

**MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 03/25/26**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District was called to order at approximately 8:00 a.m. on March 25, 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 Ellen T. Baker, 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 Engineer Kim Leser; 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; Fiscal Specialist & Customer Service Representative Vicki Loeb; Records & Information Systems Specialist Michelle Hahn; Environmental Manager Lucas Schaffer; Invasive Species Biologist Grant Black; Invasive Species Biologist Phyllis Wehner; Operations Supervisor Greg Sale; SCADA & IT Manager Pavel Honzik; Operations Manager Matthew Lee; Operations Manager Jed Cooper; Operations Manager David Nadler; Operations Manager Randy Cross; Operations Manager Justin Helms; Field Technician II Pietro Corrias; Greg Fagan of Fagan Engineering; Jonathan Ricketts of JTR, Inc.; Jim Kraus and Gail Horvath of PGA National (Unit 11); and Rita Feinman of BallenIsles Country Club (Unit 31).

2) ESTABLISHMENT OF A QUORUM

Mr. Boykin announced that there was a quorum 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 no additions or deletions to the Agenda were necessary.

4) APPROVAL OF MINUTES

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 11, 2026 Engineering Review Committee Meeting.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 11, 2026 Personnel Committee Meeting.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 25, 2026 Public Hearing.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the February 25, 2026 Regular Meeting.

5) COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Boykin called for any comments from the public for items not on the Agenda to which there was no response.

6) CONSENT AGENDA

Mr. Boykin called for any comments from the public on the Consent Agenda to which there was no response.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the following Consent Agenda Items:

- a) Unit No. 2C – Alton
 - i) Consider Purchase Order to Top Dog Industries, LLC
 - ii) Consider Bill of Sale to Alton Property Owners Association, Inc.
 - iii) Consider Bill of Sale to Artistry Homeowners Association, Inc.

- b) Unit No. 31 – BallenIsles Country Club
 - Consider Purchase Order to Hoover Pumping Systems and Payment Authorization

c) General
Consider Declaration of Surplus Equipment

d) Payment Requests

copies of which are contained in applicable Northern files.

7) REGULAR AGENDA

a) UNIT OF DEVELOPMENT NO. 2C – ALTON

i) Consider Approval of Piggyback Agreement with Rep Services, Inc.

Ms. Leser stated that this is a request to consider piggybacking a Clay County contract entered into by Rep Services, Inc. to provide artificial turf for the dog park in Alton. She explained that the dog park was completed in 2020 and its maintenance has been the responsibility of the Alton Property Owners Association (POA) through a High Level Maintenance Agreement. She further explained that they have had to replace the natural sod in the dog park several times due to continual use, so the POA requested that Staff look into a cost-effective alternative.

Ms. Leser reported that Staff reached out to a few contractors and arrived at a recommendation to use Rep Services, Inc. through its contract with Clay County, which allows for piggybacking. She noted that they also have done work in Jupiter and Wellington. She stated that this process is similar to what was done with Nu-Pipe with the Lake County contract last month and, if the Board approves, a Purchase Order would be issued based upon the prices in the piggybacked contract. She noted that this project is budgeted and approval is recommended.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Piggyback Agreement with Rep Services, Inc.

ii) Consider Purchase Order to Rep Services, Inc.

Ms. Leser explained that this item is related to the Piggyback Agreement that the Board just approved. She stated that Purchase Order No. 26-586 is based on the Clay County contract for a proposed amount of \$188,118.84. She briefly explained the project and stated that approval is recommended.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving Purchase Order No. 26-586 to Rep Services, Inc. in the amount of \$188,118.84.

**b) UNIT OF DEVELOPMENT NO. 19 – REGIONAL CENTER
Consider Funding Agreement**

Ms. Leser explained that this item involves consideration of a Funding Agreement with Atlantic A1A, LLC (A1A, LLC) which was initially presented to the Engineering Review Committee on February 11th and subsequently to the Board on February 25, 2026, resulting in approval to move forward with a Funding Agreement to review the request made by A1A, LLC. She further explained that the request was to review the feasibility of the sale of a 4.9-acre Water Management Tract (WMT) owned by Northern within the Unit and subsequently annexing 3.6 acres located just outside the Unit 19 boundary. She reported that finance, legal and engineering analysis will be involved. Ms. Leser stated that the costs have been estimated at \$25,000 to be paid prior to the research taking place, and approval is recommended.

Mr. LaMotte expressed some concern with Northern potentially selling land to a developer.

A general discussion followed regarding the purpose of the analysis, which is to present the pros and cons of honoring such a request for Board consideration. Various similar instances in the past were presented, along with the pros and cons of Northern's interest and those of its constituents. Emphasis was made that this is merely an initial step to research the request being made for further consideration.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Ms. Baker, seconded by Mr. Block and passed by majority approving execution of the Funding Agreement with Atlantic A1A, LLC. Mr. LaMotte provided the sole Nay vote.

**c) UNIT OF DEVELOPMENT NO. 21 – OLD MARSH
Consider Funding Agreement**

Ms. Leser explained that this item similarly was presented to the Engineering Review Committee on February 11th and subsequently to the Board on February 25, 2026, resulting in approval to move forward with a Funding Agreement to review the request made by Old Marsh Golf Club (Golf Club). She noted that Mr. Edwards drafted this Funding Agreement in the amount of \$10,000. Ms. Leser then briefly explained that the Golf Club’s request was for Staff to review the feasibility of expanding the Club’s existing maintenance facility into a 0.30-acre Water Management Tract owned by Northern and provide compensating area from the 8.92 acre civic site within the system.

Mr. Edwards stated that since he has drafted this Funding Agreement, he has learned that the Golf Club does not own the tract of land that they were proposing to use for the swap. He explained that the property is owned by the POA, so he is recommending execution of the Funding Agreement with the understanding that if Northern chooses to move forward, the land swap ownership issue would need to be addressed.

A general discussion followed with regard to the analysis process and how Northern has handled similar requests in the past.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving execution of the Funding Agreement with Old Marsh Golf Club, Inc.

8) MISCELLANEOUS REPORTS

a) ENGINEER

Ms. Leser gave the following status updates with accompanying photos under her report:

Multi-Unit: Ms. Leser reported on the status of the Pump Station Control Panel Replacement Project. She gave a brief review of the current work being done, noting that the Unit 21 replacement should be completed in the next week, the Unit 24 replacement work is well underway and the Unit 18 pump station replacement work will be starting this week.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that the Board approved a Piggyback Agreement last month for spin casting two systems of pipe. She reported that System 7 is nearly complete and System 3 is currently being cleaned and spin cast. The project is required to be completed by May but is expected to be completed much sooner.

Unit No. 53 – Arden: Ms. Leser reported that the pre-construction meeting for the Linear Park, Phase 3 Project has taken place and Brightview Landscaping is currently removing exotics and grading.

Unit No. 54 – Artistry Lakes: Ms. Leser reported that drafts of the Plan of Improvements and Report of Engineer have been circulated for comments and she is working on updating both documents since approval of the development’s annexation into Wellington. She expects to be finalizing the documents in the next few weeks.

b) ATTORNEY

Mr. Edwards reported that a legislative bill has been Enrolled and will be submitted to the Governor to increase Section 768.28, Florida Statutes, which is the sovereign immunity waiver provision, from \$200,000 to \$350,000 per individual and up to \$500,000 per incident. If passed, he expects it will likely increase Northern’s insurance premiums. He stated that he will bring this back to the Board once the bill is acted upon by the Governor. Mr. Edwards then briefly spoke about the bills affecting ad valorem property taxes, noting the proposed changes will not affect Northern.

c) EXECUTIVE DIRECTOR

Mr. Beatty provided an update on the Shady Lakes pipe issue, stating that the Board had recently directed Staff to proceed with inspection of it in order to ascertain what repairs may be necessary and their

estimated cost. He explained that the contractor asked to do the inspection was unable to proceed, as the Shady Lakes Homeowners Association (HOA) had installed an irrigation line within the pipe. Mr. Beatty stated that the HOA was advised that they would need to remove the irrigation line prior to the contractor's inspection and they agreed to do so. Staff is now waiting to hear back from the HOA confirming removal in order for our contractor to proceed.

Mr. Beatty then asked Vicki Loeb to approach the Board. He presented Ms. Loeb with a plaque recognizing her 37 years of service and acknowledging her contribution as the face of Northern for many years. He explained to the Board that she will be stepping away from the front desk as the Customer Service Representative and begin working part-time, retaining her Fiscal Specialist duties.

The Public and Community Relations Report was included in the Board materials for review.

9) RECEIVE AND FILE

The following items were presented to be received and filed:

- Assessment Collection Status;
- Northern Monthly Financial Reports; and
- Proof of Publication of Meeting Notice

copies of which are contained in Northern's records.

10) COMMENTS FROM THE BOARD

Ms. Baker stated that she recently went to the Wakodahatchee Wetlands and saw the Purple Martin houses. She was wondering if the Board would support Staff looking into putting up a gourd rack in some of Northern's preserves.

A discussion followed explaining that Purple Martins are small birds and noting possible resources Staff can check to research this issue further.

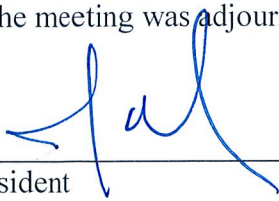
Mr. LaMotte asked if any activity has occurred since last month's Board approval of moving forward with the enforcement of encroachment issues as outlined in the Engineering Standards Manual. Mr. Beatty asked and was advised by Staff that the removal process has not yet taken place.

Ms. Baker thanked Ms. Loeb for everything that she has done for Northern.


11) ADJOURN

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed to adjourn the meeting.

There being no further business to come before the Board, the meeting was adjourned.



President



Assistant Secretary