MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 10/28/26

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District was called to order at approximately 8:01 a.m. on October 28, 2026, in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida.

1) ROLL CALL

There were present Board Vice President Ellen T. Baker and Supervisors L. Marc Cohn 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; Michael Broschart of Nabors, Giblin & Nickerson, P.A.; Todd Engle, Ross Gilmore and Martin Fitts of the City of Palm Beach Gardens; Steve Eaddy of TRB Securities; Jim Sullivan of BGE; and Jim Kraus and Vicki Miller of PGA National (Unit 11) and David and Jill Sherpitis of Eagles Nest.

2) ESTABLISHMENT OF A QUORUM

Ms. Baker 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 Mr. Block, seconded by Mr. Cohn and unanimously passed approving the Minutes of the September 23, 2026 Regular Meeting.

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

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

6) CONSENT AGENDA

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

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

a) Multi-Unit
   i) Consider Change Order to Palmera Enterprises, LLC (CO No. 3)
   ii) Consider Purchase Order to Universal Engineering Sciences
   iii) Consider Change Order to C.R. Dunn, Inc. (CO No. 1)

b) Unit No. 2C - Alton
   Consider Purchase Order to Top Dog Industries, LLC

c) Unit No. 9A – Abacoa I
   Consider Purchase Order to WGI, Inc.

d) Unit No. 9B – Abacoa II
   i) Consider Purchase Order to Construction Technology, Inc.
   ii) Consider Encumbrance Modification to Palmera Enterprises

e) Unit No. 23 – The Shores
   Consider Purchase Order to Top Dog Industries, LLC

f) Unit No. 31 – BallenIsles Country Club
   Consider Ratification of Purchase Order to Ferreira Construction Company

g) Unit No. 43 – Mirasol
   Consider Purchase Order to Underwater Hydraulics, LLC.

h) General
   Consider Vehicle Purchase Authorization and Declaration of Surplus Vehicles

i) Payment Requests

7) REGULAR AGENDA

a) UNIT OF DEVELOPMENT NO. 5A – VISTA CENTER OF PALM BEACH

i) Consider Insurance Release

Ms. Roundtree stated that Staff received an Incident Report in August from the Palm Beach County Sheriff's Office and the Vista Center Property Manager that a streetlight had been hit by a vehicle. She further stated the Incident Report detailed that which streetlight had been hit, and the driver's insurance information was provided. Northern Staff contacted the driver's insurance company directly for reimbursement.

Ms. Roundtree reported that the estimate to repair the streetlight is $10,850.00. The insurance company for the driver provided an offer of $10,000.00 as settlement, since that is the limit of the insured driver's policy for property damage. She explained that in order to accept the offer, a Release is required to be signed. After speaking to Mr. Edwards, it was recommended that the Board accept the offer of $10,000.00 as settlement for the damaged streetlight insurance claim and authorize the Executive Director to sign the Release and other future non-judicial related settlement releases in amounts of $25,000 or less, which threshold limit and authorization coincides with Northern's approved Purchasing Policy.

Ms. Baker called for any comments from the public to which there was no response.

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed accepting the offer of $10,000.00 as settlement for the damaged streetlight insurance claim and authorizing the Executive Director to sign the Release and other future non-judicial related settlement releases in amounts of $25,000 or less.

ii) Culvert Replacement Project Drone Video

Mr. Beatty explained that Northern recently replaced the culvert in Unit 5A, Vista Center, noting that the original design plan did not work out and an open cut replacement was required. He stated

that David Nadler of Northern's Operation Staff prepared a two-minute timeline video of the process which Mr. Beatty wanted to share with the Board.

This item was presented for information only and no Board action was required.

b) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES

i) Consider First Amendment to Plat Designation Agreement

Mr. Edwards explained that near the end of 2025, the Developer was pushing to get a plat recorded for the Artistry Lakes subdivision. In order to do so, Northern had to enter into a Plat Designation Agreement which anticipated that there would be three different land use classifications set forth in the Report of Engineer, which had not yet been completed, considered or adopted at that time. He further explained that the initial plat was never recorded, and there is now only one land use classification in the Report of Engineer.

Mr. Edwards also reported that in addition to the reduction of land use classifications, there was also a Unit boundary amendment, and the revised Unit Legal Description is also included in the Amendment. He stated that approval is recommended, adding that the document will be recorded once Northern receives the executed document from the Developer.

Ms. Baker called for any comments from the public to which there was no response.

Ms. Baker, from her perspective as a teacher, voiced her disappointment of the removal of the workforce housing and multi-family home classifications.

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed approving the execution and recording of the First Amendment to the Plat Designation Agreement.

ii) Consider Supplemental Bond Resolution (2026-10)

Ms. Roundtree stated that in May of 2026, Northern began the bond process for Unit 54, Artistry Lakes, by approving the Tax and General Bond Resolutions, followed by the bond validation hearing on August 24, 2026 and receipt of a Final Judgment validating those bonds. She stated that the next step in the process is to approve a Supplemental Bond Resolution which authorizes Northern to issue

the first series of bonds for Artistry Lakes. She explained that the bond closing is anticipated to occur prior to or during January of 2027 and noted the benefits of the later timing of the bond sale.

Ms. Roundtree then introduced Michael Broschart of Nabors, Giblin & Nickerson, PA, Northern's Bond and Disclosure Counsel, to present the Supplemental Bond Resolution for Board consideration.

Mr. Broschart addressed the Board and stated that the General Bond Resolution included most of the provisions of how bonds will be issued over time, noting that the Supplemental Bond Resolution is specific to the series of bonds anticipated to be issued in January in an amount not to exceed $20 million. He briefly reviewed the Resolution's general provisions and authorizations and concluded his review by asking the Board if they had any questions.

Ms. Roundtree added that this series of bonds will include approximately two years of capitalized interest, which Northern has done in the past, ensuring that Northern does not have to assess for the debt service on those bonds until a later date.

Ms. Baker called for any comments from the public to which there was no response.

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed adopting Bond Resolution No. 2026-10.

8) MISCELLANEOUS REPORTS

a) ENGINEER

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

Multi-Unit: Ms. Leser reported that the Pump Station Control Panel Replacement Project is ongoing, noting that Unit 21, Old Marsh, is close to completion and Unit 24, Ironhorse, is moving forward. She stated that the East and West Pump Stations in Unit 18, Ibis will begin following completion of the Unit 24 Pump Station.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that the Johnson-Davis final payment was approved on the Consent Agenda and she showed some photos of the completed project. She also explained that the Board previously issued a Purchase Order for restoration work on the Emerald Dunes Golf Course in August. She stated that the work is nearly complete and Staff will receive the invoices and conduct inspections prior to reimbursement.

Unit No. 54 – Artistry Lakes: Ms. Leser reported that the Developer's work within Phase 1A is ongoing, explaining that the Developer has paid for the work and will be donating certain of the public improvements in Phase 1A to Northern and the remaining public improvements to other governmental entities. She showed photos of one of the entry roadways, as well as other ongoing work. Ms. Leser stated that the Phase 1B bid package was advertised on October 25 and will run again on November 1, with a bid opening scheduled for December 1. She hopes to bring an Award of Contract to the December Board Meeting for consideration.

b) ATTORNEY

Mr. Edwards reported that the Unit 16, Palm Beach Park of Commerce, sale and purchase of real property is being delayed as they continue to push back the closing. He stated that the purchase is still subject to the Agreement conditions which stipulate a closing date by the end of the year.

c) EXECUTIVE DIRECTOR

Mr. Beatty reported that Northern has been experiencing significant rainfall and all of Northern's systems are operating as designed.

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

9) COMMITTEE REPORTS

a) ENGINEERING REVIEW COMMITTEE
Consider Committee Recommendations

Mr. Beatty reported the Engineering Review Committee (ERC) met on October 14, 2026, adding that there were three items on its agenda for consideration, each of which will be addressed separately.

i) Unit No. 3 – Horseshoe Acres/Square Lake
Unit No. 49 – Northern Palm Beach County Business Park
Discuss City of Palm Beach Gardens Annexation Request

Mr. Beatty reported that the first item involved a voluntary annexation request from the City of Palm Beach Gardens (City); however, the anticipated representatives from the City were unable to attend the ERC Meeting. He stated that they are in attendance at this meeting with a PowerPoint presentation if the Board would like to hear what they have to say.

After confirmation from the Board, Mr. Beatty asked the City representatives to introduce themselves.

Martin Fitts addressed the Board explaining that he is one of the planning managers for the City and the project manager for all annexations into the City. He explained that they contacted Northern as part of their ongoing effort to update the City's charter boundary, noting that they came across a few parcels that Northern owns that he believes were mislabeled as to whether they are within or outside of the City. He displayed slides showing the parcels in question, explaining the reasoning why they are requesting Northern voluntarily annex them into the City. Mr. Fitts then briefly reviewed the annexation process, stating that the City is prepared to pay for all administrative costs and confirming that all affected homeowners would receive public hearing notices.

A general discussion followed with regard to why this annexation request does not get voted on by residents and the City's opinion that no adjacent homeowners will be affected by this voluntary annexation. They briefly discussed the timing of the public hearing process.

Mr. Edwards recommended that this item be tabled as two Board Members were unable to attend today, one of whom is an ERC member, and a full Board is expected next month.

Ms. Baker called for any comments from the public.

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed approving tabling this item until the next Regular Meeting being held on November 18, 2026.

ii) Unit No. 11 – PGA National
Discuss Landowner Request for Amendment to Plan of Improvements

Mr. Beatty stated that the next item involves a request from PGA Property Owners Association (POA) for significant renovations within property owned by Northern, as well as property owned by the POA, adding that representatives of the POA are in attendance. He reported that the ERC recommended that Northern Staff, POA representatives and their consultants meet to identify which of their proposed improvements are already included in Northern's Plan of Improvements (POI) and determine if the POI can or should be amended to include additional improvements. The ERC also recommended authorization of the use of Northern Unit No. 11 reserve funds for Northern's administrative cost associated with this initial meeting with the POA.

At this time, Ms. Baker called upon Jim Kraus, who had previously filled out a comment card.

Mr. Kraus approached the Board, gave his address within PGA National and stated that he is the President of the PGA POA. He then asked for some clarification as to the reserves to be used and Ms. Roundtree advised that payment would come from undesignated reserves. He further stated that he was attending the meeting for further clarification as to the ERC's recommendation, but received that information prior to the meeting. He stated that the POA has engaged a land planner and intends to engage an attorney for the discussions with Northern. Mr. Kraus then asked if these initial discussions will be held separate from official ERC meetings and Mr. Beatty responded in the affirmative.

Mr. Kraus thanked the ERC, Northern Staff and Mr. Edwards, stating that the POA is looking forward to moving ahead with this process as soon as possible.

Ms. Baker called for any comments from the public to which there was no response.

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed approving the recommendation of the Engineering Review Committee and authorizing the use of undesignated reserve funds for Northern's administrative cost associated with meetings to discuss a potential Amendment to the Plan of Improvements.

ii) Unit No. 19 – Regional Center
Discuss Landowner Conveyance and Annexation Request

Mr. Beatty stated that the last item involves a request for both a boundary expansion of the Unit and a potential land sale. He explained that, following much discussion, the ERC recommended that the Board appoint a Board Member liaison to meet with the development team along with Northern Staff and consultants to further discuss this item before bringing it back to the Board. He reported that Mr. LaMotte expressed an interest in being appointed as the Board liaison for this matter.

Ms. Baker called for any comments from the public to which there was no response.

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed appointing Mr. LaMotte as the Board Member liaison to meet with representatives of the requesting party, Northern Staff and consultants to further discuss the requests, as presented.

10) RECEIVE AND FILE

The following items were presented to be received and filed:

- Northern Quarterly Financial Report; and
- Proof of Publication of Meeting Notice

copies of which are contained in Northern's records.

11) COMMENTS FROM THE BOARD

There were no further comments from the Board.

12) ADJOURN

A **motion** was made by Mr. Block, seconded by Mr. Cohn and unanimously passed to adjourn the meeting.

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

President

Assistant Secretary