MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 09/23/26

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 September 23, 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.; and Gail Horvath of PGA National (Unit 11).

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 the Unit 53 Payment Application for BrightView Landscaping is being pulled from the Consent Agenda and moved to the Regular Agenda for consideration with the other Unit 53 Items.

4) APPROVAL OF MINUTES

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

Minutes of the August 23, 2026 Public Hearing.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the August 23, 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. 14 – Eastpointe
Consider Purchase Order to C.R. Dunn, Inc.

b) Unit No. 18 – Ibis Golf & Country Club
Consider Ratification of Purchase Order to Florida Pavement Services, Inc.

c) Unit No. 43 – Mirasol
Consider Purchase Order to C.R. Dunn, Inc.

d) Unit No. 45 – Paseos
Consider Ratification of Purchase Order to Florida Pavement Services, Inc.

e) General
Consider Declaration of Surplus Equipment

f) Payment Requests (with the exception of the previously removed Unit 53 BrightView payment application)

7) REGULAR AGENDA

a) UNIT OF DEVELOPMENT NO. 15 – VILLAGE OF PALM BEACH LAKES
Consider Encumbrance Modification to Johnson-Davis, Inc.

Mr. Beatty stated that in April 2026, the Board approved a Purchase Order to Johnson-Davis, Inc. to rehabilitate Structure W-4 within Unit of Development No. 15, Villages of Palm Beach Lakes. He explained that the Purchase Order was based upon a previous meeting with the Whitehall Condominiums

of the Villages of Palm Beach Lakes Association (POA) representative regarding temporary construction access. He reported that, once the Purchase Order was issued, the POA was contacted to finalize a Temporary License Agreement and they have not responded to multiple attempts by Northern Staff and Legal Counsel to contact them through various means.

Mr. Beatty displayed the alternate option for access through an existing Northern easement, explaining that it will involve more preliminary work, due to removal of some landscaping and distance issues to reach the repair site. At Staff's request, Johnson-Davis provided a proposal for the additional work in the amount of $97,950.00, and Staff recommends approval.

Mr. Edwards stated that he has also sent the POA a letter advising them that this alternate access route will be used and what is to be expected during this repair project.

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 an Encumbrance Modification in the amount of $97,950.00 to Purchase Order No. 26-690 to Johnson-Davis, Inc.

b) UNIT OF DEVELOPMENT NO. 43 – MIRASOL
Consider Third Amendment to the Maintenance Agreement

Mr. Beatty stated that around 20 or so years ago when Mirasol was developed, the Mirasol Master Maintenance Association (MMMA) determined that they wanted to maintain the control of the lakes, lake banks and the lake interconnect pipes, and the High-Level Maintenance Agreement (HLMA) with the MMMA detailed the required maintenance criteria for those facilities. He explained that Staff became aware that the lake interconnect pipe facilities were not being maintained as required and spoke with representatives of the MMMA about Northern resuming those inspection and maintenance responsibilities. Mr. Beatty stated that funds are budgeted in fiscal year 2026/2027 for the necessary inspections, potential repairs and added responsibilities, so Staff recommends approval of the Third Amendment to the HLMA.

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 Third Amendment to the Maintenance Agreement.

c) UNIT OF DEVELOPMENT NO. 53 – ARDEN
Consider Purchase Order to BrightView Landscape Services, Inc.

Ms. Leser stated that there is typically a warranty period following any Northern construction/installation contract, noting that landscape contracts can be more complicated if something should go wrong during the warranty period when the contractor maintaining the landscaping is different from the contractor that did the installation. Ms. Leser explained how the maintenance following contract completion and during the warranty period is typically handled. Staff requested a proposal from BrightView Landscape Services, Inc., the landscape maintenance division of the company that installed the landscaping, to provide 12 months of maintenance during the warranty period for the Phase 3 Linear Park irrigation, landscaping and pathway improvements. She reported that they provided a proposal in the amount of $125,402.00 to be invoiced on a monthly basis for the 12-month period. Ms. Leser stated that the price is in line with maintenance of other phases of the Linear Park, and 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 a Purchase Order No. 26-1289 to Brightview Landscape Services, Inc. in the amount of $125,402.00.

Consider Payment Application (Moved from the Consent Agenda)

Mr. Boykin stated it is now time to consider the Payment Application pulled from the Consent Agenda.

Ms. Leser stated that BrightView submitted a final payment in the amount of $81,836.37 for the landscaping installation contract, and Staff is requesting the Board approve the payment contingent upon completion of some stabilization work that BrightView needs to redo.

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 satisfactory completion of the work, as described.

c) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES
Consider Payment Application

Mr. Beatty explained that this payment request includes standard payments for Unit 54 which are on 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 Applications, contingent upon receipt of funding, as presented.

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 early to mid-2027.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that Johnson-Davis completed the milling and resurfacing of the impacted roadway and has sodded the swale. She explained that final striping of the impacted roadway usually takes place about 30 days later.

Unit No. 53 – Arden: Ms. Leser explained that, as previously discussed, this project is basically complete, but Staff has requested some additional seeding in some areas and she expects the final payment will be made in the next 45 days or so.

Unit No. 54 – Artistry Lakes: Ms. Leser reported that the Developer is still constructing utilities within Phase 1A. She stated that she received a resubmittal following some comments on the Phase 1B bid package, and she will continue working on putting the bid package together.

b) ATTORNEY

Mr. Edwards gave a brief update on the Suarez slip and fall Complaint in Unit 11.

Mr. Edwards reported that there was a recent article in the paper with regard to Unit 54 and a dispute between the Village of Wellington and Palm Beach County regarding its annexation. He briefly reviewed the positions of either side and explained that it could have an impact on the bond sale.

There was a brief discussion regarding the future expansion efforts of the Village of Wellington.

c) EXECUTIVE DIRECTOR

Mr. Beatty reported that Northern recently experienced a significant rainfall event and all of Northern's systems worked well. He commended Northern's Operations Staff for their work during this time.

Mr. Beatty reported that Northern received a letter from an attorney for Shady Lakes. He stated that Mr. Edwards responded and we have not heard anything back from them in about a month.

Mr. Beatty reported that Mr. Roundtree and Mr. Kusnir met with the resident from Eagles Nest who spoke up at the last meeting, listening to his concerns and looking at the property. He explained that Staff has not received the signed Funding Agreement and required funds, so no further action has taken place.

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

There were no further comments from the Board.

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.

Vice President

Assistant Secretary