

**PLANTATION ACRES IMPROVEMENT DISTRICT**  
**REGULAR MEETING**  
**Thursday, February 26<sup>th</sup>, 2026**  
**1701 NW 112<sup>th</sup> Avenue, Plantation, FL 33323**

---

**MEMBERS PRESENT:**

Chairman Jorge Santana  
Vice Chair Jeff Munchick  
Commissioner William Beazley  
Commissioner Pete Gilmore  
Commissioner Lance Fein

**PRESENT:**

David Tolces, District Attorney  
Bealinda Pell, District Engineer

**CALL TO ORDER & ROLL CALL:** Chairman Santana called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the Flag. A roll call was conducted, confirming that all listed members were present. A quorum was established.

**APPROVAL OF ATTENDANCE OF COMMISSIONERS BY SOCIAL MEDIA (ZOOM) OR TELEPHONE:**

None

**APPROVAL OF MINUTES & 2026 PROPOSED MEETING DATES:**

- I. The minutes of the Regular Meeting held on January 22<sup>nd</sup>, 2026, were presented for approval.

A Motion was made by Vice Chair Munchick to approve the Regular Meeting Minutes of January 22<sup>nd</sup>, 2026, and seconded by Commissioner Fein.

Chairman Jorge Santana	Yes
Vice Chair Jeff Munchick	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Lance Fein	Yes

The Motion to approve the Regular Meeting Minutes January 22<sup>nd</sup>, 2026, was approved unanimously. (5-0).

- II. Approval of Proposed 2026 Meeting Dates & Confirmation if State Law requires publishing annually a list of the meeting dates.

**Vice Chair Munchick** noted potential conflicts with holidays.

**Attorney Tolces** confirmed that if there is any conflict with the dates, they can be changed.

**Attorney Tolces** advised that, pursuant to Florida Statutes governing Truth in Millage (TRIM) procedures, the District is required to schedule its budget hearings within a limited statutory window in September 2026, with only a small number of eligible dates available. Based on the statutory calendar, the potential dates identified for compliance were:

- September 11, 2026

- September 14, 2026
- September 15, 2026

**Attorney Tolces** noted that these dates fall within the required timeframe established by law, and final selection will be made based on statutory confirmation and publication requirements.

**Attorney Tolces** further explained that, although the meeting schedule is being approved at this time, the dates are not set in stone and may be adjusted if necessary to ensure full compliance with statutory deadlines and logistical considerations. However, approval is required at this stage in order to proceed with public notice publication, as mandated by Florida law, in the legal advertisement section of a newspaper of general circulation.

The proposed 2026 Meeting Schedule is as follows:

- March 26, 2026
- April 23, 2026
- May 28, 2026
- June 25, 2026
- July 23, 2026
- August 27, 2026
- September 11, 14, or 15, 2026 (TRIM Hearing - Final Date TBD)
- October 22, 2026
- November/December 2026 (combined meeting - exact date TBD)

Board members confirmed general availability, acknowledging that flexibility would be maintained, particularly for the September hearing due to statutory constraints.

A Motion was made by Commissioner Fein to approve the 2026 Regular Meeting Schedule, including the identified September TRIM hearing date options, for the purpose of public advertisement and statutory compliance and seconded by Commissioner Gilmore.

Chairman Jorge Santana	Yes
Vice Chair Jeff Munchick	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Lance Fein	Yes

The Motion to approve the 2026 Regular Meeting Schedule, including the identified September TRIM hearing date options, for the purpose of public advertisement and statutory compliance was approved unanimously. (5-0).

## **PUBLIC COMMENTS**

None

## **STAFF REPORT**

### **III. ACCOUNTANT'S REPORT:**

District Accountant, Ms. Smith, was absent due to traffic delays.

#### **A. APPROVAL OF THE CREDIT CARD REPORT FOR 1/09/2026 THROUGH 2/08/2026 IN THE AMOUNT OF \$6,781.37**

**Commissioner Fein** noted minor tax charges, some of which were credited.

A Motion was made by Vice Chair Munchick to approve the Credit Card Report for the period 1/09/2026 through 2/08/2026 totaling \$6,781.37 and seconded by Commissioner Fein.

Chairman Jorge Santana	Yes
Vice Chair Jeff Munchick	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Lance Fein	Yes

The Motion to approve the Credit Card Report for the period 1/09/2026 through 2/08/2026 totaling \$6,781.37 and was approved unanimously. (5-0).

#### **B. PROFIT & LOSS STATEMENT FOR JANUARY 2026**

**Chairman Santana** presented the Profit & Loss Statement for January 2026, information only.

Questions referred to District's Accountant, Ms. Smith.

No further questions or concerns were raised.

#### **C. BALANCE SHEET FOR JANUARY 1-31, 2026**

**Chairman Santana** presented the Balance Sheet for January 1-31, 2026, information only.

Questions referred to District's Accountant, Ms. Smith.

No further questions or concerns were raised.

#### **IV. ATTORNEY'S REPORT:**

**District Attorney** provided an update regarding House Bill 4067, concerning a potential referendum for District dissolution:

- Passed Florida House on February 25, 2026
- Currently it is under review by the Senate
- Expected timeline: 2-4 weeks for final legislative action
- Potential referendum election anticipated in June 2026

#### **A. ELECTION SERVICES AGREEMENT WITH BROWARD COUNTY SUPERVISOR OF ELECTIONS**

Following the previous update, discussion regarding agreement with Broward County Supervisor of Elections included:

- The agreement is mandatory for the Supervisor of Elections to conduct any District election.
- The agreement must be approved and executed prior to April 1, 2026, in order to meet statutory deadlines.
- The agreement does not authorize or relate to the proposed referendum election for District dissolution.

- The agreement strictly pertains to the November 2026 general election, specifically for candidate elections, if applicable.

**Attorney Tolces** outlined the cost implications associated with various election scenarios:

- Candidate-only election in November 2026:
  - No cost to the District (Supervisor of Elections does not charge)
- Ballot question included in November 2026 election:
  - Approximately \$2.79 per registered voter
- Standalone referendum election (anticipated June 2026, if applicable):
  - Estimated at approximately \$11 per registered voter
  - With approximately 4,300 registered voters, projected cost could be around more than \$40,000

**Attorney Tolces** emphasized that:

- The referendum election for dissolution, if required, would be addressed under a separate agreement at a later date.
- The current agreement strictly establishes the legal framework and relationship between the District and the Supervisor of Elections.

A motion was initially made and seconded to table the item until the next meeting, pending distribution and review of the agreement document. Before the vote was finalized, additional discussion prompted reconsideration of the necessity to delay approval.

**Commissioner Gilmore** expressed initial concern regarding approving the agreement without reviewing the full document.

**Attorney Tolces** clarified that the agreement consists primarily of standard legal provisions (“legalese”), with cost structures outlined in an exhibit.

**Attorney Tolces** clarified that:

- There will be a second agreement for referendum election in June.
- The District has historically entered into similar agreements
- The agreement simply authorizes the Supervisor of Elections to act on behalf of the District
- There is no financial obligation under the current agreement for the November election

Following clarification that:

- Approval is required prior to April 1, 2026
- There is no financial impact
- The agreement is procedural

The Board agreed to proceed with approval at the current meeting.

A motion was made by Commissioner Gilmore to authorize the Chairman, Mr. Jorge Santana, to execute the Election Agreement between the Plantation Acres Improvement District and the Broward County Supervisor of Elections for purposes of conducting the November 2026 election, if required and seconded by Vice Chair

Munchick.

Chairman Jorge Santana	Yes
Vice Chair Jeff Munchick	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Lance Fein	Yes

The Motion to authorize the Chairman, Mr. Jorge Santana, to execute the Election Agreement between the Plantation Acres Improvement District and the Broward County Supervisor of Elections for purposes of conducting the November 2026 election, if required was approved unanimously. (5-0).

**Attorney Tolces** confirmed that the agreement would be provided for signature and that copies would be distributed to all Board members for their records.

**I. ENGINEER'S REPORT:**

**A. CONSENT ITEMS**

None

**B. QUASI-JUDICIAL ITEMS**

None

**C. BOARD ACTION ITEMS**

None

**D. DISCUSSION ITEMS**

**D.1. Plantation Acres South (PAS) Drainage Improvements (D2511.01)**

**District Engineer Pell** delivered a comprehensive presentation regarding the Plantation Acres South (PAS) Drainage Improvement Project.

**Project Scope:**

- Development of a modern stormwater drainage system
- Focus area: Plantation Acres South (approx. 188 residential lots)
- Objective: Reduce flooding and improve water conveyance

**Existing Conditions:**

- Roads constructed in the 1970s at lower elevation
- No effective outfall system
- Recurrent flooding events (documented in 2023 and 2025)

**Preliminary Engineering Findings**

- Basin C1 is 28% larger than other basins
- South Acres lacks dedicated pump infrastructure
- Significant unused permitted discharge capacity exists

**Conceptual Design Includes:**

- Pump station installation
- Drainage piping network (RCP)
- Surge tank and discharge system
- Outfall to North River Canal
- Potential use of Tara Park as drainage collection site

**Timeline**

- Estimated 4-5 years total duration

**Estimated Cost**

- Total Project Cost: around \$3.6 million
  - Includes 20% contingency

**Phases**

1. Data collection & modeling
2. Final design & permitting
3. Construction
4. Final certification

**Funding Considerations**

- District budget allocation
- State/County grants
- Potential partnership with City of Plantation

**Vice Chair Munchick** expressed appreciation for the quality and thoroughness of the presentation and noted that, while the presentation was informative and well-delivered, the Board should be mindful of professional service costs associated with attorney attendance, specifically referring to Attorney Tolces, who was present during the discussion. It was suggested that further in-depth discussion of the engineering subject matter be deferred to a future workshop setting, where extended deliberation could occur without incurring additional legal expenses.

**Vice Chair Munchick** agreed that remaining technical questions and follow-up discussion items would be better addressed at a dedicated workshop, allowing for a more comprehensive and cost-efficient review.

No formal action was taken on Item D-1; the item was presented for discussion and update only.

**D.2. Permit Activity (D9408.02 & D9408.03)**

**District Engineer Pell** reported the Permit Activity Report for the prior month, advising that:

- Eight (8) permits were issued, including permits for tennis court, residential structure, miscellaneous structures, fences, driveway, and pools.
- One (1) Certificates of Occupancy for an addition was issued during the reporting period.

**D.3. Violation Activity (D9611.01)**

**District Engineer Pell** reviewed the Violations Report, noting the following:

**1. Garage in Easement - 12350 NW 10<sup>th</sup> Street**

*The Board previously granted the property owner an additional six-month compliance period. The compliance deadline is April 24, 2026.*

**2. Construction Without Permit - Cottage - 1201 NW 118<sup>th</sup> Avenue**

*In compliance review.*

**3. Driveway Without Permit - 11781 NW 26<sup>th</sup> Street**

*It was referred to the City Code Enforcement.*

**4. Concrete Pad Without Permit - 11811 SW 3<sup>rd</sup> Street**

*It was referred to the City Code Enforcement.*

**District Engineer Pell** acknowledged that the District initiates compliance reviews.

**District Engineer Pell** confirmed that:

- After two notification letters:
  - The matter is escalated to District Counsel
  - The District may initiate coordination with City Code Enforcement
- This process has been used successfully in prior cases, resulting in enforcement action and removal of non-compliant structures

**Chairman Santana** confirmed that ongoing enforcement coordination is being handled by the District Manager's Mirones with the City of Plantation Code Enforcement.

**II. DISTRICT MANAGER'S REPORT:**

**Chairman Santana** presented District's Manager Report in absence of Ms. Mirones due to a family emergency.

Handout provided (Overview)

**Last Month's Follow Up**

None

**Projects**

**Chairman Santana** reported that following:

**Canal Maintenance**

- Ongoing vegetation trimming and debris removal
- Removal of coconuts and obstructions

**Infrastructure Improvements**

- Replacement of corroded beam in Canal C6
  - Contractor estimate: more than \$10,000
  - District self-performed: around \$3,000

**Equipment & Operations**

- Pump station operational hours reported

- Fleet mileage updated
- Rainfall recorded: **1 inch**

**Cost Savings**

- Sensor replacement completed internally:
  - Vendor quote: more than \$5,000
  - District cost: around \$1,300

**Additional Coordination**

- Follow-up requested with American Heritage School regarding canal maintenance obligations due to lack of improvement observed
- Continued efforts to streamline permit payment process

**Pump Stations**

Runtime hours:

Pump 1= 4152	Last Mo. = 4149	Difference= 3
Pump 2= 4203	Last Mo. = 4202	Difference= 1
Pump 3= 4225	Last Mo. = 4223	Difference= 2
Pump 4= 3968	Last Mo. = 3960	Difference= 8
Pump 5= 5130	Last Mo. = 5129	Difference= 1
Pump 6= 3952	Last Mo. = 3950	Difference= 2

**Canal Spraying**

N/A No service this month

**Rainfall**

This Month = 1.00"  
 Last Month = 1.00"

**Fleet**

**2016 F-250**

Mileage= 98,625      Last Mo. = 98,098      Difference= 527

**2018 F-150**

Mileage= 121,325      Last Mo. = 119,558      Difference= 1,767

**Skid Loader**

Run time  
hours = 1,739      Last Mo. = 1,734      Difference= 5

**Kubota RTV**

Runtime  
Hours = 301      Last Mo. = 277      Difference= 24

**Dump Trailer:**

N/A

**Lawn Mower trailer:**

N/A

**Safety:**

No incidents to report

**New:**

N/A

**OLD BUSINESS:**

**I. Dynamic Accounting, Inc. Action Taken**

**Chairman Santana** updated that the forensic audit currently continues being conducted to Dynamic Accounting.

No further actions were taken.

**Chairman Santana** presented a proposal for Canal Dredging discussion from Organic Sediment Removal System:

The findings from Site visit included:

- Canal sediment depth measured: 2.5 to 3.5 feet of muck accumulation
- The proposed scope estimate costs: \$159,000 for partial Canal C1 (118<sup>th</sup> to Hiatus) dredging, and around \$80,000 for partial sections
- The estimated disposal cost: around \$22,000 (570 cubic yards)
- Methodology: Hydraulic dredging using 6-inc pump system, diver-assisted removal, geotextile dewatering bags (15-micron nesh)

**Chairman Santana** noted that using contractor work as training opportunity for the District crew.

**Chairman Santana** explained the potential cost-benefit of outsourcing vs. internal work.

**Vice Chair Munchick** noted training District's crew through observation.

**Attorney Tolces** stated the concerns about procurement compliance (formal RFP required), environmental permitting and disposal regulations, and the cost and budget availability.

**Attorney Tolces** advised:

- Project exceeds \$10,000 threshold → requires formal procurement
- Cannot approve project:
  - Not listed on agenda
  - Contract terms not prepared
- Emergency procurement provisions exist but require justification

The Board agreed to schedule a workshop to further evaluate dredging strategy and potential Pump Station 7 alternatives. That will include:

- Procurement process
- Cost feasibility
- Operational alternatives

**NEW BUSINESS:**

None

**COMMISSIONER COMMENTS**

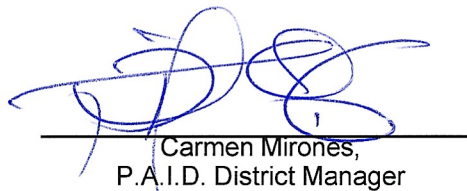
None

**ADJOURNMENT:** With no further business, the meeting was adjourned at 8:35 pm. By Chair Santana.

Following adjournment, an informal birthday recognition took place.



\_\_\_\_\_  
Jorge Santana,  
P.A.I.D. Chairman



\_\_\_\_\_  
Carmen Mirones,  
P.A.I.D. District Manager