

**MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 08/26/26**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District was called to order at approximately 8:03 a.m. on August 26, 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; Programs & Facilities Maintenance Administrator Jared Kneiss; Project Coordinator Polly Scherman; Technical Assistant/Records Management Specialist Kathleen Maloney-Pollack; Staff Engineer Joe Kusnir; Jonathan Ricketts of JTR, Inc.; Tim Harper of Abacoa (Unit 9B); Jim Kraus and Gail Horvath of PGA National (Unit 11); and Liam Connell and David and Jill Sherpitis of Eagles Nest.

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 July 22, 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.

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

- a) Unit No. 4 – West of Villages of Palm Beach Lakes
Consider Purchase Order to Ferreira Construction Company
- b) Unit No. 5B – Baywinds
Consider Purchase Order to Glasgow Equipment Service, Inc.
- c) Unit No. 11 – PGA National
Consider Ratification of Purchase Order to Flying Scot, Inc.
- d) Unit No. 18 – Ibis Golf & Country Club
Consider Purchase Order to Glasgow Equipment Service, Inc.
- e) General
 - i) Consider Approval of General Services Contract – BrightView Landscape Services, Inc.
 - ii) Consider Board Meeting Schedule – Fiscal Year 2026/2027
- f) Payment Requests

7) REGULAR AGENDA

- a) **UNIT OF DEVELOPMENT NO. 5A – VISTA CENTER OF PALM BEACH**
Consider Purchase Order to Emerald Dunes Golf Course

Ms. Leser stated that the Board previously approved ratification of a Purchase Order to Johnson-Davis, Inc. to replace an 84-inch outfall with a 60-inch pipe within the Emerald Dunes Golf Course. She explained that the work involved some impact to the golf course, but restoration was not included in the original invoice as the extent of the impact was unknown at the time. She further explained that Johnson-Davis has completed its work inside the golf course and Emerald Dunes has submitted a proposal for the golf course's restoration utilizing three of its vendors.

Ms. Leser has reviewed the proposal along with a cost comparison and has deemed it reasonable, noting that the backup was included in the Board materials. She stated that the maximum reimbursement allowed is \$262,624.38, which would be conditioned upon Staff's review of the restoration and provision of a release from Emerald Dunes Golf Course, as well as copies of the paid Golf Course invoices. She further stated that Staff is recommending approval of Purchase Order No. 26-1212 to Emerald Dunes Golf Course in an amount not to exceed \$262,624.38, subject to previously stated conditions.

A general discussion followed with regard to the additional funds expended due to the pipe collapse and the resulting change from restoration to replacement, where the restoration funds come from and why Northern is responsible for restoration and not the golf course.

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. 26-1212 to Emerald Dunes Golf Course in an amount not to exceed \$262,624.38, with the conditions presented.

b) UNIT OF DEVELOPMENT NO. 53 – ARDEN

i) Bond Refunding Update

Ms. Roundtree stated that last month, the Board approved a Supplemental Bond Resolution in order to potentially refund the Unit 53, Series 2015 bonds. She explained that Northern was working with a new underwriter, Jefferies, on this project and Staff was very pleased with their performance. She explained some of the details of the refunding, noting that it resulted in approximately 7.9% Net Present Value Savings (NPV) and cash flow savings of approximately \$6.1 million through final maturity of the bond, or approximately \$300,000 per year. She added that this would decrease the Unit 53 debt assessments, resulting in savings of between \$85 to \$120 per year per taxpayer.

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

ii) Consider Purchase Order to Ferreira Construction Company

Mr. Beatty stated that Northern previously approved a Memorandum of Understanding with the School Board of Palm Beach County regarding the installation of signal flashers to improve the traffic flow around Saddle View Elementary School. He explained that Staff requested proposals from four of its General Contractors. Ferreira Construction was the low quote in the amount of \$71,325.00, which was less than the maximum reimbursement threshold from the School Board. He stated that Northern is working with Palm Beach County to finalize a Maintenance Agreement whereby the County will maintain these improvements.

Mr. Edwards added that with regard to the reimbursement from the School Board, the Memorandum of Understanding which Northern's Board approved last month has now been approved and executed by the School Board as well.

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. 26-1214 to Ferreira Construction Company, Inc. in the amount of \$71,325.00.

d) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES

i) Consider Payment Application

Ms. Roundtree explained that this payment request includes two standard payments for Unit 54 which have been moved to the Regular Agenda for approval contingent upon receipt of requested funding from the Developer.

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 referenced Payment Application, contingent upon receipt of funding, as presented.

ii) Consider Termination of Underwriting Agreement with MBS Capital Markets, LLC and Approval of Underwriting Agreement with Raymond James & Associates, Inc.

Ms. Roundtree stated MBS Capital Markets, LLC (MBS) was appointed as the underwriter for the Unit 54 bonds which Northern anticipates issuing within the next six months. She explained that MBS has decided to merge the governmental banking team of their company with Raymond James & Associates, Inc. (Raymond James). As a result, Northern needs to terminate its current Agreement for Underwriting Services with MBS and enter into a new Agreement with Raymond James, noting that the terms of the Agreement will remain the same.

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 accepting the termination of the Underwriting Agreement with MBS Capital Markets, LLC and approving the Underwriting Agreement with Raymond James & Associates, Inc.

iii) Bond Status Update

Ms. Roundtree stated that the Bond Validation Hearing took place on Monday and it all went smoothly. She reported that Bill Doney of Caldwell, Pacetti, Edwards, et al. represented Northern, Ms. Leser and Mr. Beatty did a great job and the Order was signed the following day. She then gave some more detailed information about the bond process moving forward, noting that the Developer has requested the bonds be split into two bond issues over the course of the project.

Mr. Boykin asked about the Bond Validation Hearing, and Mr. Edwards explained the process in more detail, stating that there is a 30-day appeal period that must expire before Northern may begin selling the bonds.

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

Mr. LaMotte asked about the projected cost per lot, and Ms. Roundtree advised that the Developer is aiming for a \$3,200.00 annual assessment which is lower than Northern's current projections in the Plan of Improvements. She did note that Staff does not anticipate the need for many maintenance

services by Northern once the project is built, as most of that will be handled through a High Level Maintenance Agreement.

e) GENERAL

i) Consider Resolution Approving & Adopting the 2026/2027 Annual Budget & Assessment Roll (2026-09)

Ms. Roundtree stated that Resolution No. 2026-09 is to adopt the annual budget for 2026/2027, approve the 2026/2027 non-ad valorem assessment roll and grant Mr. Beatty and Ms. Roundtree the authority to transmit the non-ad valorem assessment roll to the Tax Collector for inclusion in the November 2026 tax bill. She further stated that Staff recommends approval of Resolution No. 2026-09.

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 Resolution No. 2026-09, as presented.

ii) Consider Assignment of Michael B. Schorah & Associates Agreements

Ms. Leser stated that Michael B. Schorah & Associates, Inc. (Schorah) has worked with Northern for over twenty years. She explained that in June of 2026, they merged with Haley Ward, Inc., a Maine-based engineering, architecture, planning, and surveying consulting firm with offices across Florida and New England. She stated that Northern has a great relationship with Schorah and since its personnel is going to remain the same at Haley Ward, Inc., Staff wishes to assign the existing Agreements with Schorah to Haley Ward. Ms. Leser reported that the assignment includes the July 2024 Project/Consulting Engineer Agreement, as a result of Northern's February 2024 Professional Engineering Services Request for Qualifications, and Purchase Order No. 25-581, associated with the Unit 53 Arden Linear Park project, adding that Staff is recommending approval.

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 Assignment Agreement for the Project Engineering and Consulting Services Agreement and Purchase Order No. 25-581 to Haley Ward, Inc.

iii) Consider Payment Application

Ms. Leser explained that this payment request to Schorah, now Haley Ward, was moved to the Regular Agenda for approval contingent upon approval of the aforementioned and subsequently approved Assignment Agreement.

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 referenced Payment Application, as presented.

iv) Consider Contract Extension to Wells Fargo Banking Services Agreement

Ms. Brunk explained that in October 2025, Northern entered into a Piggyback Agreement with Wells Fargo based on a Wells Fargo Agreement with Pinellas County. She stated that Pinellas County recently extended their Agreement with Wells Fargo until September 30, 2031, and Wells Fargo has drafted an Acknowledgement of the Contract Term extension for Northern's approval.

There was a general discussion with regard to the period of time Northern has banked with Wells Fargo, the similarity in Wells Fargo rates with Pinellas County and the ability to avoid the cost of a Request for Proposals process through use of the Piggyback Agreement process.

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 Acknowledgement of Contract Term extension with Wells Fargo Bank, NA.

v) Consider Funding Agreement with Eagles Nest Property Owners Association

At this time, Mr. Boykin called upon Liam Connell, who had previously filled out a comment card.

Mr. Connell approached the Board, explaining that the Board President was unable to attend, but he has been contracted as the lobbyist for the Eagles Nest Property Owners Association (POA) and is authorized to speak on its behalf. He stated that he had a couple of questions after reading the Funding Agreement, the first of which involved a reference to a ten-day deadline.

Mr. Edwards stated that in this case, the ten-day deadline references that Northern can terminate the Agreement if the payment of \$25,000 is not received within ten days of final execution of the Agreement, noting that Northern would draw upon the lump-sum payment as needed, instead of monthly invoicing. If the funds were expended, Northern would then either invoice the POA monthly or request another lump-sum payment with the understanding that any unused funds would be returned to the POA.

Mr. Connell then inquired about the two-year term of the Agreement, and Mr. Edwards advised that it is general practice to have a term limit for an Agreement. He explained that the Agreement can always be extended if the contract deadline approaches, but he does not anticipate that would be necessary.

Mr. Connell asked if the Funding Agreement could be re-written for funding to be split between The Shores and the POA to split the payment, and he was advised that Northern's Funding Agreement is with the POA and it would be up to the POA to work out a payment agreement with The Shores, if they so choose.

Mr. Connell asked how long it would take for Northern to compile a cost assessment, and Mr. Beatty advised that Staff cannot answer that question until a consultant assesses the situation and makes a recommendation of improvements, if any. He briefly explained the process that would take place following execution of the Funding Agreement.

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 the Plat One Eagles Nest Property Owners Association.

Someone from the audience began to ask questions about the stormwater management system in The Shores and a general discussion followed. He later identified himself as David Sherpitis.

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 and is scheduled to be completed by the second quarter of 2027.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that Johnson-Davis completed the work on the golf course, but still has some restoration to complete along the Vista Parkway right-of-way. She also displayed before and after photos of the project.

Unit No. 53 – Arden: Ms. Leser displayed photos of the Phase 3 Linear Park Project, noting that the contractor is currently completing punch list items and she expects the final invoice to arrive in September. She reported that Staff will be requesting that BrightView provide a proposal for 12 months of maintenance on the Linear Park, after which the maintenance will be turned over to the HOA.

Unit No. 54 – Artistry Lakes: Ms. Leser reiterated that the Bond Validation Hearing went well. She reported that most of the lakes the Developer is constructing within Phase 1A are complete and they are working on finishing up the utilities. Ms. Leser stated that she is working on putting together the bid package for the Phase 1B improvements, adding that she is currently waiting on some revised plans from the Project Engineer, and she anticipates going out for bid in the next month or two.

b) ATTORNEY

Mr. Edwards thanked Ms. Leser and Mr. Beatty for their participation in the Bond Validation Hearing, noting that the Judge was new to the process and she had expressed her appreciation of their detailed explanations of the unit development process.

Mr. Edwards reported that, although his firm is continuing its existence, they will not be renewing their office lease, and the attorneys and staff will be working from home. He explained that, at some point

in the future, he may be asking the Board to consider assigning the contract with Caldwell, Pacetti to himself or his Professional Association, noting that he wanted to give the Board time to think about the transition.

Mr. Boykin asked what was happening with the firm, and Mr. Edwards advised that a couple of the partners wish to retire and another partner wishes to move elsewhere, further explaining the anticipated steps required to complete the transition.

c) EXECUTIVE DIRECTOR

Mr. Beatty reported that Northern is a member of the Florida Association of Special Districts (FASD), and FASD has taken a position of objecting to Amendment Number 3. He explained that the Board has not discussed it much as it does not really affect Northern, but as a member of FASD, he wanted to ask the Board if they wish to take an official position or not.

After a brief discussion, the Board acknowledged FASD's decision, as the Amendment does affect many of its members, but it was the consensus of the Board to not take an official position on Amendment Number 3, since it does not apply to Northern.

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:

- 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 thanked Staff for their work on the Budget and the Bond Validation Hearing. She then asked if FASD will take issue with the Board not taking an official position on Amendment Number 3, as

it was her understanding that non-ad valorem assessments would not be affected. Mr. Beatty stated that he does not believe that there will be any repercussions for not taking an official position on the matter.

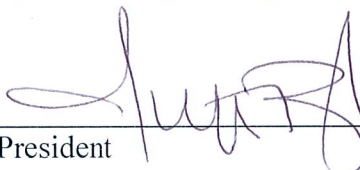
Mr. LaMotte thanked Staff for the work on the Unit 53 refunding, noting the 7.9% savings is a huge difference. He also inquired about the encroachment enforcement issues that were discussed several months ago, asking if any trees or obstructions have been removed and whether or not there have been any repercussions from property owners.

Ms. Leser advised that trees have been removed mostly from Unit 11 along the western boundary of the preserve to provide access, and she is not aware of any negative feedback from the property owners.

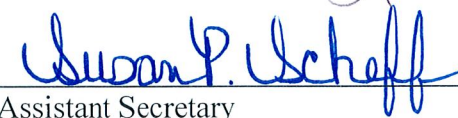
11) ADJOURN

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