MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 06/24/26

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 June 24, 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; Junior Accounting Intern Maddie DeFilippo; Jim Kraus of PGA National (Unit 11); David Aiken of The Shores (Unit 23); Rita Feinman of BallenIsles Country Club (Unit 31); Paul Buri of Simmons & White (Unit 54); 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 the Unit 54 Payment Applications are being pulled from the Consent Agenda and moved to the Regular Agenda for consideration with the other Unit 54 Items.

4) APPROVAL OF MINUTES

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the May 27, 2026 Public Hearing.

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Minutes of the May 27, 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. 2C – Alton
Consider Acceptance of Water Management Easement from Alton Property Owners Assoc., Inc.

b) Unit No. 18 – Ibis Golf & Country Club
Consider Easement Agreement

c) Unit No. 23 – The Shores
Consider Purchase Order to Top Dog Industries, LLC

d) Payment Requests (with the exception of the previously removed Unit 54 payment applications)

copies of which are contained in applicable Northern files.

7) REGULAR AGENDA

a) UNIT OF DEVELOPMENT NO. 2C – ALTON
Consider Acceptance of Special Warranty Deed from Alton Property Owners Assoc., Inc.

Ms. Leser stated that Wetland Preserve Tract 8 is a 9.22-acre wetland tract within Alton adjacent to I-95 that is encumbered by a recorded Conservation Easement granted to the South Florida Water Management District (SFWMD). She further stated that the fee title owner is the Alton Property Owners Association (POA); however, Northern maintains the preserves in Alton and this one provides outfall to the Artistry side of Alton. She explained that Staff asked the POA to deed this wetland preserve tract to Northern and they agreed. Ms. Leser stated that there are no fiscal impacts associated with acceptance of the Special Warranty Deed and Staff recommends acceptance.

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 Special Warranty Deed, as presented.

b) UNIT OF DEVELOPMENT NO. 5A – VISTA CENTER OF PALM BEACH
Consider Change Order to Nu-Pipe (CO No. 1)

Ms. Leser stated that the Board approved the issuance of a Purchase Order to Johnson-Davis for replacement of an outfall pipe which had collapsed during the cleaning and preparation procedure to spin cast. She explained that this Change Order is to the original Purchase Order issued to Nu-Pipe, thereby removing the spin cast work, but does not delete the work carried out by them prior to the collapse. She stated that this Change Order will result in a reduction to Purchase Order No. 26-731 in the amount of $113,751.00.

Mr. LaMotte asked about the project work already completed by Nu-Pipe, and Ms. Leser described it in more detail.

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 Change Order No. 1 to Purchase Order No. 26-731 for a deduction of $113,751.00.

c) UNIT OF DEVELOPMENT NO. 53 – ARDEN
Consider Memorandum of Understanding with School District of Palm Beach County

Mr. Beatty stated that this item involves a Memorandum of Understanding (MOU) with the Palm Beach County School Board. He reported that Northern was approached by the School Board last year once the School Board realized that traffic flasher signals were not included in the design of the newly-constructed school on Cane Field Trace. He explained that since Northern owns the roadway, Staff and consultants worked with the School Board and Palm Beach County to come up with a solution to the omission. Mr. Beatty stated that the County has approved the design, and this MOU establishes the reimbursement terms for the School Board.

Mr. Beatty explained that Northern is currently working with the County to develop a maintenance understanding by Interlocal Agreement for Board consideration, as the County will be responsible for the maintenance of the traffic flasher signals, once constructed.

Mr. Beatty stated that Staff is recommending approval of the referenced MOU.

Ms. Baker asked Mr. Edwards if she needed to abstain from the vote, and Mr. Edwards said it was not necessary.

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 acceptance of the Memorandum of Understanding.

Mr. Block asked if the prospective data center would have any impact on Northern and Mr. Beatty advised that it would not directly impact any of Northern's facilities.

d) UNIT OF DEVELOPMENT NO. 54 – ARTISTRY LAKES

i) Consider Funding Agreement No. 2

Ms. Leser explained that this next item is to consider Funding Agreement No. 2 for the Artistry Lakes Phase 1B Private Improvements. She stated that Artistry Lakes requested that the Private Improvements be publicly bid with the Phase 1B Public Improvements and Northern requires funding in order to do so. She advised that Northern requires 125% of the estimated total in the form of a Letter of Credit or cash advance, so Funding Agreement No. 2 requires payment from the Landowner in the amount of $10,953,557.50.

Mr. Edwards reported that, late yesterday afternoon, Northern received an email from legal counsel for Kolter Homes, advising that they wanted to make some changes to the indemnification clause contained in Funding Agreement No. 2. He explained the purpose of the indemnification clause and, after some back and forth between the parties, revised language was agreed upon. He stated that the revised language has been handed out to each of the Board Members and approval of Funding Agreement No. 2 with the modified language 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 Funding Agreement No. 2 in the amount of $10,953,557.50 with the modified language, as presented.

ii) Consider Purchase Order to Simmons & White (Phase 1B)

Ms. Leser stated that this is a proposal and Purchase Order to Simmons & White for the bidding and construction phase services for the Phase 1B Public and Private Improvements. She explained that Simmons & White provided a proposal in the amount of $152,000. She then described the breakdown of costs between Public and Private Improvements, including said proposal and Purchase Order, noting that the Landowner is required, as mentioned previously, to pay 125% of the estimated costs.

Mr. Edwards explained that since the Landowner has not yet signed Funding Agreement No. 2, payment of the Purchase Order is contingent upon signing Funding Agreement No. 2 and 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. 26-943 in the amount of $152,000.00 to Simmons & White, Inc. contingent upon receipt of the signed Funding Agreement No. 2 and required funding from KH Artistry Lakes, LLC.

Consider Payment Applications (Moved from the Consent Agenda)

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

Mr. Beatty requested that the Board approve the Payment Applications related to Unit 54, 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.

e) GENERAL

i) Eagles Nest Discussion

Mr. Beatty stated that he appreciated the extremely detailed information provided at last month's Board Meeting, noting that it provided the necessary information for Northern's review to see if anything could be done to assist the Eagles Nest Property Owners Association (POA) with this issue. He showed the Board an aerial photo outlining the property within Unit 23, The Shores, within which Northern operates and maintains a stormwater management system, and he briefly reviewed the flow and the area of concern to the POA. He noted that The Shores in located within the Town of Jupiter, but Eagles Nest is located within unincorporated Palm Beach County. Mr. Beatty then explained that although Eagles Nest is located within Northern's jurisdictional boundaries, it is not located within a Unit of Development and pays no assessments to Northern, so there is currently no mechanism to fund an evaluation or associated work to address the POA's issue. He further explained that if the Board and POA agree, Northern could enter into a Funding Agreement with the POA to look into the issue further.

A general discussion followed with regard to the cost involved in forming a Unit of Development versus the POA paying for the repair themselves, the possibility of the POA applying for a grant, possible avenues for funding, the POA's responsibility to ensure proper drainage, and ownership of the culverts in question.

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

Mr. Connell approached the Board, explaining that he no longer lives there, but his family has resided in Eagles Nest for 20 years. He explained that, during that time, they have had three different POA Presidents and the issue is always talked about, but never solved. He further explained that he initially contacted SFWMD last year and it directed him to the Loxahatchee River District in May. After speaking with current POA President Mike Dixon about it, they were directed to Northern. Mr. Connell asked if there is anything that says Northern is not responsible, and Mr. Edwards advised that Northern's enabling legislation does not provide that Northern has any obligation to fix the POA's issue. Mr. Connell asked how to begin Funding Agreement negotiations, and he was directed to have his POA representative contact Mr. Beatty to begin the process.

A general discussion followed with regard to the cost savings of having the POA take care of the issue directly without involving another governmental entity, the actual number of residents experiencing issues and Northern's requirement that the POA submit a formal written request before moving forward with funding negotiations.

Mr. Boykin then called upon David Aiken, who had previously filled out a comment card.

Mr. Aiken addressed the Board and stated that he lives at Lot 439 in The Shores (Unit 23). He further stated that he built his home in 1992, then briefly explained the history of water flow of the subject slough. He asked Mr. Beatty to pull the aerial up again and pointed out where his property is located, noting that he believes some entity decided to create a canal to aid in water flow, and he believes they bear some responsibility for the problems caused by that decision.

Mr. Beatty stated that he recently spoke with Mr. Aiken to explain that Northern has no property interest near his property.

A discussion followed with regard to the canal that went in sometime after 1993, Northern's obligations and limitations with regard to the preserve maintenance, and the SFWMD permit issued to Eagles Nest.

Mr. Beatty stated that he would email the SFWMD permit to Mr. Aiken.

Mr. Aiken inquired about the possibility of reaching out to his HOA to inquire if they would like to participate in a solution to this problem as well and a discussion followed.

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

ii) Consider TRIM Resolution for Proposed Fiscal Year 2026-2027 Annual Budget (2026-07)

Ms. Roundtree explained that this is the next step in the budget approval process for fiscal year 2026/2027, and one of the Board's most important considerations. She stated that Staff has received and reviewed the 2026 tax roll from the Property Appraiser's Office. She reported there were only minor changes since last month's presentation of the proposed Budget and the revised TRIM rates (Truth in Millage) were included in the Board materials. She explained that there is no assessment for Unit 54, because bonds have not yet been issued. She further explained that a Unit 53 bond refunding is anticipated for August and is not sure if the rates will be ready in time for inclusion in the final rates approved in August.

Ms. Roundtree reported that Mr. Edwards has prepared Resolution No. 2026-07 which approves Northern's assessment rates for submittal to the Property Appraiser and allows for changes to the Proposed Budget for Fiscal Year 2026/2027, if necessary.

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 Proposed Budget for Fiscal Year 2026/2027 and Resolution 2026-07 for adoption of the Proposed Budget and Assessment Rates for TRIM.

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 still ongoing and expected to be completed in early 2027.

Unit No. 2C – Alton: Ms. Leser displayed photos of the Dog Park after completion of the artificial turf replacement project.

Unit No. 5A – Vista Center of Palm Beach: Ms. Leser stated that Johnson-Davis is currently replacing the outfall pipe and she showed photos of the work underway.

Unit No. 53 – Arden: Ms. Leser displayed photos of the Phase 3 Linear Park Project and reported that it is nearing completion, noting that they are completing some seeding, sodding and mulching and the shade structure should be installed shortly.

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 essentially utility work is being done at this time. She reported that Staff is currently working on putting together the bid package for Phase 1B.

Ms. Baker asked if there is going to be a north entrance to Artistry Lakes, as well as the south entrance, and Ms. Leser advised that there is the potential for another entrance, but the County would have to extend the roadway in order allow for an additional entrance.

b) ATTORNEY

Mr. Edwards reported that Northern has settled the lawsuit filed by Claudia Levy in Unit 11.

Mr. Edwards reported that he believes that House Bill 145 went to the Governor on June 15, and he is not sure if it has been signed by the Governor. He also briefly discussed recently passed local government finance legislation affecting municipalities and counties, but not impacting special districts.

A general discussion followed with regard to Form 1 filing.

c) EXECUTIVE DIRECTOR

Mr. Beatty reported that Ms. Roundtree had a presentation to make.

Ms. Roundtree stated that, thanks to Mr. Boykin, Northern has had an accounting intern program for many years, adding that Northern employs rotating senior and junior interns. She stated that Northern's junior intern, Madeline DeFilippo, was the valedictorian for Palm Beach Gardens High School this past year and she will be going to the University of Florida. Ms. Roundtree stated that today is her last day at Northern and we wanted to present her with a certificate of appreciation and say thank you.

Mr. Beatty then reported that a couple of other items have come up recently. He stated that Northern observes many federal holidays, but the Board has not previously authorized Staff to observe Juneteenth as an approved holiday. He asked the Board for their thoughts on having Northern observe Juneteenth as an approved holiday.

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 Juneteenth as an additional paid holiday going forward.

Mr. Beatty thanked the Board and stated that Northern will be closed for future Juneteenth holidays.

Mr. Beatty then reported that, at the request of some of Northern's Staff, he was informed that the Governor has closed Florida state offices from Thursday, July 2 through Monday, July 6 in observance of America's 250th anniversary and those Staff members asked if the Board might consider approving the closure as well.

A general discussion followed with regard to the fact that it would be a one-time occurrence, several Staff members are already on vacation during that period and the fact that Northern always has emergency on-call coverage.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Boykin, seconded by Ms. Baker and passed by majority approving the observance of July 2 and July 6 in additional to July 3 as paid holidays to celebrate America's 250th , with Mr. LaMotte casting the sole Nay vote.

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

9) COMMITTEE REPORTS

a) PERSONNEL COMMITTEE

i) Consider Committee Recommendations

Mr. LaMotte reported that the Committee, comprised of Ms. Baker and himself, met on June 1, 2026, for the purpose of conducting Mr. Beatty's annual performance review. He reviewed the general discussion of Northern's accomplishments, employee longevity and succession, adding how much he appreciates the open communication he has with Mr. Beatty. He stated that after Mr. Beatty left the room during the Committee Meeting, the Committee and Northern's Labor Counsel spent a good deal of time also reviewing employee hours and benefits at length. He then asked Ms. Baker for her thoughts.

Ms. Baker stated that she loves the Staff and acknowledged Staff's contribution in making Mr. Beatty look great, noting that Northern's website has been ADA compliant well before the 2027 deadline as just one example. She stated that the Committee gave Mr. Beatty what they believed to be a fair and generous raise and added that she would like to look at the Staff bonus percentage in the future, if the Board is amenable to the idea.

Mr. LaMotte once again discussed Mr. Beatty's future succession and how well Northern is run, also acknowledging Staff's contribution to its success. He then reported that the Committee proposed a 4.5% salary increase and 3% performance bonus, in accordance with Northern's performance bonus policy.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Boykin, seconded by Mr. Block and unanimously passed approving the Committee recommendations.

ii) Consider Approval of June 1, 2026 Minutes

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed approving the Personnel Committee minutes of June 1, 2026.

Mr. Beatty thanked the Board and also acknowledged the contributions of Northern Staff.

10) 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.

11) COMMENTS FROM THE BOARD

The Board offered their congratulations and best wishes to Ms. DeFilippo once again.

12) 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. Scheff
____
Assistant Secretary