

PLANTATION ACRES IMPROVEMENT DISTRICT
REGULAR MEETING
Thursday, May 28th, 2026
1701 NW 112th Avenue, Plantation, FL 33323

MEMBERS' PRESENT:

Chairman Jorge Santana
Commissioner William Beazley
Commissioner Peter Gilmore

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 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:

Attorney Tolces advised that Commissioner Fein may need to participate remotely.

A Motion was made by Commissioner Gilmore to Approve the Attendance of Commissioners by social media and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Peter Gilmore	Yes

The Motion to Approve the Attendance of Commissioners by social media was approved unanimously. (3-0).

It was noted Commissioner Fein was not connected to Zoom.

PUBLIC COMMENTS

Resident, Mr. Garrett Kaye - 481 Hermitage Dr. addressed the Board addressed regarding the upcoming referendum concerning the future governance structure of the District.

Resident, Mr. Garrett Kaye, stated that residents have received extensive information regarding District administrative costs and expenditures but have not received comparable information from the City of Plantation regarding future costs should the referendum be passed. He expressed concern that residents are being asked to make an important decision without complete information and requested that the Board encourage additional meetings with City officials so residents may obtain detailed financial projections and written explanations regarding potential future costs.

Resident, Mr. Garrett Kaye, emphasized the importance of transparency and requested that residents receive comprehensive information prior to the election.

Resident, Mr. Brian Schaefer - 12291 NW 20 Ct addressed the Board regarding discussions that occurred at a recent

homeowner's association meeting.

Resident, Mr. Brian Schaefer stated that during the meeting, questions arose regarding the ability of elected commissioners to speak publicly about District matters and the application of Florida's Sunshine Law.

Resident, Mr. Brian Schaefer requested clarification from District Counsel regarding whether commissioners retain the right to publicly discuss and defend District operations, provided that such discussions do not constitute an unnoticed meeting between commissioners.

Attorney Tolces explained that:

- Commissioners retain their First Amendment rights.
- Sunshine Law restrictions apply when two or more commissioners discuss District business outside a properly noticed public meeting.
- Each situation may require individual legal analysis.
- Commissioners should seek legal guidance when uncertain about specific circumstances.

Resident, Ms. Lori Bernardi - 11681 NW 6 St commented on public discussions regarding the referendum and stated that many residents have actively attended City Council meetings and obtained information directly from City officials.

Resident, Ms. Lori Bernardi also addressed the proposed Pump Station No. 7 project and expressed concern regarding a planned June 20, 2026, community event related to the project.

Resident, Ms. Lori Bernardi stated that she believes any groundbreaking or celebratory event should occur only after:

- All project approvals are finalized,
- A confirmed construction start date has been established,
- The project location has been fully determined.

Resident, Ms. Lori Bernardi, noted that all District residents contribute financially to drainage infrastructure projects and therefore should be included in future celebrations.

Resident, Mr. Mark Mooney - 11381 SW 1 St expressed support for the proposed Pump Station No. 7 project and requested additional information regarding:

- Project scheduling,
- Construction timelines,
- Community involvement opportunities,
- Potential groundbreaking ceremonies.

DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT/ELECTION TO FILL VACANT COMMISSIONER SEAT

Attorney Tolces explained that pursuant to the District Charter, the Board may appoint an individual to serve the remainder of former Vice-Chairman Jeff Munchick's unexpired term.

The Board reviewed applications received for the vacancy.

Applicants included:

- Scott Brackney
- Charlie Kline

Mr. Brackney was not present.

Candidate Mr. Charlie Kline

Candidate Mr. Kline introduced himself and provided a summary of his background.

Candidate Mr. Kline stated that:

- He has been a resident of Plantation Acres for approximately twenty-two (22) years.
- He is a retired Mechanical Engineering Manager.
- He previously worked for Motorola.
- His professional experience includes engineering, project management, personnel supervision, budgeting, and technical operations.
- He strongly supports the mission and importance of the Plantation Acres Improvement District.
- He believes his engineering and management experience would be beneficial to the Board.

Following discussion, the Board proceeded with appointment

A Motion was made by Commissioner Gilmore to fill the vacant Commissioner seat created by resignation of Vice-Chairman Jeff Munchick and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Peter Gilmore	Yes

The Motion to fill the vacant Commissioner seat created by resignation of Vice-Chairman Jeff Munchick was approved unanimously. (3-0).

Resident, Mr. Michael Roth - Middle Acres approached the podium and asked for clarification regarding the upcoming November election and which Board seats would be up for election. Chairman Santana advised that the seats currently held by himself, Commissioner Fein, and Commissioner Kline would be subject to election.

Resident, Mr. Michael Roth, inquired whether the newly appointed commissioner would be required to run for election.

Attorney Tolces confirmed that the appointee would need to seek election to continue serving beyond the remainder of the appointed term.

OATH OF OFFICE

Attorney Tolces administered the Oath of Office to Commissioner Charlie Kline.

Commissioner Kline was officially sworn in as a Commissioner of Plantation Acres Improvement District and joined the Board at the dais.

Following the administration of the oath, Attorney Tolces congratulated Commissioner Kline, and Chairman Santana and the Commissioners formally welcomed him to the Board. Lighthearted comments were exchanged among Board members and staff regarding Commissioner Kline's first meeting and parliamentary procedures, creating a welcoming atmosphere.

Prior to continuing with the agenda, the Chairman reopened the public comment portion of the meeting.

District Manager Mirones noted that several individuals had indicated a desire to speak remotely during the public comment period.

Chairman Santana directed staff to recognize any participants wishing to address the Board.

Resident, Mr. Ted Taranu, addressed the Board and stated that he had previously sent an email to the Board members and District Attorney regarding concerns about activities he believed could be perceived as influencing the upcoming special election.

Resident, Mr. Ted Taranu expressed concerns regarding the scheduling of multiple District meetings during the month preceding the election, as well as the community event scheduled at Tara Park on June 20, 2026, related to the proposed Pump Station #7 project.

Resident, Mr. Ted Taranu stated that, in his opinion, the timing of the event, occurring shortly before the scheduled election, could create the appearance of election influence. He further expressed concern that the Tara Park location had been selected before completion of the engineering surveys necessary to determine the final location of the proposed pump station.

Resident, Mr. Ted Taranu, suggested that any dedication or recognition event associated with the project should occur after the final location has been determined and after the election process has concluded.

Resident, Mr. Ted Taranu also noted that he had not received acknowledgment of his previous email and requested that the Board and District Attorney review the concerns he had raised. He concluded his remarks by asking the Board to consider postponing any dedication activities related to the project until a later date.

Chairman Santana thanked Mr. Taranu for his comments.

There being no further public comments, the Chairman closed the public comment period and proceeded with the agenda.

APPROVAL OF MINUTES

I. The minutes of the Regular Meeting held on April 23rd, 2026, were presented for approval.

A Motion was made by Commissioner Beazley to approve the Regular Meeting Minutes of April 23rd, 2026, and seconded by Commissioner Gilmore.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Peter Gilmore	Yes
Commissioner Charlie Kline	Yes

The Motion to approve the Regular Meeting Minutes April 23rd, 2026, was approved unanimously. (4-0).

II. The minutes of the Special Meeting held on May 13th, 2026, were presented for approval.

A Motion was made by Commissioner Gilmore to approve the Special Meeting Minutes of May 13th, 2026, and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Peter Gilmore	Yes
Commissioner Charlie Kline	Yes

The Motion to approve the Special Meeting Minutes May 13th, 2026, was approved unanimously. (4-0).

STAFF REPORT

I. ACCOUNTANT'S REPORT:

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

A. APPROVAL OF THE CREDIT CARD REPORT FOR 4/09/2026 THROUGH 5/08/2026 IN THE AMOUNT OF \$20,942.90

Chairman Santana advised that the District was expecting a refund in the amount of \$4,749.51, which was anticipated to be received within the following several days.

Chairman Santana inquired about several larger expenditures reflected in the report.

Chairman Santana explained that a significant portion of the expenses related to repairs and maintenance of District equipment. Specifically, the Board was advised that the District's skid loader had been out of service for approximately three to four weeks due to multiple mechanical issues, including oil leaks, a broken hydraulic bolt, and electrical problems.

District Manager Mirones further reported that repairs to the skid loader totaled approximately \$5,000, reflecting the age and condition of the equipment, which is approximately twenty years old. Additional expenditures included the fabrication and installation of new galvanized grates and related improvements at the District's pump stations.

Following discussion and clarification of the expenditure, the Board expressed satisfaction with the report.

A Motion was made by Commissioner Gilmore to approve the Credit Card Report for the period 4/09/2026 through 5/08/2026 totaling \$20,942.90 and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Charlie Kline	Yes

The Motion to approve the Credit Card Report for the period 4/09/2026 through 5/08/2026 totaling \$20,942.90 and was approved unanimously. (4-0).

B. PROFIT & LOSS STATEMENT FOR APRIL 2026

The Board reviewed the Profit and Loss Statement for the month ending April 30, 2026.

Chairman Santana noted that the report was presented for informational purposes only and that no Board action was required.

Commissioners were provided with an opportunity to ask questions regarding the report.

No questions or comments were raised by the Board, and the report was received and filed.

C. BALANCE SHEET FOR APRIL 1-31, 2026

The Board next reviewed the Balance Sheet as of April 30, 2026.

During discussion, Chairman Santana noted that the Balance Sheet continued to reflect two Ford F-150 vehicles as District assets.

Chairman Santana advised that one of the vehicles had been retired and disposed of approximately one year earlier and should no longer appear on the District's books.

District Accountant Smith explained that she was aware of the issue and was currently awaiting documentation regarding the disposition of the vehicle, including the method of sale and the amount received by the District. She further advised that District Manager Mirones was gathering the necessary information. Once the supporting documentation was

received, the accountant would make the appropriate accounting adjustments to remove the asset from the District's records.

No further comments were made regarding the Balance Sheet.

The Board received the report for informational purposes and no action was taken.

D. DISCUSSION & CLARIFICATION REGARDING STATEMENTS RELATED TO DISTRICT ADMINISTRATIVE EXPENDITURES

Chairman Santana introduced a report regarding District administrative expenditures and advised that the document had been prepared for informational purposes. It was noted that copies of the report were available to the public and would also be posted on the District's website.

Resident, Ms. Lisa Hampton - 11460 NW 8 St. addressed the Board and requested clarification regarding the report and the District's previously completed forensic audit.

Resident, Ms. Lisa Hampton questioned whether the audit conducted by the District constituted a true forensic audit and asked whether an independent Certified Public Accounting (CPA) firm had certified or reviewed the report.

Attorney Tolces explained that the forensic audit was conducted as an internal investigative review and did not require certification by an independent CPA.

Attorney Tolces further noted that the District's annual financial audit is performed separately by an independent certified auditing firm and is filed with the State of Florida in accordance with statutory requirements.

Resident, Ms. Lisa Hampton stated that she and other residents had reviewed the forensic audit report and had identified several questions and concerns. She inquired when the District would be providing responses to those questions.

Attorney Tolces explained that Florida's Public Records Law requires the District to provide access to public records upon request but does not obligate the District to prepare written responses, analyses, or explanations regarding those records.

Attorney Tolces further advised that any material findings or financial concerns would have been identified through the District's independently audited annual financial statements.

Resident, Ms. Lisa Hampton then referenced the administrative expenditure report and expressed concern regarding the percentage of District expenditures allocated to administrative and indirect costs. Referring to figures contained within the report, she stated her understanding that approximately fifty percent of District expenditure appeared to be allocated toward administrative expenses and costs not directly associated with pumps or water management operations.

Attorney Tolces responded that all District expenditures are related to the District's statutory purpose of water management.

Attorney Tolces explained that administrative expenses, payroll, insurance, fuel, equipment maintenance, professional services, and related operational costs are necessary components of operating and maintaining the District's water management system and therefore constitute legitimate water management expenditures.

Resident, Ms. Lisa Hampton acknowledged the explanation and proceeded to ask about the proposed Pump Station #7 project. Specifically, she inquired whether the District had further evaluated the potential use of a diesel-powered pump station versus a propane-powered facility.

District Engineer Pell advised that such evaluations had not yet been completed, as the project remained in its preliminary stages and the District was only beginning Phase I activities, including surveying and initial data collection.

District Engineer Pell indicated that additional technical evaluations would occur as the project progressed through the design process.

Resident, Ms. Lisa Hampton, thanked the Board for the information and concluded her remarks.

No further comments were received regarding the report, and the Board proceeded with the remainder of the agenda.

Resident, Mr. Andrew Garnett - 11401 SW 3rd St. addressed the Board regarding questions related to the District's financial reporting and audit process.

Resident, Mr. Andrew Garnett requested clarification concerning the role of the Certified Public Accountant (CPA) and the entity responsible for certifying the District's financial information. He specifically inquired whether the CPA referenced was the District's CPA and who ultimately certifies the audit.

District Accountant Smith explained that the District's annual audit is conducted by an independent auditing firm and certified in accordance with applicable governmental auditing standards. It was noted that the audit is completed annually based on the District's fiscal year and filed with the State of Florida as required.

The Board clarified that the annual audit constitutes the official certified financial statement of the District.

Resident, Mr. Andrew Garnett further questioned the distinction between the annual audit previously presented and a more recent financial report that appeared to encompass financial activity from Fiscal Year 2024 through April 2026. He expressed concern that residents may be confused regarding whether the recently presented information constituted an official audit or another form of financial report.

Attorney Tolces explained that the District's official audit covers a specific fiscal year, which runs from October 1 through September 30, and is conducted annually by an independent auditor.

Attorney Tolces stated that the financial information currently being discussed was not represented as an audit but rather as accounting records and expenditure information maintained by the District for operational and informational purposes.

The Board noted that official audited financial statements are available to the public upon request.

Resident, Mr. Andrew Garnett, expressed concerns regarding transparency and public understanding of District finances, particularly in light of ongoing discussions regarding the future governance structure of the District. He stated that residents require clear and accessible information in order to make informed decisions and that directing residents to submit records requests for additional information may not adequately address concerns regarding transparency. He emphasized the importance of presenting financial information in a manner that is understandable and readily available to the public.

Resident, Mr. Michael Roth - Middle Acres addressed the Board and echoed Mr. Garnett's concerns regarding financial transparency and public communication.

Resident, Mr. Michael Roth stated that residents have limited opportunities during Board meetings to obtain information directly from District officials and expressed frustration regarding responses that focus solely on minimum legal disclosure requirements. He emphasized that residents are interested in understanding how District funds are being spent and evaluating whether services provided justify those expenditures.

Resident, Mr. Michael Roth further commented on the scheduling of District special meetings, noting that certain meetings had been scheduled on evenings that conflicted with regularly scheduled City Council meetings. He stated that such scheduling conflicts may limit residents' ability to attend both meetings and obtain information from multiple governmental entities involved in discussions affecting Plantation Acres. He encouraged the Board to consider scheduling future meetings to avoid conflicts whenever possible.

Resident, Mr. Michael Roth, additionally expressed concerns regarding the application of Florida's Sunshine Law, stating that residents sometimes perceive the law as a barrier to obtaining direct answers to questions from District officials. He

indicated that such perceptions contribute to public frustration and skepticism regarding District operations.

In response, Chairman Santana explained that the official audit currently available pertains to the completed fiscal year and that an audit for the current fiscal year cannot be performed until the fiscal year concludes on September 30. He noted that the audit process requires additional time after the fiscal year ends before certified reports are completed and filed.

Chairman Santana clarified that the financial information being discussed represented accounting records and cumulative expenditure reports maintained by the District's accountant rather than a completed audit.

Chairman Santana explained that District accounting records reflect ongoing expenditures and are available to the public through the public records process. He acknowledged that many residents may not fully understand the distinction between budgeted amounts and actual expenditures.

Chairman Santana noted that the budget represents projected expenditures and planned activities, while actual expenditures may vary throughout the fiscal year based on operational needs, capital improvements, emergency repairs, and unforeseen maintenance requirements.

Resident, Mr. Michael Roth, referenced engineering expenditures reflected in District financial records and questioned whether utilizing full-time engineering staff through the City of Plantation could potentially reduce costs compared to the District's current consultant-based engineering services model. Discussion followed regarding how engineering services would potentially be allocated and funded under alternative governance structures. Board members noted that no definitive cost allocation methodology had been provided by the City and that future financial impacts remained uncertain.

Chairman Santana stated that significant infrastructure repairs and deferred maintenance projects undertaken by the District in recent years, including repairs to District facilities, pump stations, and drainage infrastructure, had resulted in expenditures that were not fully anticipated when prior budgets were developed. He emphasized that these expenditures were necessary to address longstanding operational and infrastructure deficiencies and were not undertaken to conceal or misrepresent District finances.

Chairman Santana further stated that the current Board is committed to improving budget accuracy and financial reporting practices moving forward.

Resident, Mr. Brian Schaefer - 12291 NW 20 Ct. addressed the Board and clarified that not all residents support dissolving the District. He stated that many residents appreciate the efforts of the Board and recognize the substantial time and commitment devoted to District operations and governance.

Resident, Mr. Brian Schaefer, expressed appreciation for the Board's service and acknowledged the work performed to maintain and improve District infrastructure and drainage systems.

Resident, Ms. Karen King inquired whether the District had operated over budget or under budget during the past three years.

Resident, Ms. Karen King stated that rumors had circulated within the community suggesting that the District had exceeded its budget during recent fiscal years and requested clarification on the record.

District Accountant Smith responded that the District is currently operating under budget.

Additional discussion followed regarding the distinction between budgeted expenditure and actual expenditure.

District Accountant Smith explained that while annual expenditures may exceed the original budgeted amounts in certain categories, the District possessed available reserves and accumulated funds to support those expenditures.

It was further noted that prior financial reporting may not have clearly documented the source of funds used for expenditures exceeding initial budget estimates, which contributed to misunderstandings among residents regarding the District's financial condition.

The Board thanked the residents for their comments and acknowledged the importance of maintaining transparency, improving communication regarding District finances, and ensuring that residents have access to accurate financial information.

II. ATTORNEY'S REPORT:

RESOLUTION

A. P.A.I.D. ENGINEERING SERVICES AGREEMENT WITH PELL ENGINEERING, LLC d/b/a WINNINGHAM & FRADLEY

Attorney Tolces read the title of the proposed resolution into the record:

Attorney Tolces presented the proposed Engineering Services Agreement between the Plantation Acres Improvement District (P.A.I.D.) and Pell Engineering.

Attorney Tolces explained that the agreement had been drafted and reviewed by his office, Ms. Bealinda Pell, and her legal counsel. The purpose of the agreement is to formally document and define the professional relationship between the District and Pell Engineering, LLC d/b/a Winningham & Fradley for the provision of engineering services.

Attorney Tolces stated that Pell Engineering has been serving as the District Engineer and that the proposed agreement formalizes the existing working relationship. He explained that the agreement establishes the terms and conditions under which engineering services will be provided to the District, including compensation provisions consistent with the District's Policies and Procedures Manual. The agreement also provides a framework for authorizing additional engineering services through separate work authorizations for special projects, such as the Plantation Acres South Drainage Improvement Project.

Commissioner Gilmore inquired whether approval of the agreement could create obligations for the City of Plantation in the event the proposed dissolution referendum was approved by the voters.

Attorney Tolces responded that the District continues to operate pursuant to its Charter and existing legal authority. He explained that approval of the agreement would not automatically become null and void if the referendum were approved and that District operations would continue until such time as any future actions are taken by the City Commission or other governing authorities.

asked whether the agreement would become effective immediately upon approval and inquired about the effective date of the agreement.

Attorney Tolces confirmed that the agreement would be effective as of the date of Board approval.

Commissioner Gilmore further inquired whether a previous engineering services agreement existed between the District and the engineering firm.

Attorney Tolces stated that at some point an agreement had existed between the District and Winningham & Fradley; however, the District had been unable to locate a fully executed copy.

Attorney Tolces explained that the parties had continued operating under either an implied agreement or an agreement that could not presently be located. He noted that engineering services have continued to be provided to the District and that compensation has been paid pursuant to Board-approved fees and the District's established policies and procedures.

Commissioner Gilmore also asked whether the Board would retain the ability to renegotiate or amend the agreement in the future.

Attorney Tolces confirmed that the agreement contains provisions allowing modifications and that the Board would retain authority regarding future contractual decisions.

Resident, Mr. Andrew Garnett, addressed the Board and expressed concerns regarding approving the agreement without additional review time.

Resident, Mr. Andrew Garnett, stated that the agreement represented an important decision and suggested that the matter be tabled to allow Commissioners additional time to review the document, evaluate its provisions, and obtain clarification regarding questions raised during the discussion.

A Motion was made by Commissioner Beazley to approve the Engineering Services Agreement between the Plantation Acres Improvement District and Pell Engineering and seconded by Commissioner Gilmore.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Klein	Yes

The Motion to approve the Engineering Services Agreement between the Plantation Acres Improvement District and Pell Engineering was approved 4-0.

B. WORK AUTHORIZATION FOR PLANTATION ACRES SOUTH PROJECT WITH PELL ENGINEERING, LLC d/b/a WINNINGHAM & FRADLEY

Attorney Tolces presented the proposed Work Authorization for the Plantation Acres South Drainage Improvement Project.

Attorney Tolces explained that under the Engineering Services Agreement just approved, routine engineering services are covered under the general agreement; however, specific projects outside the normal scope of services require separate Board approval through a formal work authorization.

District Engineer Pell explained that the work authorization is limited to the initial phase of the Plantation Acres South project previously approved by the Board. She stated that the authorization covers survey work, field data collection, and related activities necessary to advance a portion of Phase I of the project.

District Engineer Pell further explained that the authorization is limited to the approved scope and budget amount of approximately \$161,000 for surveying and data collection activities. She clarified that no additional engineering services beyond the approved Phase I scope are included in the authorization and that any future phases or expanded services would require additional Board review and approval through amendments or subsequent work authorizations.

Attorney Tolces noted that the work authorization follows standard municipal and governmental contracting practices and provides a mechanism to separately account for project-specific services outside the District Engineer's routine responsibilities.

A Motion was made by Commissioner Gilmore to approve the Work Authorization for the Plantation Acres South Drainage Improvement Project and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Klein	Yes

The Motion to approve the Work Authorization for the Plantation Acres South Drainage Improvement Project and was

approved 4-0.

C. INTERLOCAL AGREEMENT WITH CITY OF PLANTATION ACRES SOUTH (PAS) DRAINAGE PROJECT

Attorney Tolces presented the proposed Interlocal Agreement between the Plantation Acres Improvement District and the City of Plantation related to the Plantation Acres South Drainage Improvement Project.

Attorney Tolces explained that pursuant to the previously approved Work Authorization, Pell Engineering, LLC d/b/a Winningham & Fradley and its subcontractors would perform the necessary survey, engineering, and data collection work required for a portion Phase I of the project. Under the terms of the proposed Interlocal Agreement, the City of Plantation has agreed to participate financially in a portion of these costs.

Attorney Tolces advised that the City would contribute an amount not to exceed \$138,366.38 toward the approved Phase I data collection and survey work. He explained that reimbursement would occur in installments based upon project milestones and completion benchmarks established within the agreement.

District Engineer Pell advised that the agreement had been reviewed by the City Engineer and the City Attorney and reflected the mutual understanding reached between the District and the City regarding the cost-sharing arrangement.

District Engineer Pell further noted that the agreement specifically addresses only the current partial Phase I scope and that any future phases of the Plantation Acres South Drainage Improvement Project would require separate approvals and amendments. Additional engineering services or project phases would not proceed under the agreement without further Board and City authorization.

Board discussion included acknowledgment that the agreement would remain contingent upon approval by the City Commission before becoming fully effective.

Commissioner Gilmore expressed support for the agreement and the advancement of the proposed Pump Station No. 7 and related South Acres drainage improvements.

A Motion was made by Commissioner Gilmore to approve the Interlocal Agreement with the City of Plantation for the Plantation Acres South Drainage Improvement Project and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Commissioner William Beazley	Yes
Commissioner Pete Gilmore	Yes
Commissioner Klein	Yes

The Motion to approve the Interlocal Agreement with the City of Plantation for the Plantation Acres South Drainage Improvement Project and was approved 4-0.

Commissioner Fein arrived at the meeting.

Attorney Tolces addressed comments made earlier during public discussion regarding legal guidance provided to the Board and the public.

Attorney Tolces stated that his responsibility is to provide the Board with the best legal advice possible based upon the facts available and applicable law. He noted that while members of the public may not always agree with the legal advice provided, his role requires reliance upon official records, documented information, and applicable legal standards rather than hypothetical scenarios.

Attorney Tolces emphasized that District records remain available through the public records process and that residents may request access to District documents and information in accordance with Florida public records laws. He also encouraged residents to continue communicating with Commissioners and District staff regarding questions

and concerns.

Attorney Tolces thanked District Manager Carmen Mirones for her continued efforts in responding to public inquiries and records requests despite the substantial volume of work associated with District operations.

Attorney Tolces informed the Board that he would be unable to attend the District's June meetings due to previously scheduled professional obligations.

Attorney Tolces advised that:

- One of his law partners will attend the June Regular Board Meeting on his behalf.
- Mr. Jake Shipp, an associate attorney with his firm, would attend the June 10, 2026, Special Meeting and represent the District in his absence.

Attorney Tolces apologized for his absence and assured the Board that the District would continue to receive full legal representation during those meetings.

Attorney Tolces provided an update regarding the local bill related to the proposed District referendum.

Attorney Tolces reported that the legislation had been presented to the Governor of Florida and that the District was awaiting final action. Counsel explained that the Governor could:

- Sign the bill into law;
- Allow the bill to become law without a signature; or
- Veto the legislation.

Attorney Tolces advised that, as of the date of the meeting, all preparations continued to move forward based upon the anticipated referendum schedule.

Attorney Tolces reported that he had recently spoken with legal counsel for the Broward County Supervisor of Elections and had been informed that election preparations were proceeding as expected and that no issues had been reported by the Supervisor's Office.

At the conclusion of the Attorney's Report, District Engineer Pell was informed that Commissioner Charlie Kline had recently joined the Board. An introduction was made for the record before proceeding to the Engineer's Report.

III. ENGINEER'S REPORT:

A. CONSENT ITEMS

None

B. QUASI-JUDICIAL ITEMS

None

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

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

District Engineer Pell provided an update regarding the Plantation Acres South Drainage Improvement Project. It was reported that on May 5, 2026, the District met with representatives from the City of Plantation to review the draft Interlocal

Agreement between the District and the City. The agreement allows both governmental entities to participate in the initial phase of the project.

District Engineer Pell stated that the City is expected to fund a portion of Phase I in the amount of \$138,366.38, while the District will fund the remaining portion of the Phase I survey and data collection scope, totaling approximately \$161,921.03. The Phase I services are expected to take approximately six to eight months from the project start date, with eight months representing a conservative estimate due to possible rain delays or field conditions.

It was further reported that once the City finalizes and approves the Interlocal Agreement, the project is anticipated to begin around July 1, 2026, subject to the City's approval timeline.

D2. Engineer's Annual Report (D2601.02)

District Engineer Pell presented the 2025 Engineer's Annual Report, which is required by state law. The report provides a summary of District activity, permits, projects, rainfall data, pump station improvements, and stormwater management conditions during 2025.

District Engineer Pell reported that in 2025, the District processed 141 building permits and approximately 11 certificates of occupancy. Building permits increased by approximately 14% compared to the previous year, while certificates of occupancy increased approximately 37% from 2024.

District Engineer Pell reported that there were six code violations in 2025. Of those, three were resolved and three remained pending.

District Engineer Pell further reported that one site data record, Reyes parcel, was approved in 2025, and one plat, known as G&T Retreat, located at 850 NW 124th Avenue, was approved. No construction paving and drainage plans were approved during the reporting period. The Engineer clarified that both Plantation Baptist Church and Calvary Chapel Plantation remained under review and had not yet received P.A.I.D. approval.

District Engineer Pell noted that when major construction projects are ready for approval, they must be brought before the Board for final authorization.

⇒ Second Street Estates

District Engineer Pell reported that Second Street Estates, consisting of eight single-family residential lots, was approved and is nearly complete. The District has completed a walkthrough of the project and is currently reviewing the as-built documents prior to project closeout.

⇒ District Maintenance and Waterway Improvements

District Engineer Pell summarized maintenance and improvement activities completed by District staff during 2025. These included routine canal maintenance, vegetation and tree removal, trash rack cleaning, trash rack pressure cleaning, canal bank restorations, culvert safety improvements, rain gauge inspections, swale construction, culvert installations, culvert cleaning, riprap restoration, overgrowth removal, and installation of reflective markers at deep culvert crossings.

Specific work included bank restorations along the C2 Canal and C6B Canal, installation of safety bars at canal culvert inlet openings along NW 118th Avenue, installation of a catch basin swale at NW 118th Avenue and NW 6th, swale construction on NW 21st Court, NW 26th Street, and 11901 NW 24th Street, and culvert cleaning on NW 26th Street between NW 112th Avenue and NW 122nd Avenue.

⇒ Pump Station Improvements

District Engineer Pell reported that Pump No. 3 was finalized in 2023 and Pump No. 4 was completed in 2024. The four remaining pumps were installed in 2025 as follows:

Pump No. 1 was replaced in January 2025. Pump No. 6 was installed in March 2025. Pump No. 2 was installed in April 2025. Pump No. 5 was completed in May 2025.

Startup testing was performed for each pump after installation, with the District, the contractor, and MWI Pumps present.

District Engineer Pell stated that the total construction contract cost for all six pump stations was approximately \$2.4 million. With all six pumps now replaced and capable of discharging up to 20,000 gallons per minute into the C-42 Canal, no significant pump upgrades are expected for the next several years.

Additional pump station improvements included interior painting at Pump Stations 1, 2, 3, and 5; exterior painting at Pump Stations 1, 2, and 5; installation of metal protectors on propane gas lines at Pump Stations 1, 3, and 4; driveshaft reconfiguration at Pump Station 5; pressure cleaning of all pump stations; underground routing of FPL electrical lines; and installation of gas detectors at all pump stations.

⇒ **North Acres Park Offsite Improvements**

District Engineer Pell reported that the offsite drainage improvements related to North Acres Park were completed in 2025. The work included the park's positive drainage connection to the C6 Canal and final coordination involving fencing, irrigation, and sod improvements north of the park for eight residential properties along NW 24th Street and NW 25th Street.

The work was completed in April 2025, and the project received final certification from the applicable permitting agencies in the months that followed. The City of Plantation hosted a grand opening community event for the park on June 14, 2025.

⇒ **Canal Right-of-Way Access**

District Engineer Pell reported that the District continued removing overgrowth and trees from canal banks to restore vehicular access along canal maintenance rights-of-way. Several locations had previously been obstructed, limiting access for maintenance. The Engineer stated that the District will continue maintaining canal banks as needed.

⇒ **Plantation Acres South / South Acres**

District Engineer Pell reported that Plantation Acres South, also known as South Acres, consists of approximately 188 residential lots bounded by SW 3rd Street, SW 112th Avenue, the North New River Canal, and Flamingo Road.

District Engineer Pell explained that the South Acres roads were constructed in the 1970s and are approximately one foot lower than other roads within the District. Due to these lower elevations, the area experiences significant flooding after heavy rainfall events.

District Engineer Pell reported that in October 2025, the District met with the South Florida Water Management District to discuss modifying the existing stormwater permit to allow a seventh pump station and discharge to the North New River Canal. Following discussion, SFWMD agreed that the proposed modification could be classified as a stormwater retrofit project.

On December 10, 2025, the District met with the City of Plantation to discuss the District's intention to move forward with drainage improvements for South Acres and the possible use of Tara Park as a primary stormwater retention location. Tara Park was identified as a favorable location due to its lower ground elevations, acreage, and access point for discharge to the North New River Canal.

The City expressed interest in potentially participating financially on a prorated basis. The District and City agreed to meet quarterly in 2026 as the project progresses.

⇒ **District Maps and Rainfall Data**

District Engineer Pell reported that District maps, including the facilities map, were updated as easements were recorded and culverts were installed. The maps are maintained to keep accurate records of District infrastructure and utilities.

Rainfall data was also reviewed. In 2024, the District recorded approximately 60.1 inches of rainfall. In 2025, the District recorded approximately 62.23 inches, representing a slight increase from the previous year. For comparison, Old Plantation Water Control District recorded approximately 51 inches, while the Broward County 30-year average is approximately 60.3 inches.

The highest rainfall month in 2025 was September.

⇒ **Tropical Storm Activity**

District Engineer Pell reported that no hurricanes made landfall in Florida during 2025. However, Tropical Storm Chantal impacted the northern Gulf Coast from July 1 through July 2 before moving northeast across the Florida Peninsula.

The District was not significantly impacted due to the storm's location. Approximately 1.34 inches of rain fell within the District. Standard storm preparations were completed beforehand, and no significant damage to P.A.I.D.'s stormwater management system was reported.

D3. Permit Activity (D9408.02 & D9408.03)

District Engineer Pell reported that during the previous month, the District approved 10 building permits. These permits included additions, pools, demolitions, driveways, and fences.

District Engineer Pell also reported that two certificates of occupancy were issued for CC Homes on NW 2nd Street.

D4. Violation Activity (D9611.01)

District Engineer Pell presented the violation summary:

- ⇒ **12350 NW 10th Street**, the property remains under the six-month extension previously granted to allow the family to move the garage out of the easement area. The fence had been removed by the May 31 deadline.
- ⇒ **1201 NW 118th Avenue**, the property is in the process of complying.
- ⇒ **11781 NW 26th Street**, a driveway was constructed without a permit. The property remains noncompliant, and the District is continuing follow-up.
- ⇒ **11811 SW 3rd Street**, construction occurred without a permit involving a concrete pad. The property is currently in the process of complying.
- ⇒ **11420 NW 27th Court**, a driveway was constructed without a culvert. The District approved the permit after the property owner submitted the required documentation, and the permit is now under City review.

IV. DISTRICT MANAGER'S REPORT:

District Manager Mirones presented the District Manager's Report and provided an overview of maintenance operations, equipment utilization, rainfall data, and ongoing field projects completed during the reporting period.

⇒ **Routine Maintenance Activities**

District Manager Mirones reported that routine District maintenance activities had been conducted consistently throughout the previous four-week period. These activities included the regular cleaning and maintenance of all District trash racks, which continue to be serviced weekly by District staff to ensure proper water flow and debris removal throughout the drainage system.

District Manager Mirones further reported that pump station operational testing has increased in frequency due to the approaching storm season. While pump testing is routinely conducted on a regular schedule, District staff have recently been performing multiple operational tests each week, typically two to three tests per station, to verify that all equipment is functioning properly and to ensure the District is fully prepared for the upcoming rainy and hurricane season.

District Manager Mirones emphasized that these additional inspections and testing procedures are intended to identify and address any mechanical or operational issues before severe weather conditions occur.

⇒ **Canal C-1 Vegetation Removal and Access Improvement Project**

District Manager Mirones reported that the District's primary field project during the reporting period involved significant vegetation removal and canal access improvements along the C-1 Canal, specifically in the vicinity of 1701 SW 1st Street.

District Manager Mirones stated that District crews had been working on the project for approximately four weeks and anticipated completing the work the following day. The project involved the removal of extensive overgrowth, vegetation, and obstructive landscaping that had accumulated over many years and severely restricted access to the canal bank.

District Manager Mirones noted that photographs documenting the project had been posted on the District website and demonstrated the substantial transformation of the area. Prior to maintenance activities, the canal bank was heavily overgrown and largely inaccessible, making routine inspection and maintenance extremely difficult.

Chairman Santana commented that the area resembled a jungle due to the density of the vegetation and stated that District crews had removed approximately 225 overgrown Areca palms from the site. He explained that much of the debris historically accumulating at the C-1 trash rack system originated from this overgrown area.

Chairman Santana further noted that before the cleanup project, personnel were unable to safely walk along the canal bank due to the density of vegetation and obstructions. He stated that the removal of the overgrowth would significantly improve future maintenance access and reduce debris accumulation within the drainage system.

District Manager Mirones reported that restoration work at the site was nearly complete, including fence reinstallation, grading, and grass restoration. Once the remaining work is completed, District crews will continue progressing along the C-1 Canal to improve maintenance access and continue vegetation management efforts throughout the corridor.

Pump Station Operating Hours

District Manager Mirones presented the monthly operating-hour readings for each of the District's six pump stations and provided a comparison to the previous reporting period.

The reported operating-hour totals were as follows:

Runtime hours:

Pump 1= 4197	Last Mo. = 4177	Difference= 20
Pump 2= 4234	Last Mo. = 4218	Difference= 16
Pump 3= 4238	Last Mo. = 4229	Difference= 9
Pump 4= 4007	Last Mo. = 3996	Difference= 11
Pump 5= 5146	Last Mo. = 5135	Difference= 11
Pump 6= 3968	Last Mo. = 3958	Difference= 10

Canal Spraying

N/A No service this month

Rainfall

This Month = 6.50"

Last Month = 3.33"

District Manager Mirones reported that the District recorded approximately 6.50 inches of rainfall during the current reporting period.

For comparison, the District recorded approximately 3.33 inches of rainfall during the previous month. The increase in rainfall activity reflects the transition into the beginning of South Florida's rainy season.

The Board noted the significant increase in precipitation and acknowledged the importance of continued monitoring of District drainage infrastructure and pump operations.

Fleet

2016 F-250

Mileage=	101,054	Last Mo. =	100,098	Difference=	956
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2018 F-150

Mileage=	126,457	Last Mo. =	124,581	Difference=	1,876
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District Manager Mirones reported that both vehicles were serviced during the month and received routine maintenance, including oil changes and vehicle inspections, to ensure continued operational reliability.

Skid Loader

Run time hours	=	1,797	Last Mo. =	1,746	Difference=	51
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Chairman Santana remarked that an increase of 51 operating hours in a single month reflects a substantial amount of field activity and productivity by District staff. He noted that the equipment had been heavily utilized on the C-1 Canal access improvement project and other maintenance activities.

Kubota RTV

Runtime					
Hours =	391	Last Mo. =	360.6	Difference=	30.4

Chairman Santana commented on the value of the Kubota utility vehicle to District operations, noting that it has significantly improved staff efficiency by facilitating transportation of personnel, equipment, tools, and materials throughout the District. He stated that the vehicle has become an essential asset for canal inspections, maintenance projects, and field operations.

Dump Trailer:

N/A

Lawn Mower trailer:

N/A

Safety:

District Manager Mirones reported that no safety incidents, accidents, injuries, or workplace concerns occurred during the reporting period.

New:

N/A

District Manager Mirones reported that there was no additional new business requiring action at this time.

The Board thanked Ms. Mirones and District staff for their continued efforts in maintaining the District's drainage infrastructure, preparing for the upcoming storm season, and improving access to critical maintenance areas throughout the canal system.

OLD BUSINESS:

I. UPDATE ON DISTRICT CANAL CLEANING – MATERIAL REMOVE PERMIT – FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

⇒ Update on District Canal Cleaning and Material Removal Permit

Commissioner Gilmore provided an update regarding the District's ongoing efforts to obtain authorization from the Florida Department of Environmental Protection (FDEP) for canal maintenance dredging and material removal activities.

Commissioner Gilmore reported that the District's consultant had completed substantial work on the permit application and that the application package had been prepared for submission. He explained that the District's primary objective is to secure an exemption that would allow the District to perform maintenance dredging activities within its canal system while retaining dredged material on canal banks for bank stabilization and restoration purposes. The District's six primary canals were originally constructed prior to March 1970, making them eligible for certain regulatory exemptions under applicable environmental regulations. As a result, the District may be exempt from some of the more restrictive requirements that apply to newer canal systems. The application includes historical documentation, aerial photography, and supporting narrative demonstrating the construction dates and history of the District's canal network.

Commissioner Gilmore commended District staff and consultants for compiling extensive historical records, including aerial photographs from 1955, 1957, and subsequent years, documenting the existence and development of the canal

system. These materials are being used to support the exemption request and establish the canals' eligibility under the applicable regulatory provisions.

It was reported that a coordination meeting had been scheduled with regulatory representatives on June 10, 2026, to review the application and discuss its status. Following the meeting, the District anticipates proceeding with formal submission and review.

Commissioner Gilmore explained that obtaining the permit and exemption would allow the District to begin performing maintenance dredging activities within its canals. Cross-sections of the canals have been prepared, along with conceptual drawings illustrating existing conditions and the proposed post-maintenance profiles. The District's goal is to remove accumulated sediment and restore canal capacity while simultaneously reinforcing canal banks with the dredged material.

Commissioner Gilmore noted that during preliminary discussions with regulatory staff, the District was informed that soil testing may not be required because the canals were constructed prior to March 1970. Nevertheless, the District elected to conduct sediment testing voluntarily as an additional precautionary measure. Results from the soil sampling program were expected within the following few days.

Commissioner Gilmore further explained that the permit would provide significant operational and financial benefits by allowing dredged material to be reused on-site for canal bank stabilization rather than requiring off-site disposal. This would substantially reduce future maintenance costs and improve the District's ability to restore and maintain canal infrastructure.

The Board discussed the importance of securing the permit in anticipation of the arrival of the District's new aquatic maintenance equipment, which will be used to assist with future canal cleaning operations.

⇒ **Canal Conditions, Water Levels, and Algae Management**

Chairman Santana discussed recent observations regarding canal water levels throughout the District.

Chairman Santana explained that many residents have commented that canal water levels appear lower than in previous years. The Chairman stated that this condition is directly related to the recent replacement of all six District pump stations. Under the previous pump system, water that was discharged from the canals frequently flowed back into the District's drainage system after pumping operations concluded. As a result, the system experienced limited net water removal.

With the installation of the new pumps, water is now being discharged more efficiently and does not immediately return to the canal system. Consequently, canal levels remain lower until replenished by rainfall events. While this improvement has enhanced drainage performance, it has also resulted in slower water movement within portions of the canal system during dry periods.

Chairman Santana noted that reduced circulation has contributed to increased algae growth in some canal segments. To address this issue, the District's newly purchased aquatic maintenance vessel will be equipped with a screening bucket system capable of removing algae, vegetation, and floating debris from canal waterways. He stated that algae removal was one of the primary reasons the Board authorized the purchase of the specialized maintenance equipment.

⇒ **Storm Season Preparations and Pre-Pumping Operations**

Chairman Santana advised the Board and residents that the District has begun implementing enhanced storm preparation procedures as South Florida enters the rainy and hurricane season.

Chairman Santana explained that under normal operating conditions, pump stations automatically activate when canal water elevations reach approximately 2.7 feet, while the District's target low-water operating level remains approximately 1.5 feet.

However, when significant rainfall events are forecasted, District staff will proactively lower canal levels through a process commonly referred to as "pre-pumping." Rather than waiting for water levels to reach automatic activation thresholds, staff will manually activate pump stations in advance of major storms to create additional storage capacity within the canal system and improve flood protection throughout the District.

A resident suggested that the District provide advance notice to residents whenever pre-pumping operations are initiated. Suggestions included posting notices on the District website, social media platforms, and through homeowner associations to keep residents informed regarding anticipated water-level adjustments.

Chairman Santana agreed that communication is important and encouraged residents to utilize the District's real-time monitoring resources available on the District website.

During the discussion, it was noted that the District's live monitoring system had experienced a temporary display issue earlier in the day. However, staff confirmed that the system was functioning properly and displaying live canal level information at the conclusion of the discussion.

Residents were advised that current canal water levels can be viewed through the "Live Data" section of the District's website.

⇒ **South Florida Water Management District Coordination**

A resident inquired whether the South Florida Water Management District (SFWMD) is currently allowing the District to discharge water into the regional system in advance of storm events.

Chairman Santana explained that the District's connection to the C-42 Canal allows water to be discharged into the regional system when necessary. He stated that the District intends to utilize pre-pumping only when significant rainfall is anticipated and not as a routine operating practice.

Chairman Santana further explained that these operations are manually controlled and not automated. Through the District's remote monitoring and control system, staff can activate or deactivate pump stations from virtually any location with cellular connectivity. He noted that the District recently acquired additional remote monitoring technology, including an iPad, to facilitate real-time operational control of the pump stations during storm events.

NEW BUSINESS

No items were presented under New Business.

COMMISSIONER COMMENTS

Commissioner Kline apologized for arriving late to the meeting due to a previously scheduled appointment and stated that he may be unavailable for the next Board meeting.

Commissioner Kline indicated that he had recently been approached by residents seeking clarification regarding what Commissioners may legally say concerning the upcoming referendum and requested guidance from District Counsel.

Attorney Tolces explained that under Florida law, the District is prohibited from using public funds, resources, personnel, facilities, or equipment to advocate for or against any ballot measure, candidate, or referendum question. Accordingly, District resources may not be used to support or oppose the proposed June 23 referendum.

However, Attorney Tolces advised that individual Commissioners do not surrender their First Amendment rights by serving in elected office. Commissioners may express personal opinions regarding the referendum, provided they do so in their individual capacities and do not utilize District resources to advocate for or against the issue.

Commissioner Kline further asked whether he could attend a City Commission meeting and request that the City discuss

issues relating to the referendum and its potential impact. Counsel advised that he could do so, as a private citizen and elected official acting independently, provided he was not acting pursuant to direction from the Board and was not using District resources to advocate a particular position.

Additional discussion followed regarding Florida's Sunshine Law and communications among Commissioners.

Attorney Tolces reminded the Board that Commissioners are prohibited from discussing matters that may foreseeably come before the Board outside of publicly noticed meetings. Counsel specifically cautioned Commissioners regarding social media communications, noting that if one Commissioner posts comments regarding District business, other Commissioners should avoid commenting, responding, or engaging in discussions on those posts. Such interactions could potentially be interpreted as an unauthorized meeting under Sunshine Law.

Attorney Tolces encouraged Commissioners to limit communications regarding District business to properly noticing public meetings and avoid discussions that could be construed as deliberations outside the public process.

Commissioner Kline thanked Counsel for the clarification and stated that the explanation answered his questions regarding communications with City officials and residents.

Resident, Mr. Andrew Garnett addressed the Board and thanked the Commissioners for allowing extensive public participation throughout the meeting.

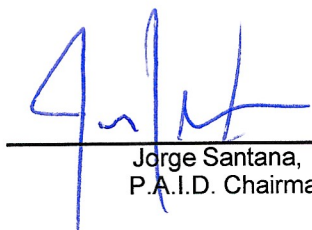
Resident, Mr. Andrew Garnett specifically commented on Chairman Santana's participation during a recent Plantation Acres Homeowners Association (PAHA) meeting, noting that the Chairman clearly identified when he was speaking as a resident rather than in his official capacity as Chairman.

Resident, Mr. Andrew Garnett stated that he believed this approach appropriately distinguished personal opinions from official District positions and appreciated the Chairman's transparency.

The Board thanked Mr. Garnett for his comments.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:29 pm. By Chair Santana.

Following adjournment, the Board thanked all residents, staff, consultants, and attendees for their participation.



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

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