

**MINUTES OF A BOARD OF SUPERVISORS MEETING
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 09/23/20**

Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:00 a.m. on September 23, 2020 via Zoom teleconference.

1) ROLL CALL

There were present (via online teleconference) Board President Matthew J. Boykin and Supervisors L. Marc Cohn, Adrian M. Salee, Gregory Block, and Ellen T. Baker; Executive Director O'Neal Bardin, Jr.; District Engineer Robert W. Lawson of Arcadis and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.

Also present (via online teleconference) were Deputy Director Dan Beatty; Finance Director Katie Roundtree; Executive Assistant Susan Scheff; Director of Operations Ken Roundtree; Programs Administrator Jared Kneiss; Permit and Contract Specialist Mila Acosta; and Amy Eason of AECOM.

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. Bardin reported that no additions or deletions to the Agenda were necessary.

4) APPROVAL OF MINUTES

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the Minutes of the August 26, 2020 Public Hearing and 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.

Ms. Scheff advised that Amy Eason of AECOM was the only member of the public in attendance. She also advised that she had not received any comments from the public via email prior to the meeting nor were any public comments received by any of the other advertised methods.

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 Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the following Consent Agenda Items:

- a) Unit No. 11 – PGA National
 - i) Consider Purchase Order to Flying Scot, Inc.
 - ii) Consider Change Order to J.W. Cheatham, LLC (CO 2)
- b) General
 - Consider Signatory Resolution (2020-10)
- c) Payment Requests

copies of which are contained in applicable Northern files.

8) REGULAR AGENDA

a) UNIT OF DEVELOPMENT NO. 2C – ALTON Status Report

Mr. Beatty gave a status report of this project, initially displaying the unit map and site plan, followed by aerial photos and brief descriptions of the progression of the project from June 2014 through January 2020.

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

b) UNIT OF DEVELOPMENT NO. 21 – OLD MARSH

i) Consider Maintenance Agreement

Mr. Bardin reported that in Northern's routine interactions with the Old Marsh Golf Club, Staff learned that the Landowners were not satisfied with the services currently provided for aquatic weed

control and marsh maintenance. He showed the Board an aerial photo highlighting the areas requiring this work, noting that the Landowners were looking for a higher level of service, but were not happy with costs involved with this increased level of service. He stated that representatives from Northern met with the POA and Golf Club and discussed the possibility of a Maintenance Agreement wherein the Golf Club could provide the aquatic weed control and marsh maintenance services, thereby avoiding assessments for those services. Mr. Bardin stated that the Golf Club elected to pursue this option and the attached Maintenance Agreement establishes the terms for this service. It will also eliminate Northern's need to levy assessments for those services beginning in fiscal year 20/21. He noted that Exhibit "A" to the copy of the Agreement in the Board packet was not legible, so the one being shown to the Board this morning was emailed to them prior to the meeting for their information.

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

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the Maintenance Agreement.

ii) Consider Change Order to Aquatic Vegetation Control, Inc. (CO No. 1)

Mr. Beatty explained that in consideration of the previously approved Maintenance Agreement, this Change Order removes those Unit No. 21 Golf Club assumed services from the multi-unit contract awarded to Aquatic Vegetation Control, Inc. and which takes effect on October 1, 2020. He stated that this Change Order reflects a deduction in the amount of \$256,037.78 for the removal of the aquatic weed control and marsh maintenance services within Unit 21, Old Marsh.

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

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving Change Order No. 1 in the deduct amount of \$256,037.78 to Aquatic Vegetation Control, Inc.

c) UNIT OF DEVELOPMENT NO. 53 – ARDEN

i) Status Report

As was done with the Unit No. 2C status report, Mr. Beatty gave a status report of this project, initially displaying the unit map and site plan, followed by aerial photos and brief descriptions of the progression of the project from August 2014 through January 2020, as well as some drone video from April of 2017. Mr. Beatty explained that this was initially a barren site used for the spoil produced from the rock pits to the west of the site.

Mr. Salee asked if the spoil on site was tested prior to its development, and Mr. Beatty advised that slurry may have been a better term as the material consisted of finely packed, sandy soil not suitable for rock base. He confirmed that environmental testing was completed prior to construction and the soils were in good condition.

Mr. Beatty explained that there are a lot of future phases to be developed and noted that Mr. Lawson will be presenting the next related item.

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

ii) Consider Resolution on First Amendment to Plan of Improvements (2020-11)

Mr. Lawson reported that, as was seen in the previous photos, Unit 53 is well underway, and the Landowner, Highland Dunes, is looking at their marketplace. He explained that they are land developers, not builders of homes, and are selling finished developed lots to builders. He noted that during the course of developing this project, the Landowner has determined that there is a larger demand for smaller single family homes and more multi-family homes than the larger single family homes that had been originally planned for the site.

Mr. Lawson stated that the first step when creating the Unit was to establish and approve a Plan of Improvements (POI). Northern has been asked by the Landowner to amend the Plan of

Improvements to modify the total number of residential units from 2,000 to 2,334, and funding for Northern's modification process has been received. He reported that the Landowner has been working with Palm Beach County and has received the necessary approvals for the first reading and is awaiting the second reading and approvals. Mr. Lawson stated that he has prepared and filed a First Amendment to the POI that reflects the anticipated change in the number of units, plus the exhibits have been modified to reflect the new site plan. He also has added a status report to reflect all of the completed public improvements to date and the ongoing progress of each of those units.

Mr. Lawson reported that the next step in the process is to prepare an amendment to the Report of Engineer (ROE) which would establish any changes to the benefit allocations for each of the various uses. He explained that this is the basis upon which Northern assesses each of the different types of units noting that there are three types of units within this development. He anticipates moving into that phase of the process in the first part of next year and the amendment to the ROE will probably come before the Board for consideration in March. Mr. Lawson noted that the process is moving a little slower than usual in order to dovetail with the Landowner's approval process with the County.

Mr. Lawson stated that Resolution No. 2020-11 to consider the adoption of the First Amendment to the Plan of Improvements is being recommended for Board approval.

Mr. Salee asked if current residents have complained about the changes, and Mr. Lawson advised that Northern is not aware of any issues. He explained that the Landowner is very cognizant of the potential impacts to its residents and they are about to enter into a public relations campaign to explain the changes and potential impacts to the residents before Northern goes through its final approval process.

Mr. Bardin noted that the Landowner has an intensive program planned, including many neighborhood meetings with small groups.

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

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving Resolution No. 2020-11.

8) MISCELLANEOUS REPORTS

a) ENGINEER

Mr. Lawson had nothing to report.

b) ATTORNEY

Mr. Edwards had nothing to report.

c) EXECUTIVE DIRECTOR

Mr. Bardin stated that the Public and Community Relations Report is 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 Notices

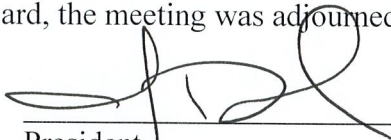
copies of which are contained in Northern's records.

10) COMMENTS FROM THE BOARD


Ms. Baker thanked the Board for the appointment. She also expressed her gratitude, acknowledging Staff and Mr. Edwards for their assistance and stated that she is happy to be a part of Northern.

11) ADJOURN

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



President



Assistant Secretary