MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 07/22/26

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 July 22, 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; Matthew Sansbury of Public Resources Advisory Group (PRAG); Michael Broschart of Nabors, Giblin & Nickerson, P.A; Robert Domini and Rick Freedman of Alton (Unit 2C); Jim Kraus and Linda Dunhill of PGA National (Unit 11); Rita Feinman of BallenIsles Country Club (Unit 31); and Liam Connell 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 June 26, 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. 16 – Palm Beach Park of Commerce
Consider Twenty-Second Addendum to Law Enforcement Service Agreement – Sheriff of Palm Beach County

b) Unit No. 18 – Ibis Golf & Country Club
Consider Purchase Order to Genset Services, Inc.

c) General
   i) Consider Approval of General Services Contract – Industrial Construction Solutions, Inc.
   ii) Consider Approval of General Services Contract – Ecological Associates, Inc.

d) Payment Requests

7) REGULAR AGENDA

a) UNIT OF DEVELOPMENT NO. 2C – ALTON
Consider Parking Enforcement Agreement (Alton Neighborhood 1 Association)

Mr. Edwards stated that the Board approved a similar Parking Agreement for Paseos, Unit 45, a few months ago. He reported that the Alton Neighborhood 1 Association, Inc. (HOA) has determined that this Agreement is the best way to enforce the traffic violations in their neighborhood. He briefly reviewed the authorizations within the Agreement, noting that it also contains an indemnification clause indemnifying Northern from any actions taken by the HOA. Mr. Edwards stated that the HOA will be responsible for installing signage to notify the residents of the enforcement action, and he recommended 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 execution of the Enforcement of Parking and Vehicle Violations Agreement between Northern and the Alton Neighborhood 1 Association, Inc.

b) UNIT OF DEVELOPMENT NO. 53 – ARDEN
Consider Supplemental Bond Resolution (2026-08)

Ms. Roundtree stated that the Unit 53 Series 2015 bonds are approximately $20 million and Staff and Northern's consultants having been working on a refunding opportunity for the last month or so. She reported that Northern recently received an A- rating for the bonds, acknowledging our Municipal Advisor, PRAG, and the underwriter, Jefferies, for their contributions to the successful rating. She explained that, as of June 30th, there was a net present value savings of 11%, noting that Northern's refunding threshold is anything over 3%. She stated that Staff received the insurance cost yesterday and Matthew Sanbury of PRAG will be calculating the numbers to find out if using insurance makes sense.

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 introduced himself and stated that Ms. Roundtree covered most of the information, but Resolution No. 2026-08 is for an amount not to exceed $22 million to refund the Unit No. 53 Series 2015 Bonds with a final maturity date of no later than August 1, 2046. He confirmed that the bonds will not be issued unless a net present value savings of at least 3% is achieved, and he briefly reviewed the Resolution's general provisions and authorizations. Mr. Broschart concluded his review by asking the Board if they had any questions.

Mr. Block asked what the prospective interest rate is, and Mr. Sansbury of PRAG advised that the estimate, as of yesterday, with the all-in costs of consultant fees, etc., came to 4.34%. He believes it will fall somewhere between 4.25% and 4.50% range.

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 adopting Supplemental Bond Resolution No. 2026-08.

c) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES

i) Consider Purchase Order to Simmons & White, Inc.

Ms. Leser stated that this item involves a Purchase Order to Simmons & White for subcontracted services from Urban Design Studios associated with both Public and Private Improvements. She explained that the proposal is in the amount of $31,900, and she briefly reviewed the percentages to be split between the Public and Private Improvements as well as the funding for same. She further explained that the Landowner is required to pay 125% of the estimated costs, but may be reimbursed for Public Improvement costs once District Financing is obtained by Northern. Ms. Leser added that Staff is requesting conditional approval of Purchase Order No. 26-1065 in the amount of $31,900 to Simmons & White, Inc. contingent upon receipt of the required funding from KH Artistry Lakes, LLC.

Mr. LaMotte asked why this item is on the Regular Agenda and not Consent, and Ms. Leser explained that it is because approval is contingent upon receipt of funding.

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. 26-1065 in the amount of $31,900.00 to Simmons & White, Inc. contingent upon receipt of the required funding from KH Artistry Lakes, LLC.

ii) Consider Payment Applications

Ms. Roundtree explained that these payment requests 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 Applications contingent upon receipt of funding, as presented.

d) GENERAL
Consider Amended and Restated Policy on Fishing and the Prohibition of Hunting, Etc.

Mr. Edwards stated the Board previously adopted a Hunting and Fishing Policy at the May 27, 2026 Regular Meeting. Following some discussion of the matter at that meeting, the Board determined that instead of preparing a separate policy to address campsites and electric vehicles, it preferred to consider an Amended and Restated Policy. Mr. Edwards briefly explained the additions to the Amended and Restated Policy with regard to the prohibition of campsites and motorized vehicles which were added as new subparagraphs (c), (d) and (e). He also moved some provisions around and made some other minor edits so that the Policy reads more clearly, noting that he recommends 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 Amended and Restated Policy on Fishing and the Prohibition of Hunting, Etc., as presented.

8) MISCELLANEOUS REPORTS

a) ENGINEER

Ms. Leser stated that she had one item for Board consideration prior to her project updates. Staff is requesting termination of the Project and Consulting Engineer Agreement with SGM Engineering, Inc. She explained that Northern entered into an Agreement with SGM in 2024 and has subsequently issued Purchase Orders for design services, design bidding and construction phase services for two separate Units for control panel replacement, adding that Staff has had a difficult time getting any response from them with regard to the work. She further explained that since this issue has been ongoing for the past year and a half, Staff is requesting Board authorization to terminate the Agreement with SGM and engage another one of Northern's Project Engineers to complete the work.

Mr. Boykin asked who Staff would engage, and Ms. Leser advised that it would probably be Smith Engineering as they are the engineer of record for the four other Multi-Unit Control Panel Replacement projects.

A general discussion followed regarding how much money has been lost and the potential for recovering the lost funds.

Mr. Edwards explained that the request should also include termination of the two Purchase Orders that have been issued to SGM, along with termination of the 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 authorizing termination of the Project and Consulting Engineer Agreement with SGM Engineering, Inc. and the related Purchase Orders, as presented.

Ms. Leser stated that Purchase Orders to complete these projects will be presented for Board consideration at a later date, once Staff has reached out to another firm for a proposal.

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

Multi-Unit: Ms. Leser reported that the Pump Station Control Panel Replacement Project, as previously discussed, is well underway, adding that she may have a Change Order to present next month to cover permit costs that were over the estimate and for some additional materials.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that the photos are a week old, so the project is further along than depicted. She briefly explained the work being done, noting that the contractor should be out of the golf course area by the end of the month and doing restoration work in the right-of-way used to access the golf course.

Unit No. 53 – Arden: Ms. Leser displayed photos of the Phase 3 Linear Park Project and reported that it should be completed by the end of the week, noting that the shade structures were delivered and installed. She added that final inspections are currently being scheduled.

Unit No. 54 – Artistry Lakes: Ms. Leser showed the Board some photos of the Phase 1A construction currently being undertaken by the Developer, noting that they are still in the process of installing utilities. She reported that Staff is currently working on putting together the bid package for Phase 1B and working on some final comments on the plans.

b) ATTORNEY

Mr. Edwards reported that Northern has received another notice of potential claim in Unit 11, which he believes to be another potential slip and fall lawsuit. He explained that Northern's insurance carrier has been notified.

Mr. Edwards reported that House Bill 145, raising the sovereign immunity limits, was vetoed by the Governor. He explained that the caps will remain the same which will keep insurance expenses down for Northern and other local governments.

c) EXECUTIVE DIRECTOR

Mr. Beatty reported that Staff is moving forward with its annual hurricane preparations.

He also acknowledged Katie and Ken Roundtree for recently attending the Unit 2C, Artistry POA Meeting, noting that they received a very complimentary email thanking them for their time explaining the work that Northern does.

Mr. LaMotte inquired about the slip and fall claims in Unit 11, asking if they happen in the same general area, and a general discussion followed with regard to the sidewalks in Unit 11.

Mr. Block asked if there was an update on Shady Lakes, and Mr. Beatty advised that Staff has not received a response from the Homeowners Association about participating with the City of Palm Beach Gardens and Northern in funding repair or replacement of the culvert.

Mr. Edwards commented on the confusion regarding the ownership of the culvert, adding that it is South Florida Water Management District's (SFWMD) position that it is Northern's responsibility and Staff continues to explain to them that Northern does not own the culvert. He further explained that Northern is not going to take ownership of the culvert in its current state of disrepair.

Mr. Edwards reported that SFWMD continues to send out Notice of Reminder letters to Northern, so at some point, he will be responding to SFWMD and Sabatello that the culvert was not conveyed to Northern. He discussed various options with regard to either a potential enforcement action or abandonment of the adjacent property that Northern owns.

Mr. Beatty then gave a quick update on the Eagles Nest issue, noting that prior to the start of this meeting, he was handed a letter from the Eagles Nest Property Owners Association. He stated he will review it after the meeting and may be bringing something back for Board consideration in August.

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

Mr. Boykin called upon Ms. Linda Dunhill, who filled out a Speaker Card, but had arrived later in the meeting.

Ms. Dunhill advised that she lives in Unit 11, PGA National and is requesting a drainage map for the Berwick community. She explained that she lives in one of the four swale stormwater pond communities and they are experiencing issues with regard to lake banks and big tree loss as well as residents installing French drains without a permit. She stated she has approached her HOA and they do not want to discuss it. Ms. Dunhill has also been speaking with the City of Palm Beach Gardens and they directed her to Northern to get a drainage map.

Mr. Beatty stated that he could provide Ms. Dunhill with the drainage map.

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 congratulated Ms. Roundtree and the Finance Department on getting the A- bond rating for Unit 53. She also acknowledged Ms. Leser for addressing the need to terminate the SGM Agreement.

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

Susan P. Schiff

Assistant Secretary