

**MINUTES OF A PUBLIC HEARING
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 met at approximately 8:01 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 Sherpitis of Eagles Nest.

2) ESTABLISHMENT OF A QUORUM

Mr. Boykin announced that a quorum was present 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 that no additions or deletions to the Agenda were necessary.

4) GENERAL

Proposed Fiscal Year 2026/2027 Annual Budget and Assessment Roll

a) Presentation of Assessment Rates

Ms. Roundtree explained that this a Public Hearing pursuant to Section 197.3632 and Chapter 189, Florida Statutes, a Notice of Public Hearing was advertised to receive public comment and Board comment on the proposed 2026/2027 Budget and Non-Ad Valorem Assessment Roll prior to final approval. She reported there have been two changes to Northern's Assessment Roll since the Property Appraiser's mailing of the Truth in Millage (TRIM) rates. She noted that in Unit 31, Landowners requested that Northern fully fund the new aerators with the Unit's reserves in order to decrease the assessment rates by approximately 4% from the TRIM rates, and in Unit 53, the Series 2015 Bonds have since been refunded resulting in an approximate 7% decrease in rates from TRIM rates. Ms. Roundtree stated that the bond refunding will be presented in more detail in the Regular Meeting.

Ms. Roundtree stated it is now in order to receive comments from the public and the Board at this time. A Resolution to adopt the proposed 2026/2027 Budget and Non-Ad Valorem Assessment Roll will be presented for consideration at the Regular Meeting.

b) Receive Comments from the Public on Proposed 2026/2027 Annual Budget and Assessment Roll

Mr. Boykin called for public comment regarding the proposed 2026/2027 Annual Budget and Non-Ad Valorem Assessment Roll, to which there was no response.

c) Receive Comments from the Board on Proposed 2026/2027 Annual Budget and Assessment Roll

Mr. Boykin called for Board comment regarding the proposed 2026/2027 Annual Budget and Non-Ad Valorem Assessment Roll.

Mr. LaMotte asked if Staff has received any calls about the rates, and Ms. Roundtree advised that Staff reviewed the budget with many of the Homeowners Associations prior to TRIM notices being mailed

to the public. She added that there have been several calls with general questions since the TRIM notices went out, but no protests regarding the rates.

5) **RECEIVE AND FILE**

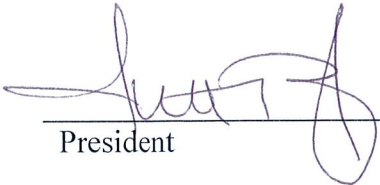
Mr. Beatty presented the following item to be received and filed:

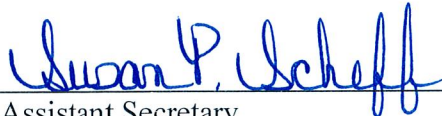
- Legal Advertisement and Notices pertaining to today's August 26, 2026 Public Hearing.

6) **ADJOURN**

A **motion** was made by Ms. Baker, seconded by Mr. LaMotte and unanimously passed to adjourn the Public Hearing.

There being no further Public Hearing items to come before the Board on this matter, the Public Hearing was adjourned.



President

Assistant Secretary