

**PLANTATION ACRES IMPROVEMENT DISTRICT**  
**REGULAR MEETING**

**Thursday, January 22<sup>nd</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 Pete Gilmore  
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 MINUTES:**

I. The minutes of the Regular Meeting held on November 20<sup>th</sup>, 2025, were presented for approval.

A Motion was made by Vice Chair Munchick to approve the Regular Meeting Minutes of November 20<sup>th</sup>, 2025, 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 of November 20<sup>th</sup>, 2025, was approved unanimously. (5-0).

**PUBLIC COMMENTS**

**Anita Manning - 11551 SW 3<sup>rd</sup> Street** indicated that she may have an additional comment related to an item already listed on the agenda.

**Attorney Tolces** requested that the comment be deferred until the corresponding agenda item was formally presented later in the meeting.

No additional public comments were made.

**STAFF REPORT**

**II. ACCOUNTANT’S REPORT:**

**A. APPROVAL OF THE CREDIT CARD REPORT FOR 11/09/2025 THROUGH 12/08/2025 IN THE AMOUNT OF \$4,092.88**

**Chairman Santana** presented Credit Card Report for the period 11/09/2025 – 12/08/2025 totaling \$4,092.88.

**Chairman Santana** noted that the original document distributed to the Board contained an error and had subsequently been replaced with a corrected version.

**Commissioner Beazley** indicated that he had reviewed the documentation available to them, noting that they only had access to the first page of the report. The total amount of expenditure was confirmed verbally as \$4,092.88.

**Chairman Santana** confirmed that this amount was correct and reflected the updated, corrected report.

**Chairman Santana** asked if there were any questions or concerns regarding the credit card expenditure.

A Motion was made by Commissioner Beazley to approve the Credit Card Report for the period 11/09/2025 – 12/08/2025 totaling \$4,092.88 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 approve the Credit Card Report for the period 11/09/2025 – 12/08/2025 totaling \$4,092.88 and was approved unanimously. (5-0).

**B. APPROVAL OF THE CREDIT CARD REPORT FOR 12/09/2025 THROUGH 01/08/2026 IN THE AMOUNT OF \$3,574.57**

**Chairman Santana** presented Credit Card Report for the period 12/09/2025 – 01/08/2026 totaling \$3,574.57.

**Chairman Santana** asked if there were any questions or concerns regarding the credit card expenditure.

A Motion was made by Commissioner Gilmore to approve the Credit Card Report for the period 12/09/2025 – 01/08/2026 totaling \$3,574.57 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 approve the Credit Card Report for the period 12/09/2025 – 01/08/2026 totaling \$3,574.57 and was approved unanimously. (5-0).

**C. PROFIT & LOSS STATEMENT FOR DECEMBER 2025**

**Chairman Santana** asked if there was any question from the Board.

**Commissioner Fein** raised the question of whether the report presented reflected a Profit and Loss Statement, a Balance Sheet, or both.

**Commissioner Gilmore** clarified that both the Profit and Loss Statement and the Balance Sheet were provided for the Board's review.

**Attorney Tolces** addressed the Board and clarified that these financial reports do not require formal Board approval but are presented to ensure transparency and to allow the Board an opportunity to ask questions or raise concerns.

**Attorney Tolces** confirmed that the purpose of the report is to ensure the Board's understanding and comfort with the District's financial position.

**Vice Chair Munchick** commented that the figures reflected in the report appeared realistic and accurate, emphasizing that the numbers were not estimates, projections, or figures carried forward from prior years, but rather actual, current financial data.

**Vice Chair Munchick** expressed appreciation for the clarity and reliability of the information and stated that it was refreshing to see financial data presented in this manner. Mr. Munchick further suggested that the District formally recognize and commend the District's Accountant, Ms. Deborah Smith, for the work she has completed and for the quality of financial reporting moving forward.

**Commissioner Fein** expressed agreement with these remarks.

**Commissioner Fein** posed a question regarding the permit-related income and expenses reflected in the report. Specifically, the Board member noted that the report showed permit income of \$23,475 and permit-related expenses of \$16,442 and asked whether this indicated that the District's increased permitting fees were now generating more revenue than the associated costs.

**District Accountant Smith** confirmed that this interpretation was correct and that the increase in permit fees is now resulting in a positive net impact for the District.

**District Accountant Smith** provided additional explanation regarding the preparation of the financial records. She stated that she recreated the accounting records beginning with the prior fiscal year through the current fiscal year, noting that this was necessary to ensure accuracy and consistency. She further explained that, beginning in October, all income and expenses have been entered with specific property addresses, including expenses billed by the District Engineer and corresponding permit income received by the District.

**District Accountant Smith** emphasized that this address-level tracking is an important internal control measure to ensure that:

- Engineering expenses are accurately billed and paid; and
- Permit income is properly received and matched to the appropriate property.

**District Accountant Smith** noted that she intends to continue this process by going back to September 2024 to complete the address-level detail, acknowledging that it is a substantial project due to the volume of transactions, but one she considers critical for long-term accuracy and accountability.

**District Accountant Smith** also explained that either she or District Manager, Ms. Carmen Mirones could easily retrieve financial details by searching by property address, allowing the District to view all associated expenses and receivables for any given property. Board members expressed appreciation for this level of transparency and organization.

**Commissioner Fein** further commented on prior fiscal year data, noting that permit revenues had previously been slightly below permit-related expenses and questioning when the permit fee increase had been implemented. He noted that the fee adjustment appeared to have eventually allowed the District to break even, and that the current data now shows that issuing permits is no longer a cost burden to the District.

**District Accountant Smith** clarified that some engineering fees reflected in prior fiscal year reports may appear high because they include a combination of permit-related work, violation-related work, and other District engineering services. Ms. Smith indicated that these figures will be further broken down in future reports to provide clearer distinctions. She noted, however, that while internal categorization may change, the overall financial bottom line remains accurate.

**District Accountant Smith** further clarified regarding the timing of income and expenses:

- Engineering expenses are recorded when billed by the District Engineer's office; and
- Permit income is recorded when funds are received and deposited, which may occur at the end of a month and therefore may cross into the following period.

It was also confirmed that, pursuant to prior Board action, permit fees are now collected upfront, rather than at the close-out of the permit, which has improved cash flow and financial tracking.

**District Accountant Smith** concluded by confirming that all figures in the financial reports reconcile directly with the District's bank statements, ensuring consistency between accounting records and actual cash activity.

**Chairman Santana** thanked staff and the accountant for the detailed explanation.

No further questions or concerns were raised.

#### **D. BALANCE SHEET FOR DECEMBER 1-31, 2025**

**Chairman Santana** introduced Item D: Balance Sheet, covering the period December 1 through December 31, 2025, and invited questions from the Commissioners regarding the report.

**District Accountant Smith** provided a detailed explanation for the Board's reference, noting that the CPA firm engaged in the District's audit has been highly responsive and thorough.

**District Accountant Smith** explained that certain inventory items reflected on the Balance Sheet were carried forward from prior years, with some assets dating back to the late 1990s. These items were rolled forward into the current fiscal year because a formal physical inventory review has not yet been completed. The accountant advised that no adjustments or write-offs can be made until a proper physical inventory audit is conducted by staff, including District Manager, Ms. Carmen Mirones and District Maintenance Supervisor, Mr. Antonio Funes, to confirm the existence and condition of those assets.

**District Accountant Smith** explained that the Balance Sheet reflects a reduced asset value due to a significant depreciation entry recorded in the prior fiscal year, which must be carried forward in the current reporting period. The accountant clarified that this depreciation impacts the reported totals and is the primary reason for the observed balance levels.

**Commissioner Fein** When asked whether these values were reflected under "Other Current Assets," Ms. Smith, confirmed that they were.

**District Accountant Smith** further clarified that the Balance Sheet includes:

- In-house inventory,

- District vehicles,
- Building improvements,
- The District's office building, and
- District-owned land.

No additional questions were raised regarding Item B.

No further questions were raised.

#### **E. ADP ISSUE & NEW PLATFORM**

**Chairman Santana** introduced Item E: ADP payroll issue and the implementation of a new payroll platform.

**District Accountant Smith** explained that the District remains with ADP, but has transitioned to a different ADP platform, as the prior two platforms were not compatible with the District's operational and reporting needs, particularly for District Manager, Ms. Carmen Mirones' administrative requirements. The goal was to implement a system that is simpler, more efficient, and effective.

**District Accountant Smith** reported that a system glitch occurred the prior week under the former platform. ADP was unable to identify the cause of the issue. As a result, and given that the District had already been considering a change, the decision was made to transition immediately to the new ADP platform.

**District Accountant Smith** noted that:

- This was the first payroll cycle processed using the new platform.
- The new platform is still part of ADP but operates as a separate division with dedicated representatives.
- The accountant now works directly with two assigned ADP agents, receiving same-day responses without extended waiting times.

**District Accountant Smith** stated that the new platform is expected to be a better operational fit for both District staff and accounting oversight.

**Chairman Santana** raised a question regarding two payroll payments reflected in the records.

**District Accountant Smith** explained that the payroll system glitch resulted in:

- Overpayments to Board members, and
- Overpayments to District Manager, Ms. Carmen Mirones and District Maintenance Supervisor, Mr. Antonio Funes.

**District Accountant Smith** stated that she made the decision not to reverse or claw back the overpayments due to timing and tax-reporting complications. Specifically, the payroll system incorrectly posted payments to December instead of the first week of January, while ADP was in the process of closing out the calendar year. Reversing the payments would have required recalculating fourth-quarter payroll taxes, creating significant administrative and compliance issues. As a corrective measure, it was explained that:

- The overpayments will be offset by skipping future payroll payments for the affected individuals until the balances reconcile.
- These adjustments are being tracked internally to ensure accuracy.

**District Accountant Smith** stated this approach was the most practical and least disruptive resolution.

No further questions were raised regarding Item E.

#### **F. FRS CREDENTIALS UPDATE**

**Chairman Santana** introduced Item F, regarding an update on Florida Retirement System (FRS) credentials and reporting.

**District Accountant Smith** explained that progress has been made in updating access and credentials related to FRS reporting and payments.

**District Accountant Smith** explained that:

- The District had previously been wiring retirement payments, which is not required.
- FRS contributions can be paid online, similar to a sales tax payment, directly to the State of Florida.
- Wiring payments are less efficient and may eventually incur additional fees once free wire limits are exceeded.

**District Accountant Smith** further explained that difficulties arose due to the lack of login credentials from prior vendors. As a result, a formal FR-600 authorization form was submitted to the State of Florida to obtain permission to reset passwords and regain system access. The accountant noted that the State has implemented stricter security controls, eliminating prior informal methods of recovery of access.

**District Accountant Smith** advised that:

- The FRS reporting system currently used for submitting reports is operational.
- Carmen has been successfully downloading and uploading required reports.
- While the reporting interface is somewhat complex, it is functioning adequately for the District's needs.

Both the District Accountant, Ms. Smith and District Manager, Ms. Mirones confirmed that the reporting system is working satisfactorily.

**District Accountant Smith** stated that once the new login credentials are fully established, either she or Ms. Mirones will be able to log in and make retirement payments online at the beginning of each month, eliminating the need for wires and reducing timing risks associated with holidays.

**District Accountant Smith** also noted that although late wiring due to holidays may not result in penalties, it can result in negative compliance notations, which the District is actively working to avoid.

**District Accountant Smith** concluded by noting a significant improvement in the District's overall accounts payable practices, stating that:

- Bills are being paid more promptly and consistently than in prior periods.
- Vendors are no longer waiting extended periods (four to six months) for payment.
- The District is becoming a reliable and timely customer.

**Vice Chair Munchick** concurred, noting that payments appear current and that no vendor complaints have been received.

**Chairman Santana** added that while minor reporting issues from prior periods have been corrected, Ms. Smith stated that all known obligations are up to date.

A brief discussion followed regarding the District's credit standing, and it was noted that Ms. Smith could review the District's credit profile if requested.

No further questions or comments were raised.

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

**District Attorney** advised that although the agenda reflected no items under his report, several matters arose after agenda publication that required Board attention.

#### **A. PROPERTY MATTER – 12250 NW 8th Street**

**Attorney Tolces** reported on an ongoing matter concerning the property located at 12250 NW 8th Street, a matter of which the Board had previously been copied on multiple items of correspondence.

**Attorney Tolces** summarized that the property owner's attorney had submitted correspondence alleging that the

property owner was improperly charged for inspection fees and engineering work performed by the District Engineer Pell and had demanded a full refund of all fees paid.

**Attorney Tolces** stated that he had responded to the initial demand, advising that:

- The District is authorized to impose and collect such fees.
- The property owner was required to post a security deposit, which is held by the District until the project is complete; and
- In the event of non-payment, the District is entitled to apply the security deposit toward outstanding engineering and inspection charges.

Following that response, the property owner's attorney submitted a seven-page follow-up letter disputing the District's position.

**Attorney Tolces** advised that he subsequently consulted with Chairman Santana and the District Engineer Pell, and thereafter issued a second response reiterating the District's original position. He noted that he intentionally avoided further lengthy correspondence to prevent additional legal costs to the District.

**Attorney Tolces** further reported that he had recently received an email from the property owner's attorney proposing a compromise resolution, under which:

- The property owner would forfeit the full security deposit in the amount of \$5,650.00, allowing the District to retain those funds to satisfy inspection and engineering fees; and
- The property owner would not pay the remaining balance of \$1,186.70.

**Attorney Tolces** advised the Board that, in his professional judgment, this proposal represents a reasonable and efficient resolution, avoids further legal expense, and brings the matter to closure. Mr. Tolces stated that, upon acceptance, the property owner would be eligible to receive the Certificate of Compliance/Completion (COC/COE) from the District Engineer Pell, and the matter would be fully resolved.

**Attorney Tolces** noted that while a formal release could be requested, doing so would involve additional time and cost. Instead, he proposed to confirm acceptance in writing, clearly stating that the agreement fully satisfies and resolves the District's claims, consistent with the language already included in the property owner's attorney's correspondence.

**Attorney Tolces** requested Board directions to proceed accordingly.

**Vice Chair Munchick** discussed regarding the uncollected balance of \$1,186.70.

**District Accountant Smith** noted that:

- The District does not carry outstanding receivables for unpaid permit or engineering fees.
- All payments to the District Engineer Pell have already been made in full.
- The retained security deposit will be recognized as permit-related income; and
- No additional accounting adjustment is required, though the amount could be documented internally as a discount or non-collected portion if desired.

The Board expressed agreement that the resolution was appropriate and cost-effective.

A motion was made by Vice Chair Munchick to accept the proposed settlement for the property located at 12250

NW 8th Street, authorizing the District Attorney to advise the property owner's attorney that the District will retain the \$5,650.00 security deposit as full satisfaction of all inspection and engineering fees, and to close the matter upon issuance of the Certificate of Completion 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 accept the proposed settlement for the property located at 12250 NW 8th Street, authorizes the District Attorney to advise the property owner's attorney that the District will retain the \$5,650.00 security deposit as full satisfaction of all inspection and engineering fees, and to close the matter upon issuance of the Certificate of Completion was approved unanimously. (5-0).

**Attorney Tolces** further advised that, based on discussions with staff and the District Engineer Pell, he may bring forward at a future meeting a proposed amendment to the District's Policy and Procedure Manual to further clarify administrative fees, inspection charges, and related processes.

## **B. LEGISLATIVE – Local Bill / Dissolution Referendum**

**The District Attorney** provided a brief update regarding the local bill related to the dissolution of the District and/or referendum, advising that the bill has been officially filed in Tallahassee as House Bill 4067.

**Attorney Tolces** explained that:

- The bill may be reviewed on the Florida House of Representatives website by searching for Bill No. 4067.
- The bill has been assigned to three committees:
  - Intergovernmental Affairs Subcommittee,
  - State Affairs Committee, and
  - Ways and Means Committee.
- The bill must be heard and approved by each committee before proceeding to the House floor.

**Attorney Tolces** advised that he continues to keep the Board informed as the legislative process advances.

**Attorney Tolces** also raised a procedural concern related to election qualifying dates, noting that:

- According to the Broward County Supervisor of Elections, the candidate qualifying period for the November election is anticipated to run from Monday, June 8 through Friday, June 12.
- The proposed referendum date is anticipated to be June 9, which would fall during the qualifying period.
- The outcome of the referendum could determine whether a November election is required, creating potential overlap and uncertainty.

**Attorney Tolces** advised that he discussed the possibility of amending the bill to extend the qualifying period with the Executive Director of the Broward County Legislative Delegation, but noted there was reluctance to amend the bill. Mr. Tolces emphasized that this issue was raised solely for the Board's awareness, as it is not the District Attorney's bill and he did not wish to interfere with the legislative process.

The Board was advised that the evening of June 9 would likely determine whether an election would proceed.

**Attorney Tolces** concluded his report, extended New Year greetings to the Board, and thanked the members.

**I. ENGINEER’S REPORT:**

**A. CONSENT ITEMS**

None

**B. QUASI-JUDICIAL ITEMS**

None

**C. BOARD ACTION ITEMS**

**C.1. District Headquarters Asphalt Restoration (D2509.01)**

**Chairman Santana** introduced the District Headquarters Asphalt Restoration Project, noting that the item had been previously tabled at the October and November meetings and was brought back for consideration.

**District Engineer Pell** presented the item, advising that:

- Updated plans and a revised cost estimate were provided;
- The cost increased slightly due to the addition of density testing (approximately 3%) and survey taking, which is standard for construction layout;
- The project was developed in response to the main water breaks that occurred in August, at the request of Chairman Santana.

**District Engineer Pell** summarized the proposed scope of work, including:

- Milling and resurfacing of the front parking area.
- Expansion of the front area to add three new parking spaces with wheel stops.
- Re-stripping of all traffic markings within the project limits.
- Improvements to the rear area, including stop bars and handicap spaces.
- Placement of new asphalt in a portion of the north side grass area; and
- Potential removal or relocation of an existing light pole, at the District’s discretion (cost included).

**Chairman Santana** expressed a preference to postpone the project, citing current priorities and circumstances.

A motion was made by Commissioner Gilmore to indefinitely table the District Headquarters Asphalt Restoration Project 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 indefinitely table the District Headquarters Asphalt Restoration Project was approved unanimously. (5-0).

Following the vote, Vice chair Munchick inquired whether tabling the project would require interim safety measures, such as cones or temporary controls.

**Chairman Santana** advised that:

- One repair had already been completed.
- Another area had not yet deteriorated.

**Attorney Tolces** reminded the Board that, as a property owner, the District has a general duty to maintain the premises in a reasonably safe condition for invites and visitors, similar to any property owner. He noted that no immediate safety issues were observed during the meeting and that the District maintains insurance coverage for such risks.

The Board expressed comfort with the current condition of the property.

## **D. DISCUSSION ITEMS**

### **D.1. South Acres Drainage Improvements (D2504.02)**

**District Engineer Pell** introduced Item D-1, a discussion item providing an update on the Plantation Acres South Drainage Improvements.

**District Engineer Pell** advised that, at the previous meeting, the Board requested preparation of an estimated timeline, project scope, and associated costs for the proposed improvements.

**District Engineer Pell** stated that he would read directly from the written update prepared for the Board.

**District Engineer Pell** reported that on December 10, 2025, she met with District Manager Mirones, Chairman Santana, and a member of her engineering team, along with City of Plantation, Chief Administrative Officer Jason Nunemaker, City of Plantation, City Engineer Samira Shalan, the City's Stormwater Director, and the Parks and Recreation Director. The purpose of the meeting was to formally advise the City of the District's intent to move forward with the Plantation Acres South (South Acres) drainage project.

**District Engineer Pell** explained that:

- The project is intended to address significant flooding concerns affecting approximately 188 residential lots.
- The City has jurisdiction over Tara Park, which serves as a potential access point for primary stormwater retention.
- The park is located at a lower elevation, making it a feasible location for a pump station to discharge into the North New River Canal, as previously discussed by the Board.

**District Engineer Pell** advised that City representatives were supportive of the proposed concept. She further stated that:

- Legal agreements and formal approvals will be required.
- The City indicated it may be willing to participate on a prorated basis; and
- The City recommended obtaining a survey, which the District Engineer Pell indicated is consistent with standard practice and for which cost estimates are being obtained.

**District Engineer Pell** noted that City participation and willingness to collaborate represents positive progress for the project.

**District Engineer Pell** advised that:

- No permits from Broward County are anticipated.
- With respect to Greenway, Broward County maintains it but will not require a specific permit.
- The project will require permitting through the South Florida Water Management District (SFWMD), which may circulate the plans to Broward County for review, but without a permit requirement from the County.

In response to a prior inquiry from Vice Chair Munchick, the District Engineer Pell confirmed that the Greenway issue had been reviewed with the County.

**Vice Chair Munchick** asked how much of the park would be impacted by installation of the pump station, noting the presence of recreational equipment and children using the park.

**District Engineer Pell** responded that:

- The pump station footprint is expected to be relatively small.
- The precise location, size, configuration, and elevation of the pump station have not yet been determined.
- The project is still in a very preliminary stage.

Board discussion followed regarding balancing park use against flood mitigation needs. It was noted that much of the park consists of open space and that the pump station is unlikely to significantly interfere with recreational use.

In response to further questions, the District Engineer Pell confirmed that:

- The discharge pipe would pass under the Greenway and discharge into the canal.
- Some temporary disturbance would occur, such as installing piping and an end wall at the canal.
- All disturbed areas would be fully restored as part of the project design.

**District Engineer Pell** advised that he did not yet have finalized cost estimates, explaining that:

- Surveys, geotechnical investigations, and cost refinements are ongoing.
- Approximately 65% of the preliminary work has been completed.
- A comprehensive scope, schedule, and cost estimate will be presented at the next Board meeting.

**District Engineer Pell** further reported that:

- The U.S. Army Corps of Engineers will require both a Section 408 permit (as required previously) and a Section 404 Clean Water Act permit.
- While the project does not involve traditional dredging or filling, the activity falls under the regulatory definition.
- She has consulted an environmental specialist and is working to schedule a pre-application meeting with the Army Corps prior to the next Board meeting.

**District Engineer Pell** also referenced a letter from the City, authored by City of Plantation, Chief Administrative Officer Jason Nunemaker and addressed to the Chairman Santana, confirming the City's willingness to evaluate participation on a prorated basis. She described this as very encouraging.

**District Engineer Pell** advised that the City proposed quarterly coordination meetings, with one tentatively scheduled for January 27. She recommended postponing that meeting until after the Board receives and reviews the full project information, stating it would be more productive to meet with the City once the Board has been fully briefed.

Chairman Santana and Board members concurred, and it was noted that the meeting would be postponed, not canceled.

**District Engineer Pell** explained that discussions with the City would include potential financial participation, land use, or other support, noting that regardless of the District's long-term status, the City would ultimately assume responsibility for the project.

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:

- Twenty-two (22) permits were issued, including permits for additions, fences, driveways, pools, and related improvements.
- No Certificates of Occupancy were 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, and corrective action is underway.*

**2. Permit Violation - 12180 NW 28<sup>th</sup> Court (Complied)**

*This item has been resolved and should be removed from the report.*

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

*The District Engineer recommended that District Manager Mirones contact the City to initiate code enforcement action, noting that City enforcement authority is stronger and more appropriate in this case.*

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

*A notification letter was issued. It was agreed that this matter should also be referred to the City Code Enforcement.*

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

*The property owner has been notified and is in the process of complying.*

**6. Fence in Canal Maintenance Easement – 11460 SW 1<sup>st</sup> Court**

*The property owner has been advised that the fence constitutes a violation. The District will monitor compliance and take further action if necessary.*

**Vice Chair Munchick** noted additional concerns at the SW 1st Court location, including use of the canal area for animals.

**District Engineer Pell** acknowledged the concerns and confirmed the District would continue monitoring and coordinating with appropriate authorities as needed.

**District Engineer Pell** concluded her report.

No further questions were raised.

## **II. DISTRICT MANAGER’S REPORT:**

Handout provided (Overview)

### **Last Month’s Follow Up**

None

### **Projects**

**District Manager Mirones** reported that following the holiday period:

- District crew members resumed routine maintenance activities along Canals C1 through C6. Staff reported ongoing challenges with the accumulation of coconuts within the canals. Despite morning cleaning efforts, additional coconuts are consistently observed later in the day. The crew continues to address this issue through repeated cleanings to maintain proper water flow and canal conditions.

- In addition to routine canal maintenance, the crew has continued regular trash rack cleaning operations. District staff are currently evaluating, in coordination with the Chairman and the Board, the cost and feasibility of replacing the existing trash rack hardware, which has become significantly corroded. The goal is to identify more durable materials; while stainless steel remains under consideration, alternative options are still being evaluated. Furthermore, staff are obtaining cost estimates for the replacement of the existing trash rack screens, with galvanized screens being considered due to their increased durability and longer lifespan. Pricing proposals are still pending.
- The C1 Canal cleanup project, originally scheduled to begin in January, has been rescheduled for February. This delay is due to the ongoing effort to secure an approved disposal site and the necessary permitting for the dredged material. District Staff continue to work toward resolving this matter so the project can proceed.
- Regarding the Non-Trespassing Signage Program in coordination with the City of Plantation Police Department, the District received a response identifying the number of signs required for Canal B. However, responses for Canals C1 through C6 are still pending. District staff have made multiple follow-up inquiries and were advised that the Police Department is still evaluating the request; therefore, the program has not yet commenced.
- District Manager Mirones also reported the completion of a pipe installation project along Canal C2, near NW 118th Street and adjacent to the property located at 575 NW 118th Avenue. The installation was completed successfully on the day of the meeting.
- Additionally, progress was noted on ongoing District facility improvements, with visible installation of roofing underlayment and roof was completed. Staff reported that the work is progressing well, and after inspection approval further updates are expected to be provided in February.
- Finally, routine maintenance servicing was completed on the District's F-150 and F-250 vehicles, ensuring continued operational reliability for canal and lake maintenance activities.

**District Manager Mirones** concluded the report and advised that additional updates will be provided as projects progress.

**Vice Chair Munchick** inquired whether it would be possible to contact the South Florida Water Management District (SFWMD) for guidance regarding approved disposal locations for the muck anticipated to be removed from the canals.

**Chairman Satana** added that the material must be properly tested prior to disposal and confirmed that District staff will coordinate and manage the required testing and disposal process in accordance with applicable regulations.

**Chairman Santana** advised that all the work had been concluded in the pump stations' roof had been replaced. Currently the District Office roof is being replaced.

**Chairman Santana** informed some termites damages were noted in Pump Station #6, but it was inspected and there was only old.

### **Pump Stations**

Runtime hours:

Pump 1= 4149      Last Mo. = 4145      Difference= 4

Pump 2= 4202	Last Mo. = 4198	Difference= 4
Pump 3= 4223	Last Mo. = 4219	Difference= 4
Pump 4= 3940	Last Mo. = 3936	Difference= 4
Pump 5= 51259	Last Mo. = 5125	Difference= 4
Pump 6= 3950	Last Mo. = 3946	Difference = 4

**Canal Spraying**

N/A No service this month

**Rainfall**

This Month = 1.00"  
 Last Month = 0.96"

**Fleet**

**2016 F-250**

Mileage= 98,098 Last Mo. = 96,760 Difference= 1,338

**2018 F-150**

Mileage= 119,558 Last Mo. = 116,875 Difference= 2,683

**Skid Loader**

Run time hours = 1,734 Last Mo. = 1,725.9 Difference= 8.10

**Kubota RTV**

Runtime Hours = 277 Last Mo. = 224.8 Difference= 52.2

**Dump Trailer:**

N/A

**Lawn Mower trailer:**

N/A

**Safety:**

No incidents to report

**New:**

N/A

**OLD BUSINESS:**

**I. District's Pump Stations Roof Update**

**Chairman Santana** advised he previously reported this item.

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

**Chairman Santana** discussed the status of the forensic audit currently being conducted to Dynamic Accounting. No formal action was taken by the Board at this time, as the forensic audit has not yet been completed. It was reported that approximately two to three additional weeks are needed to finalize the audit, and it is anticipated that the Board may consider potential actions at the next regular meeting, once the final report is available.

**Chairman Santana** revisited prior efforts to obtain historical financial records from Mr. Robert Andrews and noted that Mr. Andrews had been given a deadline of December 5 to comply with the District's request for records. According to District Attorney Tolces, Mr. Andrews previously indicated that he had already provided all records in his possession. The remaining concern involved whether additional historical records might exist from Mr. Telles, a prior accountant.

**District Accountant Smith** reported that she was able to communicate with Mr. Telles, who is now retired. Mr. Telles advised that all records in his possession had been turned over to Dynamic Accounting, including a backup disk containing electronic files. The physical box of documents later received by the District was described as limited in scope and not inclusive of all receipts or documentation necessary for full discovery. No additional records have been received to date.

It was suggested that District Accountant Smith and District Manager Mirones may attempt a final follow-up with Mr. Andrews to determine whether any additional records could exist; however, several Vice Chair Munchick expressed concern that further efforts may not yield additional documentation and recommended proceeding without further delay.

**District Accountant Smith** reminded the Board that once formal legal correspondence has been issued, direct contact with the subject individual is not recommended.

**Attorney Tolces** further reiterated prior discussions held in October, during which the Board weighed the potential costs and benefits of pursuing litigation solely to obtain records. At that time, the Board expressed concern about incurring legal expenses with an uncertain outcome. Mr. Tolces advised that any decision regarding legal action should be deferred until the forensic audit is complete and the facts are fully known.

**District Accountant Smith** explained that while access to original invoices and receipts would be beneficial, the forensic audit can still be completed using bank records, deposit histories, canceled checks, and comparative financial analysis. She clarified that the forensic audit focuses on identifying whether District funds were deposited, disbursed, or transferred appropriately, regardless of whether original invoices are available. MS. Smith further stated that she has successfully completed prior audits without supporting invoices and remains confident in her ability to identify discrepancies, if any exist.

**District Accountant Smith** clarified the distinction between record retention issues and the forensic audit, noting that the forensic audit extends beyond missing documents and focuses on the actual movement and use of District funds.

**Commissioner Fein** asked whether Mr. Andrews was aware that the Board is considering potential legal action against Dynamic Accounting.

**Attorney Tolces** responded that he does not know whether Mr. Andrews is aware.

**Commissioner Fein** then asked whether it would be appropriate for him to reach out privately to Mr. Andrews.

**Attorney Tolces** and **Chairman Santana** advised that such contact is not recommended.

**Chairman Santana** stated that he believes Mr. Andrews is being informed by someone and therefore has knowledge of the situation.

**Commissioner Fein** asked what information Mr. Andrews is believed to have.

**Chairman Santana** reiterated that he does not know specifically what Mr. Andrews knows, but expressed confidence that Mr. Andrews is receiving updates from an unidentified source.

**Attorney Tolces** added that, based on the correspondence Mr. Andrews has been receiving since early last year, he believes Mr. Andrews likely has an understanding of the current situation.

**Attorney Tolces** further stated that he has not had any independent conversations with Mr. Andrews regarding this matter since he sent these letters back in September 2025.

**Chairman Santana** asked the Board if they have any other questions.

**Commissioner Fein** asked since which month records had not been submitted.

**Chairman Santana** and **Commissioner Gilmore** answered Mr. Andrews ceased submitting records after February, when he walked out.

**Commissioner Fein** then asked until what month he stopped providing records.

**Chairman Santana** noted that Mr. Andrews last attended a Board meeting in February 2025, at which time he ceased attending meetings. However, his office continued processing District financial matters through approximately July 2025, with the final checks issued during that period.

**Commissioner Fein** asked when Mr. Andrews started his functions. Mr. Fein requested clarification regarding the timeframe during which Dynamic Accounting provided accounting services to the District.

**Chairman Santana** clarified that the accounting services from Dynamic Accounting originally began in 2022, during the tenure of then Chairman Stephen Neiset.

**Commissioner Fein** commented that, based on past experience, the former commissioner was diligent in monitoring expenses and financial matters, and expressed surprise at the possibility of misappropriated funds, absent direct involvement by the former District Accountant, which was also considered unlikely.

**Chairman Santana** explained that concerns arose due to discrepancies identified in June and July, during which time more than \$40,000 in deposits appeared to be missing or unaccounted for. The issue involved deposits that were reportedly provided to the District Engineer's office but did not correspond with deposits reflected in the District's bank statements.

**District Accountant Smith** added that one deposit of approximately \$8,000 was eventually made in September, following she inquiries and email correspondence with Dynamic Accounting. Another deposit, estimated at approximately \$20,000, was partially deposited; however, the amount and checks deposited did not correlate with the copies of checks provided by the Engineer's office. It was clarified that the checks in question consisted primarily of cashier's checks and money orders from homeowners, payable to the Plantation Acres Improvement District. Copies of all checks were retained, allowing comparison against bank deposits. Ms. Smith advised that tracing money orders and cashier's checks is possible but time-consuming and emphasized that the primary concern is whether District funds were ultimately deposited into the District's bank account.

**District Accountant Smith** confirmed that the checks in question consisted primarily of cashier's checks and money orders from homeowners, made payable to Plantation Acres Improvement District. District procedures include making two copies of each cashier's check, one provided to the homeowner, and one retained by the District, resulting in a complete record of all checks that should have been deposited. Despite this, the deposited amounts did not fully reconcile with the retained check copies, making it difficult to determine whether certain checks were misplaced, delayed, or never deposited.

**Attorney Tolces** emphasized that Ms. Smith is conducting a comprehensive review beginning from the start of Dynamic Accounting's engagement to ensure full reconciliation.

**District Accountant Smith** noted that some deposits appeared to have been delayed, partially deposited, or deposited in amounts that did not match the corresponding checks.

**District Accountant Smith** stated that once the forensic audit is complete, the Board will have a clearer understanding of whether funds were properly accounted for or whether further action is warranted. Ms. Smith emphasized that minor discrepancies may not justify legal action, while significant findings could warrant additional discussion of available remedies, including legal or regulatory options.

**District Accountant Smith** advised that speculation should be avoided until the audit is finalized and emphasized that her review is ongoing, thorough, and methodical.

**Commissioner Beazley** expressed concern about pursuing legal action against Dynamic Accounting, noting the risk of incurring additional expenses and returning to a deficit position after several months of financial recovery.

**Commissioner Gilmore** stated that the decision would depend on the amount of money involved, indicating that the cost-benefit should be evaluated before determining how to proceed.

Commissioners acknowledged that it is possible no wrongdoing will ultimately be identified and cautioned against speculation until the forensic audit is completed.

**Chairman Santana** explained that determining whether cashier's checks or money orders were cashed requires tracing through issuing institutions such as banks, the U.S. Postal Service, or Western Union, which is a time-consuming process. One money order was traced and confirmed not to have been cashed, though others had not yet been investigated due to the extensive effort required. Commissioners agreed that the primary concern is whether the funds were deposited into the District's bank account, rather than the specific method of negotiation.

The Board discussed potential changes to the District's payment acceptance process to reduce risk and improve traceability. Concerns were raised regarding money orders, which are increasingly difficult to verify and are subject to higher fraud risk. Ms. Smith suggested reinforcing requirements that all money orders and checks include the homeowner's name and property address to facilitate identification and reconciliation.

Alternative payment methods were discussed, including:

- Personal checks (with acknowledgment of clearance timing concerns),
- Credit and debit card payments (noting associated merchant fees),
- Electronic funds transfer (EFT),
- Online payments,
- Zelle transfers, provided sufficient identifying information is included in the memo field.

Commissioners expressed caution regarding cash payments due to security and internal control considerations. It was suggested that, moving forward, monthly accounting reports should clearly reconcile checks received versus bank deposits made, to prevent recurrence of similar issues.

The Board also discussed reviewing payment practices used by comparable districts and coordinating with the District Engineer's office to maintain a consistent monthly submission and deposit process.

### III. Emergency Septic System Repair

**Chairman Santana** reported that an emergency septic system repair was performed due to a pump failure. The repair totaled approximately \$7,500, exceeding the staff spending limit of \$4,000, necessitating Board notification. The failure involved a burned-out pump and a flooded 220-volt underground junction box, which posed a significant safety hazard and rendered restroom facilities unusable.

Emergency repairs included replacement of the pump, electrical rewiring, installation of a new above-ground electrical box, removal and replacement of sidewalk sections, and multiple pump-outs. The repairs were performed by Jerry Septic, a well-known local provider. Staff confirmed that the work has been completed successfully, restroom facilities are operational, and receipts are available for Board review.

No questions were raised by the Board.

#### NEW BUSINESS:

##### I. Consideration of Salary Adjustment for P.A.I.D. District Manager

**Attorney Tolces** addressed the Board and stated that, pursuant to the Employment Agreement dated September 15, 2025, specifically Section 3.2, District Manager, Ms. Mirones is eligible for a salary adjustment effective January 1, 2026, contingent upon a satisfactory performance evaluation. Mr. Tolces noted that this item was placed on the agenda for Board consideration to determine whether a salary increase should be granted.

**Commissioner Fein** expressed his professional opinion that Ms. Mirones has been performing at a high level, noting her timeliness in responding to matters, strong organizational skills, and overall effectiveness in her role.

Based on performance, Commissioner Fein stated his intention to make a motion to approve a 2.5% salary increase for Ms. Mirones. Vice Chair Munchick seconded and clarification was requested as to whether the statement constituted a formal motion.

**Attorney Tolces** confirmed that it was his motion, and the second was acknowledged.

**District Accountant Smith** asked whether the proposed salary increase would be retroactive to January 1, 2026, or effective for the current month only.

**Attorney Tolces** clarified that the increase would be applied retroactively to January 1, 2026, and reflected in the current payroll cycle. Ms. Smith indicated agreement with this clarification.

**Chairman Santana** opened the floor for public comment and requested that the speaker state their name and address for the record.

**Resident, Anita Manning - 11551 SW 3<sup>rd</sup> Street** questioned whether Ms. Mirones had ever been a part-time employee and asked for confirmation of her current salary, stating it was believed to be \$78,000, and inquired whether the proposed increase would bring the salary to \$80,000.

**Commissioner Fein** discussed the calculation and confirmed that a 2.5% increase would result in an adjusted

salary of \$79,950.

**Ms. Anita Manning** expressed concern regarding whether the District had explored alternative staffing options, such as hiring an engineer or junior staff member, and whether the District was still pursuing those options. Ms. Maning questioned whether the District was continuing with Ms. Mirones as District Manager rather than seeking other candidates.

**Vice Chair Munchick** responded that, given the current circumstances facing the District, including uncertainty regarding duration and future operations, it would be unlikely that an engineer would accept a position for a potentially short-term engagement.

**Chairman Santana** stated clearly that the District is not currently seeking another candidate and expressed satisfaction with Ms. Mirones' performance as District Manager.

Clarification was requested as to whether the discussion pertained to Ms. Mirones or to an engineer position. The Board confirmed that the discussion related solely to Ms. Mirones.

**Ms. Anita Manning** continued by expressing concerns about salary levels, stating that, in her opinion, the compensation was high based on industry standards. Ms. Maning acknowledged that Ms. Mirones performs multiple functions, including payroll administration, district management, and preparation of meeting minutes, but raised concerns regarding transparency, access to public records, availability of meeting minutes, and budget documentation.

**Attorney Tolces** advised that these concerns were outside the scope of the current agenda item but confirmed that all District records, including meeting minutes, budgets, and contracts, are public records and available upon request at any time.

**Commissioner Gilmore** commented that the prior month's meeting minutes were 27 pages in length, detailed, and reflective of significant effort, commending Ms. Mirones for her work and diligence.

**Vice Chair Munchick** then asked Ms. Manning whether she was aware of the salary previously paid to former District Manager Alvarez.

**Ms. Anita Manning** did not respond directly to the question and instead stated that, in her understanding, the Board had previously expressed an interest in reducing the District Manager's compensation.

**Ms. Anita Manning** further stated that, since the current Board took office, District expenditures have increased, additional resources have been added, new equipment has been purchased, and the overall budget has increased slightly. She further recalled that the Board had previously expressed concern regarding expenditures incurred under former District Manager Alvarez.

**Chairman Santana** clarified that the Board's concern was not related to the amount of money being spent, but rather to the work being performed which was minimal.

**Ms. Anita Manning** further stated that the Board's concerns regarding Mr. Alvarez related to his level of effort, expenditures, salary, and employee-related matters, including vacation practices, all of which were considered collectively in terms of overall cost to the District.

**Chairman Santana** clarified that former District Manager Alvarez had recorded approximately 6,000 miles of vehicle usage, and that the Board was unable at the time to determine what activities were being performed to account for that level of mileage.

**Ms. Anita Manning** further stated that there were reports of members of the public coming to the District office and finding that no staff were present at that time. She also stated that she had not seen a job description and indicated that this was a concern shared by others.

**Commissioner Fein** asked Ms. Manning to clarify who she was referring to as “others.” Ms. Manning responded that she was referring to her neighbors.

**Commissioner Fein** stated that, to his knowledge, Ms. Manning was the only individual regularly attending Board meetings, not her neighbors. Ms. Manning responded that she was representing her neighbors.

**Attorney Tolces** stated that, if Ms. Manning wished to obtain a copy of Ms. Mirones’ employment contract, which clearly specifies her duties and responsibilities, she may submit a public records request to obtain it.

**Ms. Anita Manning** requested copies of the District Manager’s contract, recent meeting minutes, and budget documents for distribution to neighbors.

**Chairman Santana** confirmed that the resident, Ms. Maning, is entitled to these records and asked how she wished to receive them. Ms. Maning requested to receive the documents in person and stated availability to pick them up the following day.

**Chairman Santana** confirmed that arrangements would be made through the District Office to provide the requested documents.

**Chairman Santana** further stated that, in his opinion, the issue stemmed from former District Manager Alvarez no longer holding the position and that, because of a close relationship, Ms. Manning had been critical of the Board since his departure.

**Ms. Anita Manning** stated that she did not agree with that characterization but did not provide further explanation as to the reasons for her criticism following Mr. Alvarez’s departure.

**Chairman Santana** further stated that he had been informed that Ms. Manning had a close friendship with former District Manager Alvarez, which, in his opinion, explained why Ms. Manning had been critical of the current Board since Mr. Alvarez’s departure.

**Chairman Santana** further stated that, prior to Mr. Alvarez leaving the District, Ms. Manning had not raised concerns or requested information regarding the District Manager’s duties or salary. She had No complaints.

**Vice Chair Munchick** requested that the Board proceed with the agenda.

**Attorney Tolces** stated for the record that a 2.5% salary increase equates to \$1,950, bringing Ms. Mirones’ salary from \$78,000 to \$79,950.

A suggestion was made to round the salary to \$80,000; however, Attorney Tolces clarified that the motion on the floor was specifically for a 2.5% increase, and the Board must vote on the motion as presented.

**Chairman Santana** called for the vote.

A motion was made by Commissioner Fein to approve a 2.5% salary increase for District Manager, Ms. Mirones, retroactive to January 1, 2026, 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 approve a 2.5% salary increase for District Manager, Ms. Mirones, retroactive to January 1, 2026, was approved unanimously. (5-0).

**Chairman Santana** confirmed that the increase is retroactive to January 1, 2026.

## II. P.A.I.D. Human Resources Consultant Status and Transition Update

**District Accountant Smith** noted for the record that the District no longer has a dedicated Human Resources department or staff position. Ms. Smith stated that, based on their extensive background in human resources, HR-related matters are currently being handled jointly by the District Accountant, Ms. Smith and the District Manager, Ms. Carmen Mirones, given her background and experience. Ms. Smith clarified that this comment was informational in nature and not intended as a request for additional compensation or recognition, but rather to document that these responsibilities are being managed internally following the elimination of the former HR position; but an acknowledgment of additional responsibilities being managed effectively.

## III. Hurricane Preparedness Handbook Updated

The discussion then transitioned to the Hurricane Preparedness Handbook update.

**Chairman Santana** inquired whether Board Members had reviewed the updated Hurricane Preparedness Handbook. Several Board Members responded affirmatively and commented that the handbook was well prepared, thorough, and well presented.

**Chairman Santana** noted that the previous version of the Hurricane Preparedness Handbook dated back to 2007, and that an update was overdue.

**Chairman Santana** stated that additional content had been incorporated into the revised handbook, and that further revisions or enhancements may be proposed over the next few meetings.

**Chairman Santana** Board indicated that the handbook would be brought back for formal Board approval once final revisions are completed.

**Commissioner Gilmore** further noted that all contact information within the handbook had been updated, including current Board Member information, which had previously reflected outdated data from the 2007 version.

**Chairman Santana** stated may be brought back for formal approval at a future meeting.

**Vice Chair Munchick** reiterated that emergency preparedness responsibilities, including coordination during storm events, are included within the District Manager's duties, and raised a question regarding whether District Manager presence is required during storm events. This matter was noted for future discussion.

**Chairman Santana** asked whether there were any Commissioner comments.

**Chairman Santana** noted that January birthdays were being acknowledged and that a birthday cake was available; however, it was agreed to proceed with agenda business prior to celebrations.

## **COMMISSIONER COMMENTS**

### **I. 2025 Project Review**

The Chair then introduced the 2025 Project Review, noting that a presentation had previously been provided by the District Engineer Pell.

**Chairman Santana** stated that the District completed a significant volume of projects in 2025, exceeding the level of work performed over the prior several years. The Chair summarized completed activities, including but not limited to:

- Cleaning of over 200 culverts
- Swale work and vegetation maintenance
- Canal maintenance and trimming
- Pump station maintenance and repairs, including seal replacements
- Equipment utilization and rehabilitation

**Chairman Santana** noted that the District's skid loader was used extensively throughout 2025, more so than in previous years, and that the equipment, identified as a 2004 model, is experiencing wear due to heavy usage.

**Chairman Santana** stated that, should the District continue operations, replacement of the skid loader may need to be considered, as ongoing repairs are becoming cost inefficient.

**Chairman Santana** further explained that the Kubota utility vehicle, previously discussed and questioned by a member of the public, was purchased to allow staff to inspect canals efficiently, as walking the District's canal system, approximately 12 miles, on foot multiple times per week was not practical.

**Chairman Santana** stated that the Kubota has proven to be a necessary and effective tool, although certain areas remain inaccessible even with that equipment.

As part of hurricane preparedness efforts, Chairman Santana noted that a portable pump was pre-positioned in South Acres prior to the 2025 storm season. Although rainfall did not occur during that period and the pump was not activated, Chairman Santana stated that this proactive measure had not been taken previously and represented a significant operational improvement.

**Chairman Santana** emphasized that the District's field crew, consisting of Antonio Funes, Luis Perez, Omar Hernandez, and William Gutierrez, along with administrative support from the District Manager Mirones, completed more work in 2025 than in prior decades.

**Chairman Santana** stated that staff morale has improved and that the District has refocused on its core mission as a

Hernandez, and William Gutierrez, along with administrative support from the District Manager Mirones, completed more work in 2025 than in prior decades.

**Chairman Santana** stated that staff morale has improved and that the District has refocused on its core mission as a Drainage District, rather than limiting operations to minimal maintenance.


**Chairman Santana** stated that a detailed list of completed projects was available for review.

**Commissioner Beazley** commented that the level of progress achieved in 2025 was the result of substantial effort by District leadership, staff, and administration, and specifically acknowledged the District Manager Mirones's daily involvement and commitment. Her work is worth every penny.

**Commissioner Beazley** stated that the results did not occur by chance and reflected intentional changes in District operations and management.


**ADJOURNMENT:** With no further business, the meeting was adjourned at 8:35 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