

PLANTATION ACRES IMPROVEMENT DISTRICT
SPECIAL MEETING
Thursday, March 12th, 2026
1701 NW 112th Avenue, Plantation, FL 33323

MEMBERS PRESENT:

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

PRESENT:

David Tolces, District Attorney
Carmen Mirones, District Manager

CALL TO ORDER & ROLL CALL: Chairman Santana called the meeting to order at 6:00 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

PUBLIC COMMENTS

None

PRESENTATION OF THE PAS (PLANTATION ACRES SOUTH) DRAINAGE IMPROVEMENT REPORT

The Board proceeded to discuss the PAS (Plantation Acres South) Drainage Improvement Report presented by the District Engineer, Ms. Pell.

Chairman Santana invited Vice Chair Munchick to begin the discussion and share his questions regarding the report. First acknowledged the work of the District Engineer, stating that Ms. Pell had done a very thorough and commendable job preparing and presenting the report. However, he noted that the presentation raised several important questions for the Board, particularly concerning the estimated project cost, funding mechanisms, and overall timeline for implementation.

Vice Chair Munchick referenced the timeline presented in the report and asked for clarification, recalling that the estimated timeframe for the project implementation was approximately four to five years.

Commissioner Gilmore noted that the estimated construction cost for the proposed pump and drainage improvements was approximately \$3 million, with an additional 20% contingency, bringing the total estimated cost to approximately \$3.6 million.

Vice Chair Munchick expressed concern that no funding source had been identified to support the project and questioned whether it would be appropriate for the District to move forward with such a large undertaking at this time. He

noted that, absent external funding, the financial burden could ultimately fall on residents of Plantation Acres, who might be required to contribute to the project costs through assessments or other funding mechanisms.

Vice Chair Munchick further observed that the District may face uncertainty regarding its long-term existence, referencing the ongoing legislative discussions concerning the potential dissolution of the District, which could occur as early as October 1. In light of that uncertainty, he questioned whether the District should proceed with a large-scale capital project that may extend well beyond the timeframe of the District's current operations.

Despite these concerns, **Vice Chair Munchick** acknowledged that the engineering report provided valuable information and insight regarding the drainage challenges in Plantation Acres.

Commissioner Gilmore noted had previously participated in discussions with representatives from the City of Plantation regarding the drainage improvement initiative. According to those discussions, the City expressed support for the project and indicated that it would be beneficial for the community. The City representatives reportedly advised that the project should move forward regardless of whether the District remains in place or whether the City ultimately assumes responsibility for the drainage system in the future.

Vice Chair Munchick then asked whether the District could proceed with any portion of the project without first securing a defined funding source.

Attorney Tolces responded that the District may only enter into contracts for goods or services if the District currently has the necessary funds available or has secured financing for those expenditures. Mr. Tolces further explained that, although the District cannot commit to major expenditure without funding, it may continue planning efforts and preliminary steps in order to better understand the scope and potential implementation of the project.

Commissioner Gilmore then reported that he had spoken earlier that afternoon with Ms. Samira Shalan, representing the City of Plantation, regarding the report and the potential next steps. According to Commissioner Gilmore, Ms. Shalan indicated that the City would support initiating the surveying component of the project, which represents the first phase of the engineering process.

Commissioner Gilmore explained that Ms. Shalan had indicated that even if the City ultimately assumes responsibility for the drainage system in the future, completing the survey work now would still be beneficial. She reportedly encouraged the District to proceed with the survey as an initial step and also provided the names of several surveying firms used by the City.

Vice Chair Munchick then discussed whether it would be advisable to obtain a second engineering opinion regarding the proposed drainage improvement project.

Commissioner Gilmore noted that the District previously paid approximately \$10,000 to the District Engineer for preparation of the PAS Drainage Improvement Report, and obtaining additional engineering evaluations could require similar expenditures.

Commissioner Gilmore reiterated that Ms. Samira from the City had recommended beginning with the survey phase as a practical first step. He explained that initiating the survey now could allow the District to make progress on the project while still leaving flexibility for the City to assume responsibility in the future if the District were dissolved.

During the discussion, **Attorney Tolces** noted that the City Engineer, Ms. Shalan had recommended, at a minimum, initiating the surveying component of the PAS Drainage Improvement project. Mr. Tolces explained that the survey represents the first step in the engineering process and would provide the foundational data necessary for any future design or construction phases.

Commissioner Gilmore further explained that the surveying work could be handled in one or two ways. The District could either retain the District Engineer, Ms. Pell, to coordinate and procure the surveying services, or the District could

contract directly with a qualified surveying firm, based on the technical scope of work prepared by the District Engineer. Ms. Shalan had previously mentioned a surveying firm named Stoner as a potential provider,

Attorney Tolces emphasized that, before the District could proceed with either option, the Board would need to define the scope of work for the survey and obtain an estimated cost for the surveying services. This would allow the District to determine the appropriate procurement process and evaluate the financial implications of initiating the survey phase.

Commissioner Gilmore also clarified that the figures presented by Ms. Pell in the PAS Drainage Improvement Report were estimates rather than binding quotes. As such, the cost projections included in the report do not oblige the engineer or any contractor to perform the work at those specific amounts. Instead, they represent preliminary planning-level estimates intended to provide the Board with an approximate understanding of potential project costs.

Commissioner Gilmore explained that an estimate does not constitute a contractual commitment and cannot be enforced as a fixed price. For example, if the report estimates a project cost of \$3.6 million, that figure cannot be relied upon as a guaranteed maximum cost should the project move forward.

Attorney Tolces Therefore noted, if the Board wishes to move forward with any portion of the project, the District would ultimately need to solicit formal proposals or quotes from qualified professionals, which would include firm pricing and clearly defined scopes of work, including:

- Land surveying
- Geotechnical analysis
- Hydrologic and hydraulic studies
- Engineering design
- Permit applications and regulatory approvals
- Construction management and implementation

Attorney Tolces then asked whether the District would be required to follow the proposed plan prepared by Ms. Pell, or whether the Board could choose to pursue alternative approaches.

Attorney Tolces noted that the Board would need to determine whether to retain a single project manager to oversee all phases of the project or to procure the required professional services separately.

Attorney Tolces clarified that the engineering report prepared by the District Engineer does not bind the District to proceed with the project under Ms. Pell’s direction. Rather, the report serves as a planning document outlining a potential path forward. The Board retains full discretion to determine how, and with whom, to proceed with any subsequent phases of the project.

A Motion was made by Vice Chair Munchick directing District Manager Carmen Mirones to Contact the District Engineer, Ms. Pell, and request preparation of a technical scope of work for the surveying services referenced in the PAS Drainage Improvement Report, then, Upon receipt of the scope of work, advertise and solicit proposals from qualified surveying firms in accordance with the District’s procurement requirements and Present the proposals received to the Board for review and consideration at a future meeting, and seconded by Commissioner Beazley.

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

The Motion to Contact the District Engineer, Ms. Pell, and request preparation of a technical scope of work for the surveying services referenced in the PAS Drainage Improvement Report, then, Upon receipt of the scope of work, advertise and solicit proposals from qualified surveying firms in accordance with the District’s procurement requirements and Present the proposals received to the Board for review and consideration at a future meeting, and was approved

unanimously. (4-0).

Attorney Tolces noted that the motion would provide formal directions to the District Manager, Ms. Mirones and ensure that the Board's intent is clearly reflected in the meeting minutes should any questions arise in the future regarding the authorization of this action.

APPROVAL OF EQUIPMENT PURCHASE FROM SOLE SOURCE VENDOR

Chairman Santana introduced the item and explained that the purpose of the purchase is to allow the District to perform canal cleaning operations using District's crew and equipment rather than relying on outside contractors.

Chairman Santana stated that the District has been actively exploring options to address the significant accumulation of muck, vegetation, and debris within the canal system, which currently consists of approximately twelve (12) miles of canals throughout Plantation Acres. He noted that the District had previously received quotes from outside contractors to perform canal dredging and cleaning services, including an estimate of approximately \$1.9 million to complete the work, which he stated would be financially unfeasible for the District.

As an alternative approach, Chairman Santana proposed that the District purchase specialized equipment that would allow District's crew to perform canal maintenance internally, thereby significantly reducing long-term costs.

Chairman Santana presented information regarding a Weedoo TC3012 multifunction workboat manufactured by Weedoo Boats, a company specializing in aquatic vegetation management and canal maintenance equipment. A video presentation was shown to the Board demonstrating the operation and capabilities of the equipment.

The video featured Mr. Bobby O'Shields of Weedoo Boats, who explained that the TC3012 is a multifunction workboat designed for operation in shallow waterways with heavy vegetation and debris. The equipment utilizes a twin-stern hydraulic outboard system, allowing the vessel to operate effectively in extremely shallow water conditions while performing harvesting, skimming, dredging, and debris removal operations without the use of chemical treatments.

Chairman Santana explained that the equipment includes multiple interchangeable attachments, allowing the vessel to perform a variety of maintenance functions, including:

- Removal of floating vegetation and debris using a skimmer bucket
- Mechanical harvesting of aquatic vegetation
- Cutting of overgrown vegetation and tree limbs along canal banks using a hydraulic cutting blade
- Removal of sediment and organic muck using a grinder and pump attachment
- Pumping dredged material through a three-inch hose system up to approximately 300 feet to a containment bag or settlement box

Chairman Santana stated that he had personally visited the manufacturer's location in Stuart, Florida, where he observed the equipment operating in a demonstration pond. Based on that inspection, he expressed confidence that the equipment would be capable of operating within the District's canal system.

Chairman Santana noted that the District recently conducted test removal operations using the District's existing pump equipment, during which approximately seven (7) tons of debris were removed from Canal C1 within a two-day period. However, he explained that the current equipment frequently becomes clogged due to the presence of debris such as cans, bottles, and other solid waste, significantly slowing the cleaning process.

Chairman Santana stated that the proposed equipment would greatly increase efficiency and allow the District to complete canal cleaning operations prior to the start of hurricane season, which begins on June 1.

The total proposed purchase price for the equipment package, including attachments and trailer, was stated to be approximately \$129,025.

The Board raised questions regarding the equipment and its suitability for the District's canal system.

Vice Chair Munchick asked whether the vendor could bring the equipment to Plantation Acres for a demonstration.

Chairman Santana responded that demonstrations are typically conducted at the vendor's facility but noted that he had personally observed the equipment operating.

Vice Chair Munchick also raised regarding equipment size and maneuverability within the District's narrow canals.

Chairman Santana explained that the Weedoo TC3012 measures approximately 15 feet by 7.5 feet and requires only eight to ten inches of water draft, making it suitable for the District's shallow canals. He noted a comparison, larger equipment used by agencies such as the South Florida Water Management District typically requires significantly deeper draft and larger operating areas, making it unsuitable for the narrower canals within Plantation Acres.

Vice Chair Munchick also discussed whether the District had obtained references from other municipalities using similar equipment.

Chairman Santana indicated that the vendor had mentioned that the City of Sunrise may utilize similar equipment; however, contact information had not yet been obtained to confirm their experience.

Vice Chair Munchick expressed concern about the importance of obtaining a reference from an existing municipal user, and it was suggested that the District continue efforts to contact either the vendor or representatives from the City of Sunrise to gather additional information.

Chairman Santana stated that he had been researching potential equipment options for over one year and had conducted extensive online research, including reviewing numerous operational videos. Based on that research, he stated that the proposed equipment appeared to be the only model currently available that could operate effectively within the District's canal dimensions.

Vice Chair Munchick also discussed operational considerations, including:

- Training requirements for District staff to operate the equipment
- Storage space for the equipment at the District facility
- Disposal procedures for dredging sediment and vegetation
- Potential impacts on existing vegetation management practices
- Obtaining verifiable references from the vendor
- Confirming real-world usage in comparable environments
- Evaluating operational performance in canal systems similar to those within the District.

Chairman Santana confirmed that the equipment package includes operator training, and that District staff members such as District Maintenance Supervisor Funes and District Mechanic Perez could be trained to operate the vessel.

Chairman Santana confirmed that the District has adequate on-site storage capacity.

Commissioner Gilmore noted that the equipment is mounted on a trailer, which is included as part of the vendor's quote.

However, Vice Chair Munchick expressed concern regarding the vendor's failure to provide references or client contacts

upon request. He stated that the absence of verifiable references is a significant concern and indicates reluctance to proceed without proper due diligence.

Vice Chair Munchick suggested that the District could independently reach out to nearby municipalities, such as the City of Sunrise, to determine whether similar equipment is currently in use and to obtain feedback regarding performance and operational effectiveness.

Commissioner Beazley asked if we could rent.

Chairman Santana answered that there is no company that rent it.

Commissioner Gilmore added that outsourcing canal maintenance to third-party contractors represents a significantly higher cost to the District. He referenced a recent estimate received from Organic Sediment Removal Systems, which indicated a cost exceeding \$159,000 for the removal of approximately 2” to 3” of accumulated muck from only half of a single canal segment.

Commissioner Gilmore emphasized that, based on this estimate, relying on external vendors for full canal system maintenance would be financially unsustainable for the District and further support the consideration of alternative in-house solutions, including the proposed equipment acquisition.

Commissioner Gilmore addressed site-specific conditions, including the presence of rock-lined canal banks, which may pose a risk of damage to the equipment. The vendor reportedly advised that this risk can be mitigated through the use of heavy-duty rubber mats (“horse mats”) placed along canal edges during operation to protect the equipment hull.

Chairman Santana further noted that certain canal segments have very shallow water levels (approximately one foot in depth) and are heavily clogged with vegetation.

Commissioner Beazley and **Commissioner Gilmore** agreed that, under current conditions, the District’s existing equipment and manual methods are insufficient to address the scale of required maintenance in an efficient manner.

Chairman Santana also discussed the ongoing aquatic vegetation spraying program, which currently costs approximately \$40,000–\$45,000 annually.

Chairman Santana suggested that mechanical removal using the equipment could potentially reduce or eliminate the need for chemical spraying in the future, resulting in additional cost savings.

Commissioner Gilmore reported that the District has scheduled a video conference meeting with the Florida Department of Environmental Protection (FDEP) on April 15 to discuss testing procedures for dredged sediment.

Commissioner Gilmore noted that samples have already been collected from the canals, and the testing will determine whether the material contains heavy metals or other contaminants. The analysis will classify the material as Class I, Class II, or Class III, which will determine the appropriate disposal location for the dredged material.

Attorney Tolces advised that if the Board wished to proceed with the purchase at the current meeting, the Board could adopt a motion authorizing the acquisition of the equipment and waiving the competitive bidding requirements due to the urgent need to begin canal cleaning prior to hurricane season.

Attorney Tolces explained that the motion should include:

- Authorization for the Chairman Santana and District Manager Mirones to execute the purchase
- A determination that the equipment constitutes a sole source product

- A waiver of procurement requirements under Section 2.4.1 of the District Procurement Policy
- A maximum expenditure not to exceed \$130,000

Chairman Santana opened the floor for public comments prior to entertaining a motion.

- In-person public comments: None
- Online public comments: None

Chairman Santana then closed the public comment period.

A Motion was made by Vice Chair Munchick to authorize for the Chairman Santana and District Manager Mirones to take any and all actions necessary to complete the purchase of the Weedoo TC3012 workboat and equipment package including execution of purchase documents as provided in the vendor’s sales quote dated March 6, 2026, including all components specified in the quote including the trailer and operator training as a formal finding, pursuant to Section 2.4.1 of the District’s Procurement Policy, to waive competitive bidding requirements based on the urgent necessity to proceed with canal cleaning operations in advance of the upcoming hurricane season; and the determination that the equipment qualifies as a sole source procurement, as it is the only known equipment of its size and specifications capable of operating within the District’s narrow canal system for a total amount not exceed of \$130,000, and seconded by Commissioner Beazley.

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

The Motion to authorize for the Chairman Santana and District Manager Mirones to take any and all actions necessary to complete the purchase of the Weedoo TC3012 workboat and equipment package including execution of purchase documents as provided in the vendor’s sales quote dated March 6, 2026, including all components specified in the quote including the trailer and operator training as a formal finding, pursuant to Section 2.4.1 of the District’s Procurement Policy, to waive competitive bidding requirements based on the urgent necessity to proceed with canal cleaning operations in advance of the upcoming hurricane season; and the determination that the equipment qualifies as a sole source procurement, as it is the only known equipment of its size and specifications capable of operating within the District’s narrow canal system for a total amount not exceed of \$130,000, and was approved unanimously. (4-0).

Following approval of the motion, Chairman Santana confirmed that the purchase includes the trailer and operator training. The District will also obtain registration and insurance for the trailer.

Chairman Santana confirmed that the sole source determination is supported by the fact that no alternative vendors have been identified that can provide comparable equipment suitable for the District’s canal dimensions, thereby limiting the ability to solicit competitive quotes.

Chairman Santana stated that the equipment will allow the District to begin systematic cleaning of the canal system, which has never previously undergone a full mechanical cleaning. He noted that the removal of seven tons of debris from Canal C1 represents the first significant sediment removal effort undertaken by the District.

Chairman Santana further noted that once the equipment is received, the District may publicize the purchase on the District’s website in order to inform residents of the District’s efforts to improve canal maintenance and stormwater flow.

UPDATE REGARDING P.A.I.D. LEGISLATION

Attorney Tolces provided an update regarding the status of the District’s local legislation. He reported that the Florida Senate has passed the local bill unanimously (36–0).

Attorney Tolces further noted that the House of Representatives had previously approved the bill, and as a result, the legislation will now be enrolled and forwarded to the Governor for consideration and signature.

Attorney Tolces advised that, based on typical timelines, the Governor's review and potential execution of the bill is anticipated within approximately one month, although the exact timing may vary.

Attorney Tolces indicated that, following discussion with District Manager Mirones, the District will proceed with initial coordination with the Broward County Supervisor of Elections Office to prepare for the next procedural steps associated with the legislation.

District Manager Mirones will be placed in direct contact with the appropriate representative to:

- Determine the required process and documentation; and
- Confirm the potential date and logistics of the election, if applicable.

Commissioner Gilmore inquired regarding the future control and use of District-owned assets, specifically the recently approved canal maintenance equipment, in the event of a potential District dissolution.

Commissioner Gilmore also inquired whether measures could be taken to ensure that the equipment remains dedicated to servicing Plantation Acres canals prior to any use outside the District.

Attorney Tolces clarified that:

- As long as the Plantation Acres Improvement District retains ownership, the use of the equipment remains under District control.
- However, in the event of dissolution, the disposition and control of District assets would be subject to the structure established by the legislation and subsequent voter action, including whether a dependent district or other governing entity is created.

Attorney Tolces noted that such determinations would ultimately depend on the outcome of the voter process and the legal framework implemented at that time.

This item was presented for informational purposes only. No formal action was taken by the Board.

COMMISSIONER COMMENTS

Chairman Santana opened the floor for Commissioner comments regarding these matters under discussion.

Commissioner Beazley acknowledged that the proposed expenditure represents a significant financial investment for the District, but noted that the Board and staff have already explored various alternatives to address the ongoing drainage and canal maintenance challenges. Mr. Beazley stated that, based on the information available, no other viable options appear to exist at this time to effectively manage the accumulation of sediment and organic material within the canal system.

Chairman Santana further commented that the District had taken the appropriate steps to review and evaluate the proposed equipment and approach, including visiting the site and assessing whether the equipment would meet the District's operational needs. In light of that review, the Commissioner expressed the opinion that proceeding with the equipment acquisition appeared to be a prudent and well-considered decision.

Chairman Santana also noted that no sales tax would apply to the purchase, and referenced the possibility that grant funding opportunities could potentially support future phases of the District's canal maintenance and dredging efforts.

During the discussion, **Chairman Santana** also noted that approximately seven (7) tons of material had recently been removed from Canal C1 within a two-day period as part of the District's maintenance operations. While the weight of the removed material may appear significant, it was explained that, when spread across the canal system and considering the

flow velocity of approximately 12 miles per hour, the quantity is relatively small and comparable in volume to debris equivalent to a typical grocery bag, illustrating the continuous accumulation of material within the canals.

Vice Chair Munchick then asked a question regarding the soil testing process associated with the dredging and sediment removal activities. Specifically, Mr. Munchick asked what would occur if the soil sample results were unfavorable or indicated that the dredged material could not be disposed of at the initially anticipated location.

In response, **Chairman Santana** it was explained that the soil sampling analysis will determine the classification of the sediment, which may be categorized as Class I, Class II, or Class III material. The classification will dictate where the dredged material is permitted to be disposed of in accordance with environmental and regulatory requirements.

Chairman Santana further explained that if the soil samples indicate that the material cannot be disposed of at the originally anticipated site, the material would simply need to be transported and disposed of at another approved location that is permitted to receive that classification of material. The primary impact of such a determination would therefore be additional disposal and transportation costs, rather than any operational limitation on the use of the equipment itself.

ADJOURNMENT: With no further business, the meeting was adjourned at 6:59 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