MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 04/22/26

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District was called to order at approximately 8:00 a.m. on April 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; Staff Engineer Joe Kusnir; Environmental Manager Lucas Schaffer; Shelly Rozenberg of Audubon Everglades; Jim Kraus, Gail Horvath and Steve Berg of PGA National (Unit 11); and Rita Feinman of BallenIsles Country Club (Unit 31).

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 Item 6)d) is being moved from the Consent Agenda to the Regular Agenda as Item 7)c)ii) and Item 7)f)ii) is being removed from the Regular Agenda in its entirety.

4) APPROVAL OF MINUTES

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the March 25, 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. He then called upon Jim Kraus, who had previously filled out a comment card.

Mr. Kraus approached the Board, gave his address in PGA National and stated that he has noticed that the Aquatic Vegetation Control contract is scheduled to expire in September of 2027. He reported that from PGA National's standpoint, they would like to have that contract put out for bid at the appropriate time.

Mr. Boykin thanked him and confirmed with Mr. Beatty that Staff would make note of the request.

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

a) Multi-Unit
   i) Consider Renewal of Annual Service Contracts
   ii) Consider Renewal of Annual Landscape Maintenance Contract No. 1 and Change Order No. 1 – Palmera Enterprises, LLC
   iii) Consider Renewal of Annual Landscape Maintenance Contract No. 2 and Change Order No. 1 – Palmera Enterprises, LLC
   iv) Consider Renewal of Annual Landscape Maintenance Contract No. 3 and Change Order No. 2 – Palmera Enterprises, LLC
   v) Consider Renewal of Annual Landscape Maintenance Contract No. 4 and Change Order No. 1 – The Grassroots Corporation
   vi) Consider Renewal of Annual Service Contract and Change Order No. 9 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control and Marsh Maintenance
   vii) Consider Renewal of Annual Service Contract and Change Order No. 16 – Aquatic Vegetation Control, Inc. – Preserve Maintenance
   viii) Consider Renewal of Annual Service Contract and Change Order No. 14 – SOLitude Lake Management, LLC – Aquatic Weed Control (Rural Areas)
   ix) Consider Renewal of Annual Service Contract and Change Order No. 18 – Future Horizons, Inc. – Aquatic Weed Control (Urban Areas)
   x) Consider Purchase Order to Johnson-Davis, Inc.

b) Unit No. 9B – Abacoa II
Consider Purchase Order to Palmera Enterprises, LLC

c) Unit No. 11 – PGA National
   i) Consider Purchase Order to Florida Pavement Services, Inc. – Ryder Cup
   ii) Consider Purchase Order to Florida Pavement Services, Inc. – Pump Station
   iii) Consider Renewal of Annual Service Contract and Change Order No. 7 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control and Marsh Maintenance
   iv) Consider Change Order to Future Horizons, Inc. (CO No. 1)

~~d) Unit No. 15 – Villages of Palm Beach Lakes~~
~~Consider Purchase Order to Johnson-Davis, Inc.~~
Moved to Regular Agenda

e) Unit No. 43 – Mirasol
Consider Purchase Order to Shenandoah General Construction, LLC

f) General
   i) Consider Renewal of Annual Service Agreement – RMPK Funding, Inc. – Grant Preparation and Administration Services
   ii) Consider Travel Request – Florida Association of Special Districts Annual Conference

g) Payment Requests

copies of which are contained in applicable Northern files.

7) REGULAR AGENDA

a) MULTI-UNIT
Consider Renewal of Annual Landscape Maintenance Contract No. 5 and Change Order No. 1 – Chris Wayne and Associates, Inc.

Mr. Beatty stated that this item is to consider renewal of our Annual Landscape Contract No. 5 to Chris Wayne & Associates. He explained that although it is a very small contract, it is on the Regular Agenda because the change order exceeds the 10% threshold, so Board approval is required. Staff recommends approval of the contract renewal and Change Order No. 1.

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 renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approving Change Order No. 1 to Chris Wayne and Associates, Inc. and authorizing execution of the extension amendment and change order forms.

b) UNIT OF DEVELOPMENT NO. 5A – VISTA CENTER OF PALM BEACH
Consider Purchase Order to Nu-Pipe, LLC

Ms. Leser stated that Northern entered into a Piggyback Agreement with Nu-Pipe, LLC based on an existing Lake County Contract for spin casting, noting that work is nearly complete. She explained that during the initial review of the roadway pipe, Mock Roos was also asked to review the reduction of two 84" outfall pipes to possibly reduce the rehabilitation cost, noting that only one of them could be sliplined without impacting the roadway drainage. At Staff's request Nu-Pipe submitted a proposal in the amount of $441,068.25 based on the Lake County Contract price schedule to spin cast the two pipes.

Ms. Leser stated that there are sufficient funds available in the 2023 Multi-Unit Note proceeds and maintenance funds and approval is recommended.

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. Cohn and unanimously passed approving Purchase Order No. 26-731 to Nu-Pipe, LLC for $441,068.25.

Mr. Boykin asked why they could not slipline the other pipe, and Ms. Leser advised that it was more cost effective to spin cast the larger diameter pipes.

c) UNIT OF DEVELOPMENT NO. 9A/9B – ABACOA I & II
Consider First Amendment to Annual Service Contract and Change Order No. 7 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control, Preserve and Dry Detention Maintenance and Mowing

Mr. Beatty stated this item is to consider the First Amendment to Annual Service Contract and Change Order No. 7 to Aquatic Vegetation Control, Inc. He further stated that this is for the Aquatic Weed Control, Preserve and Dry Detention Maintenance and Mowing, noting that Staff is pleased with their performance and approval is recommended.

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. Block and unanimously passed approving the First Amendment to the Aquatic Vegetation Control contract to renew its annual contract for the period October 1, 2026 through September 30, 2027, approving Change Order No. 7 to increase the

contract by $48,398.22, and authorizing execution of the First Amendment and change order form by the Board President.

c)ii) UNIT OF DEVELOPMENT NO. 15 – VILLAGES OF PALM BEACH LAKES
Consider Purchase Order to Johnson Davis, Inc.

Mr. Beatty stated that when this project was designed and budgeted, Staff initially had discussions with the Whitehall Property Owners Association (POA), advising that the project could be performed more efficiently if Northern could utilize some of their property for access and Staff received verbal approval to do so. He explained that the project was priced out with consideration of the granted access. He reported that the POA has now requested formal documentation, so Mr. Edwards has drafted a Temporary License Agreement for their approval. Staff is requesting Board approval of the Purchase Order to Johnson Davis contingent upon receipt of the executed Temporary License Agreement.

Mr. Boykin asked what happens if the POA does not grant approval of the requested access, and Mr. Beatty advised that the project will have to come back to the Board to terminate the Purchase Order. He further explained the project would have to be rebid with new specifications, which could cost significantly more due to access issues.

Mr. Edwards clarified that he has not yet forwarded the Agreement to the POA, as he is awaiting their attorney's name and contact information.

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. 26-690 to Johnson-Davis, Inc. in the amount of $166,850.00, contingent upon execution of the Temporary License Agreement as discussed.

d) UNIT OF DEVELOPMENT NO. 16 – PALM BEACH PARK OF COMMERCE
Consider Renewal of Annual Service Contract and Change Order No. 2 – WGI, Inc. – Environmental Liaison

Mr. Beatty stated that this item was to consider the renewal of the Annual Service Contract and Change Order No. 2 to WGI, Inc. He explained that WGI is Northern's Environmental Liaison, noting that

this job requires institutional knowledge and Staff has been pleased with their performance. He further explained that while the amount of work has increased substantially over the past several years, WGI has not requested a price increase, so Staff recommends renewal of the contract and approval of Change Order No. 2.

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. Block and unanimously passed approving renewal of the annual contract for the period October 1, 2026 through September 30, 2027, approving Change Order No. 2 to WGI, Inc., increasing the contract by $11,260.00.

e) UNIT OF DEVELOPMENT NO. 18 – IBIS GOLF & COUNTRY CLUB
Consider Third Amendment to Annual Service Contract and Change Order No. 18 – Aquatic Vegetation Control, Inc. – Aquatic Weed Control and Marsh Maintenance

Mr. Beatty stated that this item is for the Third Amendment to Annual Service Contract and Change Order No. 18 to Aquatic Vegetation Control, Inc. for Aquatic Weed Control and Marsh Maintenance, noting that both Staff and the community is satisfied with their work and approval is recommended.

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 Contract with Aquatic Vegetation Control, Inc., approving Change Order No. 18, and authorizing execution of the Third Amendment and change order form by the Board President.

f) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES

i) Consider Design and Permitting Funding Agreement

Ms. Leser stated that this item is to consider a Design and Permitting Funding Agreement. She explained that KH Artistry has moved forward with design and permitting of the development and has contracted directly with the Project Engineers, Simmons & White for the design and permitting of Phase 1A and 1B. She further explained that Phase 1A is currently under construction and will be paid by the Developer. She reported that Phase 1B is designed and this Funding Agreement will allow the Developer

to pay Northern for the continuation of the work prior to the availability of bond proceeds, allowing Simmons & White to provide bidding and construction phase services.

Ms. Leser explained that the Funding Agreement requires that the Landowner shall provide either a cash advance or an Irrevocable Letter of Credit to Northern for 125% of the cost for design, and Staff 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 the Design and Permitting Funding Agreement with KH Artistry Lakes, LLC.

~~ii) Consider Funding Agreement No. 1~~

This item was removed from the Regular Agenda.

c) GENERAL

i) Consider Fourth Amendment to Annual Service Contract – Image Janitorial Services, Inc. – Janitorial Services

Mr. Beatty stated that Image Janitorial Services, Inc. has been providing janitorial services to the Emergency Operations Center for many years and Staff is very happy with their performance. Approval of the Fourth Amendment to Annual Service Contract is recommended.

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 Fourth Amendment to the Contract with Image Janitorial Services, Inc.

ii) Consider Release of Landscape Buffer Easement and related Resolution (2026-03)

Mr. Edwards stated that this item has to do with an Easement granted to Northern in 1995 by the MacArthur Foundation. He gave a brief history, covering its location and how he believes it may have been implemented, noting that nothing ever came of it and Northern has no need for it. Mr. Edwards reported that an attorney had recently received a citation applicable to her client from the City of Palm Beach Gardens to remove a dead tree, she found the Landscape Buffer Easement and referred the City to Northern for its

removal. He stated that, after discussions with the parties involved, it was determined that Northern was not responsible for removing the dead tree. However, to avoid similar issues under this easement in the future, Northern should release this easement as there is no use for it.

Mr. Edwards explained that he has drafted a Resolution listing a finding of facts and affixing a Release of Easement for recording in the Official Records of Palm Beach County. He stated that Staff is asking the Board to approve the Resolution and the associated Release of Easement.

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 Resolution and Release, followed by the recording of the Release in the Public Records of Palm Beach County.

iii) Audubon Purple Martin Presentation

Ms. Roundtree stated that following Ms. Baker's comments at last month's Board meeting, Phyllis Wehner, one of Northern's Invasive Species Biologists with contacts at Audubon Martin County reached out to Shelly Rozenberg, their Purple Martin Conservation Coordinator, about giving a presentation on Purple Martins to the Board.

Ms. Rozenberg gave a PowerPoint Presentation on Purple Martins addressing items such as their history, migration path, food sources, predators, conditions needed for a habitat and survivorship rates. She went on the speak about the various partnerships that Audubon Everglades has with 12 Ambassador Locations within Palm Beach County and spoke to how Northern could get involved.

Following a question and answer period, Ms. Roundtree stated that if the Board chooses to approve it, Staff could include funding for Purple Martin colonies in possible Units identified by Northern's Environmental Team in the budget.

Mr. Edwards stated that he would have to do some research to make sure each particular Unit would allow such funding.

A discussion followed with regard to possibly establishing a program that accepts donations, having Staff speak to particular Units and/or residents to discuss their interest in participating in such a program and the timing needed to have such an item included in the budget with regard to the timing of potential Purple Martin colony installation.

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 continuation of Staff and Consultant research with the regard to potential participation in a Purple Martin Ambassador program.

8) MISCELLANEOUS REPORTS

a) ENGINEER

Ms. Leser began her report by acknowledging Kathleen Maloney-Pollock for putting together all of the annual renewals on this month's Consent and Regular Agenda.

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

Multi-Unit: Ms. Leser reported on the status of the Pump Station Control Panel Replacement Project, explaining that the project is still moving forward. She stated the contractor has commenced its work in Unit 18 and is replacing the main breakers for the Ibis East and West Pump Stations this week. She also noted that modifications are being made to some of the control panels which should be provided to the contractor shortly.

Unit No. 2C – Alton: Ms. Leser reported that the Dog Park artificial turf replacement project approved last month is about three weeks out from completion, noting that dirt removal is currently underway.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser reported that the spin casting of the two roadway segments is nearly complete, adding that video inspections and material testing is taking place. She stated that the project approved earlier in this meeting should begin in the next week or so.

Unit No. 53 – Arden: Ms. Leser reported that the Phase 3 Linear Park Project is well underway, noting that almost all the irrigation has been installed and tested with some landscape installation still to be done.

Unit No. 54 – Artistry Lakes: Ms. Leser reported that she will let Mr. Edwards discuss the Plan of Improvements (POI) and Report of Engineer (ROE) under his report, but she will be filing both today. She showed the Board some photos of the Phase 1A construction which is currently being undertaken by the Developer and explained her review process.

Mr. LaMotte asked Ms. Leser what is to be included in the POI and Ms. Leser advised him what is included in the POI.

b) ATTORNEY

Mr. Edwards reported that Ms. Leser has advised him that she will be filing the Plan of Improvements and Report of Engineer for Unit No. 54 today with the Secretary of the District. He reviewed the various cost estimates in the Report and the Public Hearing process. He explained that the Plan of Improvements has been tweaked since it was presented some months ago now that the Village of Wellington annexation has taken place.

Mr. Edwards also reported that Saddleview Elementary School within Unit No. 53 needs traffic signals. He stated that Mr. Beatty has been in contact with the Palm Beach County School District. They have submitted a Memorandum of Understanding which Mr. Edwards is currently reviewing and, after some further research with regard to cost, it may be presented at the May Board Meeting.

He stated that with regard to upcoming legislation, he has not heard any further information with regard to the sovereign immunity bill and he has not heard of any other relevant legislation at this point.

c) EXECUTIVE DIRECTOR

Mr. Beatty congratulated Northern Staff once again for receiving an award for Worker and Vehicle Safety at the Annual Safety Council of Palm Beach County Awards Luncheon. He further acknowledged Ken Roundtree and the Operations and Environmental Staff.

Ms. Baker and Mr. LaMotte have both requested Board Approval to attend the Palm Beach North Chamber 2026 Annual Leadership Awards Event. As it exceeds the amount he is authorized to approve, he is requesting Board approval. Mr. Edwards noted that requests of this nature require a public purpose and confirmed that he believes it applies in this case.

Mr. Boykin 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 expenditure for Ms. Baker and Mr. LaMotte to attend the Palm Beach North Chamber 2026 Annual Leadership Awards Event, as requested.

Mr. Beatty gave the Board a brief update on the Shady Lakes culvert. He reviewed the history, noting that Staff was waiting for the Homeowners' Association (HOA) to remove an irrigation line. He reported that the line was removed and the inspection has taken place. It was determined that the lake culvert will either require replacement or repair by sliplining. Mr. Beatty explained that sliplining is the most cost effective method of repair and it is believed that both culvert pipes could be repaired for less than $100,000. He reached out to the City of Palm Beach Gardens and he will be speaking with the HOA with regard to the findings. As previously discussed, Northern would be agreeable to a Tri-Party Agreement between Northern, the City and the HOA to fund the repair.

Mr. Beatty also reported that Staff located a trail camera and what appeared to be a hunting stand in one of Northern's preserves in Unit 16, Palm Beach Park of Commerce. He explained that he had not had an opportunity to discuss this with Mr. Edwards, but the Board has previously executed a policy prohibiting the hunting of exotic species, and he believes it needs to be expanded to no hunting at all and posted accordingly.

Mr. Edwards agreed that it would be appropriate to adopt a policy given that a lot of Northern's preserves are subject to conservation easements. He noted his belief that the previous policy was more of a Board directive than a written document. He stated that he will draft a formal policy prohibiting hunting and fishing for Board consideration next month.

A general discussion followed with regard to the posting of signs. Mr. Beatty stated that, in a related issue, Mr. LaMotte recently spoke to him about the increase in electric bike traffic along Abacoa's pedestrian walking paths. Following a discussion with regard to possible enforcement issues, ADA accessibility challenges, etc., Mr. Edwards was asked to research the issue of prohibiting motorized vehicles further.

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

9) COMMITTEE REPORTS

a) DEBT FINANCE COMMITTEE
Consider Committee Recommendation

Ms. Roundtree reported the Debt Finance Committee (DRC) met on February 11, 2026, to consider the selection of a bond underwriter pool. She stated that a notice of Request for Qualifications (RFQ) for Bond Underwriting Services was published on DemandStar and Northern's website on February 26, 2026, and responses were due on March 26, 2026. She further stated that Northern received 11 responses, all from qualified companies.

Ms. Roundtree noted that the Committee discussed how to proceed with Matthew Sansbury of PRAG, Northern's Municipal Advisor, and they determined that a pool of three to six firms would be an appropriate size for the District's needs. After discussion, the Committee chose to recommend the following firms for Northern's Bond Underwriting Pool:

- Jefferies LLC
- MBS Capital Markets, LLC
- Raymond James
- RBC Capital Markets, LLC
- Truist Securities

She advised that, if approved, the pool of underwriters will be utilized by the District for a period of five years for the provision of services which may be extended for two additional one-year periods upon mutual agreement of all parties, for a potential total length of seven years.

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 five previously-mentioned firms to comprise Northern's Bond Underwriting Pool, pursuant to the recommendation of the Debt Finance Committee.

10) RECEIVE AND FILE

The following items were presented to be received and filed:

- Assessment Collection Status;
- 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

Ms. Baker thanked Shelly Rozenberg for her presentation and thanked Ms. Roundtree and Mr. Beatty for being so proactive to her request. She also wished everyone a Happy Earth Day.

Mr. LaMotte also reiterated acknowledgment of the work involved in getting the annual contracts completed for Board consideration.

12) ADJOURN

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

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

President

Susan P. Ischeff

Assistant Secretary