revisions to the Plan of Improvements (POI) since it was initially presented to the Board for approval. He explained that the property has been annexed into the Village of Wellington which required some modifications to the POI. He then briefly reviewed the changes, including an amendment to the Unit's boundary that was previously approved by the Board, and advised the Board that they will be asked to adopt the revised POI along with the Report of Engineer at the Regular Meeting.

5) RECEIVE AND FILE

Mr. Beatty presented the following item to be received and filed:

- Legal Advertisement and Notices pertaining to today's May 27, 2026 Public Hearing.


6) ADJOURN

A **motion** was made by Mr. LaMotte, seconded by Mr. Block and unanimously passed to adjourn the Public Hearing.

There being no further Public Hearing items to come before the Board on this matter, the Public Hearing was adjourned.



President



Assistant Secretary