

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

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**MEMBERS PRESENT:**

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

**PRESENT:**

David Tolces, District Attorney  
Bealinda Pell, District Engineer  
Deborah Smith, District Accountant  
Carmen Mirones, District Manager

**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 AMENDED AGENDA**

**Attorney Tolces** addressed the Board regarding the need to approve an amended agenda.

**Attorney Tolces** advised that the amended agenda included the addition of:

- Item A1 under Engineer's Report within the Consent Agenda specifically identified as the Second Street Estates As-Built Item.

**Attorney Tolces** explained that, pursuant to proper procedure, the Board must formally approve the amended agenda prior to proceeding with the remainder of the meeting.

A Motion was made by Commissioner Fein to approve the Amended Agenda as presented and seconded by Vice Chair Munchick.

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

The Motion to approve the Amended Agenda as presented was approved unanimously. (4-0).

**APPROVAL OF MINUTES:**

I. The minutes of the Regular Meeting held on February 26<sup>th</sup>, 2026, were presented for approval.

A Motion was made by Commissioner Beazley to approve the Regular Meeting Minutes of February 26<sup>th</sup>, 2026, and seconded by Commissioner Fein.

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

The Motion to approve the Regular Meeting Minutes February 26<sup>th</sup>, 2026, was approved unanimously. (4-0).

II. The minutes of the Special Meeting held on March 12<sup>th</sup>, 2026, were presented for approval.

A Motion was made by Commissioner Beazley to approve the Special Meeting Minutes of March 12<sup>th</sup>, 2026, and seconded by Vice Chair Munchick.

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

The Motion to approve the Special Meeting Minutes March 12<sup>th</sup>, 2026, was approved unanimously. (4-0).

**PUBLIC COMMENTS**

None

**STAFF REPORT**

**I. ACCOUNTANT'S REPORT:**

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

**A. APPROVAL OF THE CREDIT CARD REPORT FOR 2/09/2026 THROUGH 3/08/2026 IN THE AMOUNT OF \$6,899.37**

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

A Motion was made by Commissioner Beazley to approve the Credit Card Report for the period 2/09/2026 through 3/08/2026 totaling \$6,899.37 and seconded by Vice Chair Munchick.

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

The Motion to approve the Credit Card Report for the period 2/09/2026 through 3/08/2026 totaling \$6,899.37 and was approved unanimously. (4-0).

**B. PROFIT & LOSS STATEMENT FOR FEBRUARY 2026**

The Board reviewed the Profit and Loss Report for the month of February 2026.

**Chairman Santana** presented the financial summary and invited questions or comments from the Board.

**Commissioner Beazley** required clarification regarding the line item identified as "Bonds" within the report and inquired as to the nature and composition of the bonds reflected in the account.

**District Accountant Smith** advised that the balance remains in the account and indicated that a detailed review would be required to provide a complete breakdown.

**District Accountant Smith** noted that a listing of the bonds currently held can be compiled and distributed to the Board.

**District Accountant Smith** clarified that the bonds include:

- One significant bond associated with C.C. Holmes, and
- One additional smaller bond.

The Board acknowledged the explanation provided.

**Chairman Santana** inquired whether formal Board approval was required for the Profit and Loss Report.

**Attorney Tolces** clarified that no formal approval is required, and that the report is typically received and filed for the record.

**Commissioner Fein** addressed another question regarding permit-related financial activity for the month.

**District Accountant Smith** reported that:

- Permit income for February 2026 totaled approximately \$31,004 to \$31,400, and
- Permit-related expenses totaled approximately \$9,200.

**Commissioner Fein** provided a comment acknowledging the figures and noted the positive variance between permit revenues and associated expenses for the month. A follow-up question was raised to confirm the accuracy of the reported figures.

**District Accountant Smith** confirmed that the numbers presented were accurate.

No further questions or comments were raised.

No formal action was required. The Profit and Loss Report for February 2026 was received and filed.

### **C. BALANCE SHEET FOR FEBRUARY 1-28, 2026**

The Board reviewed the Balance Sheet for the period of February 1 through February 28, 2026.

**Chairman Santana** presented the report and clarified the applicable reporting period for the record and invited the Board to provide questions or comments regarding the Balance Sheet.

No questions or comments were raised by the Board members.

No formal action was required. The Balance Sheet for the period of February 1 through February 28, 2026, was received and filed.

### **D. DEPOSIT CORRECTION CLARIFICATION**

**District Accountant Smith** reported that on March 5, 2026, a deposit at Truist Bank in the amount of \$11,214.36 was made, supported by an official receipt. However, due to a bank processing error, the deposit was incorrectly recorded as approximately \$112,000, reflecting an unintended additional \$100,000.

**District Accountant Smith** explained that:

- The error originated from the bank's internal data entry process.
- The discrepancy did not match the deposit receipt provided by the District.

- The bank identified the error independently and corrected it on the same day.

**District Accountant Smith** noted that although the correction was timely, the incident was unusual given that deposits are typically reconciled directly against the receipt amount.

Board members acknowledged the explanation. No further action was requested.

**Commissioner Fein** raised a follow-up question regarding the cumulative Profit and Loss report from October 2025 through February 2026, specifically addressing permit-related financial performance.

**Commissioner Fein** noted that:

- Total permit-related income for the period was approximately \$105,000.
- Total permit-related expenses were approximately \$115,000.
- This reflects a net negative variance over the multi-month period, despite a positive performance in the most recent month.

**Commissioner Fein** expressed concern regarding the discrepancy, particularly considering recent permit fee adjustments intended to achieve cost recovery or surplus.

**District Accountant Smith** provided a detailed explanation regarding the timing differences between revenue collection and expense recognition, clarifying that:

- The District operates on an accrual (actuals) basis, rather than strictly cash basis.
- Revenue collections (deposits) are often received one or more months after the corresponding permits are issued.
- The engineering firm (office of District Engineer Belinda Pell) typically completes reconciliations and submits documentation toward the end of the month or later.
- As a result:
  - Deposits received in a given month (e.g., October) may correspond to permits issued in prior months (e.g., September).
  - Expenses recorded in the current month may not align with revenue collected in the same reporting period.

Additionally, Ms. Smith explained that:

- Payment instruments such as money orders may represent collections from multiple prior months, depending on when they are submitted and processed.
- Internal processing time (review, verification, deposit preparation) may introduce additional delays of several weeks.

Accordingly, Ms. Smith emphasized that monthly financial reports will consistently reflect a lag, and that apparent discrepancies between income and expenses within a single reporting period are expected.

To illustrate this timing difference, the following example was provided by District Engineer Pell:

- Invoices billed (March, for February activity): \$17,925.89
- Payments collected: \$14,333.07
- Difference: Approximately \$3,000

**District Accountant Smith** noted that:

- Several accounts (approximately six) currently reflect temporary negative balances.
- These balances are expected to be reconciled as cost recovery continues.

**District Accountant Smith** reiterated that while short-term variances may occur, the system is monitored to ensure overall financial balance over time.

**Commissioner Fein** inquired whether it would be possible to track permit income and expenses on a per-property (per-address) basis, to better evaluate whether permitting activities are achieving cost recovery.

The following clarifications were provided by Ms. Smith:

- Within the accounting system:
  - Revenues (deposits) and expenses are recorded in separate sections (standard Profit & Loss structure).
  - They are not displayed side-by-side for each permit.
- However:
  - When checks are issued, the District includes detailed references, such as property addresses or applicant names.
  - Deposits are also being increasingly itemized by address under the current system.
- As a result:
  - It is possible to cross-reference revenues and expenses manually by address.
  - The system is evolving, and more comprehensive tracking is being implemented over time.

**District Accountant Smith** noted that:

- Full historical data is not yet fully integrated due to transition to a new accounting system.
- The engineering office maintains separate detailed ledgers, which include:
  - Individual property records
  - Payments received
  - Associated costs

**District Accountant Smith** indicated these ledgers are provided to the District and can be used for reconciliation and analysis.

**Commissioner Fein** requested that staff explore the possibility of generating a monthly report showing net gain or loss per permit, to evaluate the effectiveness of recent fee adjustments.

**District Accountant Smith** acknowledged the request and agreed to:

- Review reporting capabilities within the accounting system, and
- Provide supplemental reports, where feasible, including the engineering office's ledgers.

## II. ATTORNEY'S REPORT:

**Attorney Tolces** provided an update regarding the status of the District's local legislation, HB 4067 (2026) Plantation Acres Improvement District, and associated referendum planning.

**Attorney Tolces** advised that, as of the date of the meeting, a review of the official legislative tracking system confirmed that the bill remains pending and has not yet been presented to the Governor for final action. Accordingly, no definitive timeline for enactment is currently available, and the District must await further developments at the state level.

Despite the pending status, Mt. Tolces discussed the importance of proactive planning in anticipation of the bill becoming law and the potential requirement to conduct a referendum.

**Attorney Tolces** noted that:

- Coordination with the Broward County Supervisor of Elections will be necessary to begin logistical preparations for the referendum.
- The District anticipates targeting an upcoming election cycle, with discussion referencing June 9 as a key statutory election-related date, and broader planning considerations extending into the summer months, including July.

**Attorney Tolces** further discussed that:

- In order to meet statutory deadlines and administrative requirements, the District may need to initiate formal actions in advance, including:
  - Adoption of resolutions authorizing the referendum, and
  - Execution of any required agreements with the Supervisor of Elections.
- Preliminary timing considerations suggest that such actions may need to occur on or before early April to ensure compliance with election administration deadlines.

**Attorney Tolces** emphasized the importance of close coordination between:

- The District Manager,
- Legal counsel, and
- The Supervisor of Elections' Office

to ensure all procedural and statutory requirements are satisfied in a timely manner.

**Attorney Tolces** concluded by noting that additional updates will be provided as soon as further information becomes available from the State.

No formal action was taken at this time.

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

#### **A. CONSENT ITEMS**

##### **A1. 2nd Street Estates Asbuilt (C2410.01)**

**District Engineer Pell** considered Item A1, presented as a consent agenda item, regarding the partial release of a security bond associated with a development project's common area improvements.

**District Engineer Pell** provided a comprehensive overview of the project status and compliance.

**District Engineer Pell** reported that:

- The developer has completed the common area infrastructure, including:
    - Roadway construction, and
    - Swale installations.
  - The only remaining component is the second lift (final layer) of asphalt, which has not yet been installed.
- The current request is limited to common area certification and does not include individual lot certifications.

Supporting documentation provided to the Board included:

- Final inspection report,
- Certification letter from the Engineer of Record, and
- Documentation confirming completion of the first lift of asphalt.

**District Engineer Pell** confirmed that:

- The project has undergone final inspection, and
- All completed work meets applicable District standards and requirements.

**District Engineer Pell** advised that approval of this item would authorize:

- Release of the security bond less the following retainage:
  - 10% of the total bond amount, and
  - An amount sufficient to cover completion of the second asphalt lift.

**District Engineer Pell** further explained that:

- The developer will have one (1) year to:
  - Install the second lift of asphalt, and
  - Ensure proper maintenance of the improvements.
- Upon completion of the second lift:
  - The project will undergo final asphalt inspection, and
  - The remaining bond balance will be brought back to the Board for final release consideration.

**Vice Chair Munchick** inquired if the District could incur any financial loss as a result of releasing the bond at this stage.

In response, Ms. Pell and Ms. Smith confirmed that:

- The original security bond amount was approximately \$274,000.
- The District retains sufficient funds to:
  - Cover all outstanding work (including the second asphalt lift), and
  - Ensure full cost recovery.

**District Engineer Pell** further explained that:

- The retained balance includes:
  - The required 10% holdback, and
  - Any unrecovered project-related costs incurred by the District.
- The District has already applied certain costs (estimated at approximately \$8,000) against the bond, reducing the releasable amount accordingly.

**District Accountant Smith** confirmed that:

- All bond releases are subject to a comprehensive internal audit prior to disbursement.
- This audit includes:
  - Verification of all project-related expenditures,
  - Cross-referencing historical costs (including multi-year review if necessary), and
  - Confirmation that all District expenses have been properly recovered.

**District Accountant Smith** emphasized that:

- No funds are released until the audit process is completed, and
- This procedure ensures that the District does not incur any financial loss.

The estimated processing time for bond release following Board approval is approximately 45 days, subject to completion of the audit and administrative processing.

**Chairman Santana** requested clarification regarding inspection oversight.

**District Engineer Pell** confirmed that:

- Field inspections were conducted by staff, including Mark (District inspection personnel).
- The Engineer personally:
  - Conducted site visits,
  - Reviewed photographic documentation,
  - Evaluated and revised submitted reports, and
  - Reviewed as-built plans.

**District Engineer Pell** noted that:

- The submittal underwent multiple review cycles (approximately three submissions) before achieving compliance.
- Necessary field corrections were required prior to final approval.

**District Engineer Pell** confirmed that the project is now fully compliant and approvable.

**Vice Chair Munchick** inquired whether administrative time and internal review efforts could be charged against the bond.

**District Engineer Pell** clarified that:

- The District charges an administrative fee as part of the permitting process to cover internal operations.
- However, additional internal administrative time (e.g., audit review) is not charged separately against the bond.

**District Engineer Pell** confirmed that:

- All eligible costs included in cost recovery are limited to:
  - Engineering services, and
  - Direct project-related expenses incurred by the District.

A Motion was made by Vice Chair Munchick to approve the partial release of the security bond, subject to Retention of 10% of the bond amount, Retention of sufficient funds to complete the second asphalt lift, and Completion of the District's audit process prior to disbursement and seconded by Commissioner Fein.

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

The Motion to approve the partial release of the security bond, subject to Retention of 10% of the bond amount, Retention of sufficient funds to complete the second asphalt lift, and Completion of the District's audit process prior to disbursement was approved unanimously. (4-0).

## **B. QUASI-JUDICIAL ITEMS**

None

## **C. BOARD ACTION ITEMS**

None

## **D. DISCUSSION ITEMS**

### **D1. Plantation Acres South (PAS) Drainage Improvements (D2511.01)**

**District Engineer Pell** proceeded to Agenda Item D1 for discussion regarding the Plantation Acres South Drainage Improvement Project, specifically Phase 1 – Surveying and Data Collection.

**District Engineer Pell** provided a comprehensive presentation and update.

**District Engineer Pell** reported that:

- A detailed presentation had previously been provided to Plantation Acres South residents at the prior Board meeting.
- Subsequent to that presentation, a coordination meeting was held with representatives from the City of Plantation, including:
  - Jason R. Nunemaker,
  - The City Engineer, Samira Shalan,
  - Parks and Recreation Director,
  - Commissioner Peter Gilmore, and
  - District Manager Carmen Mirones.

At that meeting:

- The Ms. Pell presented the same materials and scope previously provided to the Board to ensure full alignment and transparency.
- The City requested quarterly coordination meetings moving forward.
- The City expressed support for the project and indicated willingness to participate financially in Phase 1, specifically the survey and data collection components.

**District Engineer Pell** reviewed the project exhibit and defined the project limits as follows:

- North Boundary: NW 4th Street
- South Boundary: Adjacent to City park (north of North New River Canal)
- East Boundary: South Florida Water Management District canal (C-42)
- West Boundary: Flamingo Road

The project area includes:

- Approximately 188 single-family residential lots,
- Multiple canal systems (C-1, C-1A, C-1B),
- Approximately 17–18 ponds,
- Existing drainage infrastructure (RCP pipes, catch basins), and
- City-owned roadways and rights-of-way.

**District Engineer Pell** emphasized that comprehensive survey data is required to support hydrologic and hydraulic modeling for the proposed drainage improvements.

The proposed Phase 1 work includes:

Surveying Components:

- Finished floor elevations for 188 residential properties,
- Topographic and bathymetric surveys of ponds and canals,
- Canal cross-sections and invert elevations,
- Survey of drainage infrastructure,
- Survey of critical “hub” areas near the City park.

Data Collection and Engineering Support:

- Review and management of survey data,
- Compilation of as-built drawings and record drawings,
- Identification of easements and utilities,
- Field verification of unknown infrastructure.

The survey duration is estimated at:

- 6 months (target), with a contingency range of 6 to 8 months, accounting for weather and field conditions.

**District Engineer Pell** presented a detailed cost breakdown:

City-Funded Portion

- Survey of roadways, NW 4th Street, and Tara Park: \$104,637.50
- Data collection and management: \$27,140
- Contingency (5%) included

Total City Contribution: Approximately \$138,366.38 (46%)

District-Funded Portion

- Residential lot elevations, canal surveys, pond surveys, and critical areas

Total District Contribution: Approximately \$161,000 (54%)

Total Project Cost (Phase 1):

- Not to exceed \$324,500

The City indicated that:

- A formal package must be submitted for City Council approval, and
- They are supportive of the cost-sharing structure.

**District Engineer Pell** recommended Stoner Surveying and Mapping based on:

- Extensive prior experience with the District,
- Proven performance on similar projects, and
- Existing working relationship with the City of Plantation.

The City confirmed familiarity with and confidence in the firm.

**Attorney Tolces** clarified that:

- The survey work will be performed under the District Engineer's contract, not through a direct contract with the survey firm.
- This structure:
  - Avoids the need for separate competitive procurement, and
  - Maintains compliance with procurement requirements.

**District Engineer Pell** explained that:

- The survey firm will contract with the District Engineer Pell,
- Ms. Pell will review and allocate invoices between the City and the District, and
- Each entity will pay its respective share accordingly.

The Board discussed risk and liability considerations.

**District Engineer Pell** confirmed that:

- The survey firm will maintain appropriate professional liability insurance,
- Certificates of insurance will be obtained, and
- The City and District may execute an interlocal agreement addressing liability and cost-sharing responsibilities.

**Commissioner Beazley** raised several technical and policy questions, including:

- Survey Methodology: Confirmation that surveys will include finished floor elevations but not full grading of all residential lots to control costs.
- Existing Data Utilization: Use of prior as-built data and records to reduce duplication and cost.
- External Infrastructure (City of Sunrise): Clarification that a nearby 20-inch force main will not be impacted, and no coordination is required.

**Vice Chair Munchick** inquired regarding notification to residents.

**Chairman Santana** answered that the communication to residents will include:

- Door hangers,
- Public workshops, and
- Future outreach efforts.

**Vice Chair Munchick** expressed concern regarding Funding Opportunities.

**District Engineer Pell** explained about of potential grants through:

- State agencies,
- Florida Department of Environmental Protection, and
- Other funding avenues.

A Motion was made by Commissioner Fein to authorize the District Engineer Pell to proceed with Phase 1 surveying and data collection for the Plantation Acres South Drainage Improvement Project, at a total cost not to exceed \$324,500, with the understanding that the City of Plantation will contribute approximately \$138,000 toward the project and seconded by Vice Chair Munchick.

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

The Motion to authorize the District Engineer Pell to proceed with Phase 1 surveying and data collection for the Plantation Acres South Drainage Improvement Project, at a total cost not to exceed \$324,500, with the understanding that the City of Plantation will contribute approximately \$138,000 toward the project was approved unanimously. (4-0).

**Attorney Tolces** clarified that a formal agreement between the City of Plantation and the District may be required to properly define the terms of coordination, including cost-sharing responsibilities, payment procedures, and liability provisions.

**District Accountant Smith** inquired as to the mechanism by which funds associated with the project would be collected and disbursed, specifically seeking clarification on whether payments would be made directly between entities or administered through a centralized process.

**District Engineer Pell** In response, advised that the initial step would be the preparation of a formal contract outlining the scope of work, cost allocations, and administrative procedures. She explained that the consulting and survey services would be managed under her firm’s agreement.

**Attorney Tolces** added further clarified that all project-related payments would be administered through the District Engineer. Specifically:

- The City would remit its portion of the funding directly to the District Engineer, and
- The District Engineer would, in turn, disburse payments to the appropriate vendors and consultants in accordance with the project scope.

**Jason Nunemaker City of Plantation CAO** stated that the City of Plantation intends to move forward on a cost-sharing basis with the District and expressed strong support for the project. He further noted that the City is enthusiastic about the collaboration and looks forward to advancing the initiative jointly.

**Resident, Lori Bernardi** 11681 NW 6th Street, raised a concern regarding:

- Historical roadway elevations in Plantation Acres South being approximately two feet lower than other areas.

The District Engineer responded that:

- The condition is likely attributable to historical code requirements at the time of construction, which have since evolved.

**D2. Permit Activity (D9408.02 & D9408.03)**

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

- A total of eight (8) building permits were approved during the reporting period.
- The approved permits included a variety of improvements, specifically:
  - Driveways,
  - Fences,
  - One (1) swimming pool, and
  - Several miscellaneous residential structures.

In addition, Ms. Pell noted that:

- A total of one (1) Certificate of Occupancy (CO) was issued during the same period.

**District Engineer Pell** advised that the report reflects a summary of permitting activity for the month, including both approvals and related administrative processing.

### **D3. Violation Activity (D9611.01)**

**District Engineer Pell** began to present an overview of code enforcement and violation activity for the reporting period.

#### **1. Garage in Easement - 12350 NW 10<sup>th</sup> Street – Non-Compliance With Prioer Board Direction**

The Board was reminded that:

- The property owner had previously been granted an initial six (6) month compliance period, followed by an additional extension approved by the Board.
- The current extension is set to expire on April 24, 2026.

**District Engineer Pell** reported that:

- A site inspection conducted on the day of the meeting confirmed that:
  - The garage structure remains in place, and
  - The fence has not been removed, as previously required.
- The property owner has:
  - Obtained approval for a demolition permit, and
  - Submitted an application for a new garage structure in a compliant location, which is pending approval.

However, Ms. Pell emphasized that:

- No physical progress has been made toward compliance.
- The matter has been ongoing for approximately one (1) year.

**District Engineer Pell** advised that:

- The property owner will be formally notified to appear before the Board at the next meeting to provide an update and explanation regarding the lack of progress and intended course of action.

The Board noted uncertainty as to whether the structure will ultimately be demolished or relocated, pending further clarification from the applicant.

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

**District Engineer Pell** reported that:

- A structure (cottage/game room) was constructed without a permit.
- The property owner submitted an application to legalize the structure; however:
  - The finished floor elevation was measured at 6.41 feet,
  - The District's minimum code requirement is 7.5 feet, resulting in denial of the permit application.

**District Engineer Pell** further advised that:

- The applicant was directed to seek review from the City of Plantation Building Official, as City regulations may differ.
- The City acknowledged the concern and is currently reviewing the matter.

Additional observations included:

- The structure is believed to be the third building on the property, and
- It was initially represented as non-habitable but is now understood to be intended as a game room.

The case remains under review, pending determination by the City.

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

**District Engineer Pell** reported that:

- A driveway was constructed without obtaining a permit.

**District Engineer Pell** noted that:

- The property owner has received multiple notifications regarding the violation.
- The matter has been referred to the City, where a formal code enforcement case has been initiated.

**District Manager Mirones** confirmed that the matter is currently being handled through City enforcement channels.

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

**District Engineer Pell** noted that:

- A concrete pad was installed within a drainage easement without authorization.
- The pad is currently being used for vehicle parking.

**District Engineer Pell** further noted that:

- Approximately five (5) feet of concrete encroaches into the easement.
- The property owner has been instructed to remove the unauthorized improvement.
- The property owner has submitted an application for a demolition permit to remove a portion of the structure, and
- The property is considered to be in the process of compliance.

### **5. Property: SW 2nd Street – Fence Installed Without Permit (Resolved)**

**District Engineer Pell** reported on a previously identified violation involving:

- Installation of a fence without a permit.

**District Engineer Pell** confirmed that:

- The property owner requested additional time to comply, and
- The fence has since been removed.
- Violation initially reported: November 2025
- Compliance achieved: January 2026

The Board acknowledged that the matter is now fully resolved.

**IV. DISTRICT MANAGER’S REPORT:**

**District Manager Mirones** presented District’s Manager Report.

Handout provided (Overview)

**Last Month’s Follow Up**

None

**Projects**

**District Mnager Mirones** reported that following:

- Routine maintenance activities continued throughout Canals C1 through C6, including trimming overgrown trees and vegetation, as well as removing accumulated debris and coconuts to maintain proper water flow and overall canal functionality.
- Non-trespassing signs have been installed along all six (6) canals, as well as Canal A. The District is currently awaiting final inspection and approval from the City Police Department.
- Trash rack cleaning operations continued on a routine basis. The replacement of existing trash rack beams and screens with galvanized beams, screens, and hardware has been completed for Canal C6, improving durability and long-term performance. The District will proceed with similar replacements in Canal C1 and continue sequentially until all six (6) canals are completed. Following evaluation, McKinsey Steel & Supply was selected based on competitive pricing.
- A pilot test was conducted in Canal C1 utilizing a GeoBag dewatering system to evaluate durability, containment performance, and overall effectiveness in support of the District’s proposed muck removal and dredging operations. Approximately seven (7) tons of debris were removed over a two-day period.
- The Board approved the purchase of the Weedoo TC3012 workboat and equipment package, including all components, trailer, and operator training, as outlined in the vendor’s sales quote. The District is currently preparing the necessary documentation to finalize the purchase. This equipment will support the implementation of a systematic mechanical cleaning program for the canal system, which has not previously undergone full-scale mechanical cleaning.

**Pump Stations**

Runtime hours:

Pump 1= 4152	Last Mo. = 4152	Difference= 0
Pump 2= 4205	Last Mo. = 4203	Difference= 2
Pump 3= 4226	Last Mo. = 4225	Difference= 1

Pump 4= 3969	Last Mo. = 3968	Difference= 1
Pump 5= 5131	Last Mo. = 5130	Difference= 1
Pump 6= 3953	Last Mo. = 3952	Difference= 1

**Canal Spraying**

N/A No service this month

**Rainfall**

This Month = 1.67"  
 Last Month = 1.00"

**Fleet**

**2016 F-250**

Mileage= 99,503 Last Mo. = 98,625 Difference= 878

**2018 F-150**

Mileage= 122,920 Last Mo. = 121,325 Difference= 1,595

**Skid Loader**

Run time hours = 1,746 Last Mo. = 1,739 Difference= 7

**Kubota RTV**

Runtime Hours = 324 Last Mo. = 301 Difference= 23

**Dump Trailer:**

N/A

**Lawn Mower trailer:**

N/A

**Safety:**

No incidents to report

**New:**

N/A

**Chairman Santana** advised the Board of the following equipment condition updates:

- The skid steer experienced a significant oil leak, which required immediate attention.

- As a result, the equipment has been sent to an authorized Bobcat Company service provider for repair.

## **OLD BUSINESS:**

### **I. EQUIPMENT FROM SOLE SOURCE VENDOR UPDATE**

**Chairman Santana** considered a proposal for the acquisition of specialized canal maintenance equipment to support the District's ongoing canal cleaning and dredging operations.

**Chairman Santana** presented findings from field testing and operational evaluations of available equipment options.

**Chairman Santana** reported that:

- On March 24, 2026, the City conducted a field demonstration using a floating vessel-type unit (non-tracked) at a canal location near Volunteer Park.
- While the unit demonstrated adequate maneuverability, including the ability to perform a 360-degree rotation, it encountered operational limitations.
- Specifically:
- After approximately 20–25 feet of movement, the vessel became immobilized due to dense vegetation and soft sediment (muck) conditions within the canal.
- Staff concluded that such equipment is not suitable for the District's canal conditions, which include:
  - Variable depths ranging from several feet to only a few inches, and
  - Heavy vegetation and accumulated debris.

Based on this evaluation, staff recommended a tracked amphibious unit, which offers greater traction and stability in difficult terrain.

**Chairman Santana** recommended the purchase of a Weedoo Model 6450 (tracked unit), described as:

- An amphibious, track-driven system capable of operating in both water and land environments,
- Approximately 15 feet in length and 8 feet in width, and
- Equipped with multiple interchangeable attachments.

**Chairman Santana** The proposed package includes:

- Four (4) primary attachments, including:
  - Dredging/pumping system capable of grinding and transporting sediment to containment bags,
  - Vegetation removal attachments, and
  - General debris handling tools.

**Chairman Santana** added that the equipment is designed to:

- Operate effectively in low-depth canals,
- Navigate heavy vegetation, and
- Perform routine maintenance and pre-hurricane season clearing.

**Chairman Santana** explained that:

- Extracted material (muck and debris) will be:
  - Pumped into dewatering bags,
  - Stored temporarily within the District yard, and
  - Ultimately disposed of at an approved landfill facility.

**Chairman Santana** noted that:

- The system allows for flexible deployment, including placement of containment bags along canal banks or designated staging areas.

**Chairman Santana** advised of the following estimated costs:

- Weedoo 6450 Tracked Unit: \$291,898
- Additional Trailer (estimated): \$20,000–\$25,000

The trailer would serve multiple purposes, including:

- Transport of the Weedoo unit,
- Use with existing District equipment (Bobcat, Kubota), and
- Support of future operational needs.
- Estimated at approximately six (6) months, which may extend beyond the upcoming hurricane season.

**Chairman Santana** discussed potential funding approaches, including:

- Outright purchase, and
- Financing through third-party lenders or financial institutions.

**Chairman Santana** noted that:

- Financing options would require:
  - Review of terms and interest rates, and
  - Formal Board approval via resolution.

**District Account Smith** indicated that:

- Financing proposals may be obtained from:
  - Local banking institutions, and
  - Vendor-provided financing programs.

**District Account Smith** also discussed the possibility of:

- Pursuing grants or external funding sources, although no specific programs were identified at this time.

**Attorney Tolces** advised that:

- The Board had previously made findings supporting expedited procurement due to operational urgency, particularly in preparation for storm and hurricane season.
- Any revised motion should incorporate similar findings if proceeding without competitive bidding.
- Prior unsuccessful attempts using alternative equipment,
- High costs associated with third-party dredging services (previous estimates exceeding \$80,000 for limited scope), and
- The long-term cost savings and operational control associated with owning equipment.

Concerns were also raised regarding:

- Vendor responsiveness and reference availability,
- Equipment maintenance and storage, and
- Potential impacts to canal banks.

**Chairman Santana** emphasized that:

- The proposed approach focuses on center-channel cleaning to minimize bank disturbance, and
- The equipment provides multi-functional use beyond dredging.

**Resident Anita Manning** inquired about:

- Storage conditions and equipment protection,
- Warranty coverage (estimated at approximately 2–3 years), and
- Historical dredging practices within the District.

**Chairman Santana** confirmed that:

- The equipment is designed for outdoor use, and
- Additional protective measures (e.g., covers) may be considered.

A Motion was made by Commissioner Fein to authorize Chairman Santana to proceed with advancing the acquisition of the Weedoo Amphiking 6450 tracked unit, and to return to the Board with the formal purchase contract and financing options for consideration at the next meeting, including direction to Obtain financing proposals, Prepare contract documentation, and Present all terms for Board approval prior to execution and seconded by Commissioner Beazley.

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

The Motion **Santana to** proceed with advancing the acquisition of the Weedoo **AmphiKing** 6450 tracked unit, and to return to the Board with the formal purchase contract and financing options for consideration at the next meeting, including direction to Obtain financing proposals, prepare contract documentation, and present all terms for Board approval prior to execution was approved unanimously. (4-0).

**NEW BUSINESS:**

None

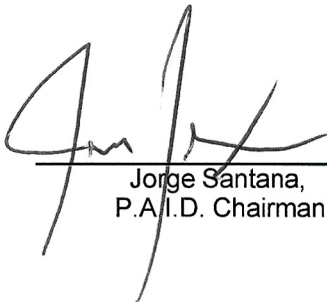
**COMMISSIONER COMMENTS**

**I. BOARD BIRTHDAY OF THE MONTH CELEBRATION**

The Board proceeded with its customary Monthly Birthday Recognition. The honoree for the month was District Manager, Carmen Mirones. The Board acknowledged the occasion and extended well wishes.

**ADJOURNMENT:** With no further business, the meeting was adjourned at 8:47 pm. By Chair Santana.

Following adjournment, an informal birthday recognition took place.



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



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