

**MINUTES OF THE ANNUAL LANDOWNERS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 11/19/25**

1) CALL TO ORDER

Pursuant to the foregoing Notice, the Annual Landowners Meeting for Northern Palm Beach County Improvement District was called to order by Landowner and Board President Matthew J. Boykin, at approximately 8:00 a.m. on November 19, 2025, in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida, for the purpose of receiving annual reports and transacting any other business to come before the Landowners.

2) PROOF OF PUBLICATION

The Proof of Publication of the Notice of the Annual Landowners Meeting was in the Landowner Meeting Package. The meeting was duly advertised in accordance with Northern's legislation.

3) ESTABLISH A QUORUM

Mr. Boykin reported that a quorum of Landowners was present. In attendance were Supervisors L. Marc Cohn, Gregory Block, Ellen T. Baker and Brian J. LaMotte, all four (4) being Landowners, and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.; Executive Director Dan Beatty; 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; Permit Coordinator Kimberly Marcello; Technical Assistant/Records Management Specialist Kathleen Maloney-Pollack; SCADA & IT Manager Pavel Honzik; Operations Supervisor – Stormwater & Culverts Greg Sale; Operations Manager – Pumps Matthew Lee; Operations Supervisor – Infrastructure Eric Vincent; Operations Manager – Canals Randy Cross; Operations Manager – Roads Justin Helms; Field Technician II Pietro Corrias; Robert Domini of Alton and Sean Kelly and Brad Scherzer of Artistry (Unit 2C).

4) SELECTION OF CHAIR

At this time, Mr. Boykin called for nomination of the Chair for the Annual Landowners Meeting.

Mr. Cohn, in his capacity as a Landowner, made a motion to nominate Mr. Boykin to serve as Chair for the Annual Landowners Meeting, seconded by Mr. Block. Mr. Boykin accepted the nomination which was then approved by consensus of the attending Landowners.

5) LANDOWNER COMMENTS

Mr. Boykin called for any comments from the Landowners in attendance to which there was no response.

6) RECEIVE AND FILE ANNUAL REPORTS

Mr. Boykin acknowledged receipt of Annual Reports from the District Engineer, District Counsel, Auditor and Executive Director which were presented in the Meeting Package.


There was a consensus of the attending landowners to accept the Annual Reports as presented.

7) 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 Landowners, the Annual Landowners Meeting was adjourned.


Chair


Assistant Secretary