

PLANTATION ACRES IMPROVEMENT DISTRICT
REGULAR MEETING

Thursday, August 27th, 2026
1701 NW 112th Avenue, Plantation, FL 33323

MEMBERS' PRESENT:

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

PRESENT:

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

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

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

District Manager Mirones stated Commissioner Kline may be available through Zoom.

A Motion was made by Vice Chair Gilmore to Approve Attendance of Commissioner by social media (Zoom) and seconded by Commissioner Fein.

Chairman Jorge Santana	Yes
Vice Chair Peter Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Flein	Yes

The Motion to Approve Attendance of Commissioner by social media (Zoom), was approved unanimously. (4-0).

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

I. The minutes of the Regular Meeting held on June 25th, 2026, were presented for approval.

A Motion was made by Vice Chair Gilmore to approve the Regular Meeting Minutes of June 25th, 2026, and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Vice Chair Peter Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Flein	Yes

The Motion to approve the Regular Meeting Minutes June 25th, was approved unanimously. (4-0).

II. The minutes of the Special Meeting held on July 30th, 2026, were presented for approval.

A Motion was made by Vice Chair Gilmore to approve the Special Meeting Minutes of July 30th, 2026, and seconded by Commissioner Beazley.

Chairman Jorge Santana	Yes
Vice Chair Peter Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Flein	Yes

The Motion to approve the Special Meeting Minutes July 30th, 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 7/05/2026 THROUGH 8/04/2026 IN THE AMOUNT OF \$1,489.51

A Motion was made by Vice Chair Gilmore to approve the Credit Card Report for the period 7/05/2026 through 8/04/2026 totaling \$1,489.51 and seconded by Commissioner Fein.

Chairman Jorge Santana	Yes
Vice Chair Peter Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Flein	Yes

The Motion to approve the Credit Card Report for the period 7/05/2026 through 8/04/2026 totaling \$1,489.51 and was approved unanimously. (4-0).

B. PROFIT & LOSS STATEMENT FOR JUNE 2026

The Board reviewed the Profit and Loss Statement for the month ending June 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 JUNE 1-30, 2026

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

Commissioner Fein asked about small amounts remaining in the District's Truist accounts and whether they represented residual interest.

District Accountant Smith responded that two Truist accounts remained open.

District Accountant Smith identified a reserve account that could be cancelled/closed and an operating account that had intentionally remained open during the transfer to BrightStar.

District Accountant Smith noted that the new BrightStar accounts had generated favorable interest.

Chairman Santana expressed concern about continuing responsibility for the Truist account after the District's transition.

Attorney Tolces asked about closing the account.

Chairman Santana expressed his concern regarding the preservation of historical banking records, including potentially 10 to 20 years of statements.

The Board discussed requesting historical statements electronically from Truist before closure so that the District would not lose access to its banking history.

District Accountant Smith advised that the operating account could not yet be closed because it was needed to complete fiscal-year close-out and to resolve any year-end issues. She also stated that the reserve account could be closed, but the operating account needed to remain open. The operating account also still had automatic debits, including FPL and other recurring payments, that would need to be migrated to BrightStar or otherwise coordinated during transition.

The Board discussed the need for the City of Plantation to identify the successor authorized signatory or signatories for the District banking accounts after October 1, 2026.

Attorney Tolces recommended coordination with the City's finance department.

District Accountant Smith stated that she will talk to Jason Nunemaker at the City to begin that process.

District Accountant Smith emphasized the need to retain sufficient access to the accounts to complete fiscal-year closeout even after the transition in governance.

No further comments were made regarding the Balance Sheet.

D. PROFIT & LOSS STATEMENT FOR JULY 2026

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

E. BALANCE SHEET FOR JULY 1-31, 2026

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

II. ATTORNEY'S REPORT:

Attorney Tolces reported that he had recently attended a transition-related meeting with Chairman Santana, District Manager Mirones, District Engineer Pell, and City of Plantation staff. He advised the Board that Jake Schif would attend the September 14, 2026, meeting because counsel had multiple assessment-related meetings scheduled for that evening.

Attorney Tolces stated that the City Attorney's Office had contacted him and was preparing documents associated with the District's transition to the City, which he understood to include some form of ordinance. At the time of the August 27 meeting, he had not been asked to perform a specific additional task on those documents. He stated that he would continue to work on behalf of the District, as needed, through September 30, 2026.

Commissioner Beazley asked about the District budget.

Attorney Tolces confirmed that the Board would adopt the final assessment and final budget on September 14, 2026. He also stated that the proposed budget was already adopted and emphasized that the September adoption was necessary so that funding would be available for the District for the next fiscal year and that the City was relying on the District to complete the process.

III. ENGINEER'S REPORT:

A. CONSENT ITEMS

None

B. QUASI-JUDICIAL ITEMS

B1. Raising Cane's – 12396 Sunrise Blvd.- Paving & Drainage Plan (C2507.01)

District Engineer Pell identified as Item B1 and concerned approval of paving and drainage plans for a commercial improvement at 12396 Sunrise Boulevard. The site was described as approximately one acre, with an existing building and parking lot and an existing connection to an outfall. The redevelopment would remove the existing building, construct a new commercial improvement, and expand/reconfigure the parking area.

Attorney Tolces stated that because the matter was quasi-judicial, one of the property representatives, Mr. Fernandez, Kimley-Horn Engineer, stand and raise their right hands to provide testimony. The oath was administered, and the witnesses affirmed that their testimony would be truthful.

District Engineer Pell stated that she had reviewed the plans and drainage calculations and recommended approval. She explained that the site was already developed and that the proposed project would improve stormwater storage compared with the existing condition.

Mr. Fernandez of Kimley-Horn appeared on behalf of the applicant. He stated his address as 3421 Southwest 16th Court, Fort Lauderdale, Florida, near the Plantation boundary. Mr. Fernandez explained that the property had previously been paved and developed with a building and that the proposed design increased the amount of stormwater that could be stored on-site before ultimately discharging to the Plantation Acres Improvement District system. He stated that the additional storage would make the site more self-contained and reduce potential stormwater impact on neighboring properties.

The location was further discussed and identified as the southeast corner of Sunrise Boulevard and Flamingo Road, at a site previously associated with a bank.

A Motion was made by Commissioner Fein to approve the paving, and drainage plans as submitted and seconded by Vice Chair Gilmore.

Chairman Jorge Santana	Yes
Vice Chair Peter Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Flein	Yes

The Motion to approve the paving and drainage plans as submitted was approved unanimously. (4-0).

District Engineer Pell stated that the application would be signed, would become a permit after the meeting, and would be transmitted to the applicant the following day.

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

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

District Engineer Pell reported that survey work for the Plantation Acres South Drainage Improvement Project began around July 15, 2026, and had therefore been underway for a little more than one month. The District had notified South Acres residents that survey crews could need access through residential backyards.

District Engineer Pell stated the survey was anticipated to be completed around January or February, with the possibility of earlier completion depending on weather and field conditions. Survey crews were already setting points and benchmarks.

District Engineer Pell stated that she had been communicating and meeting with both the City and the District and was preparing a more specific survey schedule covering the coming months. The City had requested a schedule, and the engineer intended to provide one.

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

District Engineer Pell reported that because there had not been a regular meeting in July, there was a comparatively large volume of permit activity since the prior meeting. A total of 34 permits were issued. The permits included various structures, fences, miscellaneous structures, swimming pools, additions, and driveways. The engineer also reported that four Certificates of Occupancy had been issued since June 2026.

D3. Violation Activity (D9611.01)

District Engineer Pell reviewed several active compliance matters. A driveway and auxiliary-building matter remained in the process of compliance. Plans had been submitted, and the District continued review so that a structure previously placed in an easement could be relocated or otherwise brought into compliance.

A separate cottage had been constructed without a permit and had a finish-floor elevation concern. That matter had been referred to the City of Plantation. The City continued working with the homeowner regarding how the condition would be addressed, and no substantive new update was available at the meeting.

- ⇒ **11781 NW 26th Street**, A driveway had been constructed without a permit. The owner had complied. The engineer stated that the address would be removed from the violation list at the next meeting.
- ⇒ **11811 SW 3rd Street**, A concrete pad had been constructed without a permit. The owner remained in the process of complying.
- ⇒ **11951 SW 3rd Street**, Fill had been placed on the property. A violation had been issued, and the owner had been notified. The owner was working with the District on a grading plan. The District was requesting survey information to determine whether the property elevation had been altered and, if so, what corrective grading would be required.

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.

⇒ **Trash Racks Maintenance**

Routine trash rack cleaning and maintenance operations ongoing throughout the District's canal system to ensure proper water flow, reduce debris accumulation, and maintain the operational efficiency of the drainage infrastructure.

⇒ **Pump Station Tests**

Regular pump station testing operations have continued to be conducted on a weekly basis to ensure that all pump stations remain in optimal operating condition in preparation for the current storm season.

Pantropic Power inspected and calibrated the carburetors at Pump Stations # 2, 3, 4, and 6 to ensure proper operation and performance of the equipment.

⇒ **Internet Connectivity Issues**

Due to a lack of internet connectivity, the District's Special Meeting on July 30, 2026, could not be transmitted via Zoom as intended.

⇒ **Monthly District Newsletter**

Due to the upcoming transition of the Plantation Acres Improvement District (P.A.I.D.) to the City of Plantation following the results of the Special Election, the District's monthly newsletter will no longer continue. As P.A.I.D. prepares for this transition, future communications, updates, and information regarding District-related matters will be provided by the City of Plantation through its established communication channels. We sincerely thank our residents for their continued interest, participation, and support throughout the years.

District Manager Mirones reported that the District had received numerous complaints concerning green aquatic vegetation in the canals. She explained that, under normal conditions, the District could sometimes run the pumps for a limited period to create circulation and help move or clean surface vegetation. At the time of the meeting, however, canal and pump water levels were too low to use that method safely or effectively. The discussion acknowledged that low-water and vegetation conditions were widespread and not isolated to a single canal.

The Board discussed the specialized canal-maintenance boat/equipment previously ordered by the District to address canal vegetation and accumulated material. Delivery, which had been expected much sooner, had been pushed back and was now expected around October 2026.

District Accountant Smith stated that City of Plantation representative Mr. Mulder had gone to the vendor, inspected or viewed the equipment, and introduced himself. The District had instructed the vendor to notify the District if the equipment arrived before September 30, 2026 because payment responsibility would still rest with the District prior to the transition. If delivery occurred after September 30, the City would be responsible for handling the remaining transaction.

Resident Lori Bernardi, 11681 Northwest 6th Street, addressed the Board regarding the boat and the continuing need to clean the canals. She noted that District funds had already been committed to the equipment and expressed the expectation that the City would complete the purchase using District funds transferred to the City. She also stated that residents intended to continue raising canal-maintenance concerns at City Council meetings after the District transition.

Commissioner Gilmore discussed the difference between the specialized equipment ordered by the District and smaller equipment already used by the City. It was stated that the District's selected equipment included crawler capability and the ability to pump or remove muck, while the City had historically contracted much of its canal cleaning rather than having City crews perform the work directly. The Board acknowledged that the City would ultimately decide how to use, retain, contract around, or otherwise handle the equipment after transition.

District Accountant Smith confirmed that the City had asked her for information regarding the boat and that she had provided the City with specifications, payment information, maintenance information, and other records available to the District. She reiterated her prior recommendation that the District should not make final payment before delivery and inspection because of the financial risk of paying in full for equipment that had not yet been received or inspected for damage. The City had also offered to assist with pickup if the equipment arrived before September 30.

District Manager Mirones noted that the District had experienced internet-connectivity issues and reflected a brief interruption during the meeting and efforts by attendees to restore/minimize the affected screen or application. The meeting continued after connectivity was restored.

Pump Station Operating Hours

District Manager Mirones reported month-to-month operating-hour differences for the six existing pump stations.

The reported operating-hour totals were as follows:

Runtime hours:

Pump 1= 4277	Last Mo. = 4197	Difference= 64
Pump 2= 4266	Last Mo. = 4234	Difference= 27
Pump 3= 4288	Last Mo. = 4238	Difference= 21
Pump 4= 4080	Last Mo. = 4007	Difference= 50
Pump 5= 5177	Last Mo. = 5146	Difference= 17
Pump 6= 4027	Last Mo. = 3968	Difference= 44

Rainfall

This Month = 6.75"

Last Month = 11.00"

Fleet

2016 F-250

Mileage=	103,001	Last Mo. =	101,613	Difference=	1,388
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2018 F-150

Mileage=	132,003	Last Mo. =	128,879	Difference=	3,124
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Skid Loader

Run time hours	=	1,817.50	Last Mo. =	1,806	Difference=	11.50
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Kubota RTV

Runtime Hours	=	466.70	Last Mo. =	429.80	Difference=	36.90
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Dump Trailer:

None

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.

NEW BUSINESS

I. Streamline / CivicPlus Provider – Annual Renewal – September 1, 2026 No items were presented under New Business.

Chairman Santana discussed renewal of the District's Streamline website technology. The amount stated during the meeting was \$4,296. The discussion initially referred to whether the District should renew only briefly because of the approaching transition; however,

District Manager Mirones explained that the City wanted the service to continue so that records would not be lost and the transition could occur gradually. It was also stated that the City wanted to link the District website with the City website.

Attorney Tolces recommended that the record make clear that the renewal was being made at the City's request. A motion was made to approve renewal of the Streamline website technology. The motion was seconded. All votes heard were in favor, no opposition was stated, and the motion passed.

A Motion was made by Vice Chair Gilmore to approve the renewal of the Streamline / CivicPlus Website Provider from September 1, 2026, to August 31, 2026, and seconded by Commissioner Fein.

Chairman Jorge Santana	Yes
Vice Chair Peter Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Flein	Yes

The Motion to approve the renewal of the Streamline / CivicPlus Website Provider from September 1, 2026, to August 31, 2026, was approved unanimously. (4-0).

II. September 2026 Meeting Schedule / Final Transition Meeting

Before commissioner comments concluded,

District Manager Mirones asked whether the Board wished to hold one regular final meeting near the end of September so that the District could formally place on the record the files, records, and other materials being transferred to the City.

Attorney Tolces recommended keeping the regular meeting on the calendar in case last-minute renewals, bank-account matters, or other City-requested actions required Board attention.

Chairman Santana confirmed that there would be two meetings in September 2026: September 14, 2026, for the adoption budget/assessment, and September 24, 2026, for the regular meeting and final transition/closeout matters.

COMMISSIONER COMMENTS

Chairman Santana opened the floor for Commissioner Comments.

- ***Pump Station No. 7 / South Acres Drainage Project***

Commissioner Beazley asked for a status update on proposed Pump Station No. 7. The engineer explained that the survey team had begun field work and would continue for an extended period, described in discussion as approximately six or seven months.

District Engineer Pell stated that after survey completion, the City needs to decide whether it wanted the existing engineering team to continue with the project. The engineer stated that City representatives had verbally indicated that they did. Subsequent phases would include hydrologic/hydraulic modeling, conceptual design alternatives, cost estimates, City selection of a preferred alternative, final design, preparation of construction documents, construction, and project closeout.

District Engineer Pell estimated that final design could take another three to four months after conceptual review; construction documents could take additional months; permitting could proceed concurrently; and construction itself could take approximately six to eight months depending on weather. The entire project was characterized as a multi-year effort, approximately three to four-and-one-half years from the current stage through completion.

District Engineer Pell stated that she had provided project information to the City and had spoken with Jason Nunemaker and Samira. Based on those communications, the City had expressed interest in continuing the project and in retaining the engineering team because of its familiarity with the District's pump stations, technical capability, and working relationships. She reported that there had been approximately two or three meetings with the City during the prior two months, addressing both the transition and the Pump Station No. 7 project.

Chairman Santana also commented that the District was approaching year-end with approximately \$1.4 million remaining in the bank and stated that the District had saved a significant amount of money.

- ***Maintenance Dredging – County, State, And Federal Authorization***

Vice Chair Gilmore discussed the District's effort to obtain authorization for maintenance and dredging of the canals. The District obtained Broward County authorization and had also received an approval/exemption from the Florida Department of Environmental Protection. After receiving the State-level document, the District learned that a separate federal authorization was still required.

District Manager Mirones expressed disappointment because the District had participated in approximately four Zoom meetings during the State process and, according to the discussion, the federal step had not been clearly identified. She stated that the process had begun around April and that she had specifically asked what forms, guidelines, and steps were required. The federal requirement became evident when the City reviewed the State document and pointed out that federal approval had not been obtained.

Vice Chair Gilmore clarified that the permit issue concerned maintenance dredging - removal or lowering of accumulated muck from the canals - rather than ordinary surface-debris removal. Surface vegetation and debris could still be removed, and trash racks could still be cleaned. However, accumulated canal-bottom material could not be dredged without the additional required federal authorization.

Resident Lori Bernardi asked what would happen if heavy rain occurred while large amounts of floating material remained in the canals. The response was that District field crews may need to respond repeatedly, including during nighttime events, to clear trash racks so that pumps do not become obstructed or stuck.

Vice Chair Gilmore acknowledged that the District was running out of time to complete the federal process before the October 1 transition. If the effort continued after September 30, 2026, responsibility would rest with the City of Plantation.

Resident Bruce Cianci, 461 West Mount Vernon Dr. addressed the Board regarding proposed Pump Station No. 7 and the potential effect of future drainage infrastructure on his property. He stated that he had lived at the property for

approximately 30 years and had planted and maintained mature cypress trees and other landscaping that he believed could be affected by a future pipe route or easement.

Resident Bruce Cianci stated that he had contacted the engineer's office and spoken with an individual named Amir. He also described an open pond/reclamation concept he had observed through the University of Florida and stated that he had discussed that concept with Amir as a possible alternative. Mr. Chianti expressed concern that tanks or other infrastructure in the park could create an industrial appearance and that project routing might remove mature vegetation from his property.

Resident Bruce Cianci asked who he could contact so that he could remain involved in the process. The engineer emphasized that the project was still highly conceptual and that the current phase consisted of survey work only. No final pipe alignment had been designed or approved. The engineer stated that future approval would occur through the City and would include public involvement. Samira, identified during the meeting as the City Engineer, was provided as the appropriate City contact after transition. Discussion followed regarding easements and route selection.

District Engineer Pell explained that future pipes would generally be placed in swales or within available easements and that, if additional property rights were required, those rights would have to be acquired through the appropriate process. Route selection would be based on hydrologic and engineering function, cost, and property impacts. The engineer also stated that, in prior District projects, the engineering team had considered homeowner concerns and had adjusted alignments where feasible to reduce impacts to fences, trees, and other improvements.

Chairman Santana reiterated that after October 1, 2026, project decisions would be made through the City of Plantation, including any further design, easement, public-participation, and construction decisions.

Resident Bruce Cianci raised a separate question concerning the District website's reference to an established natural grade of 6.5 feet NGVD and the percentage of a lot that must remain at or below natural grade. The resident asked how the older NGVD elevation translated under the current datum. The engineer stated that 6.5 feet under the older reference corresponded to approximately 5.0 feet under the referenced current system.

District Engineer Pell explained that, for lots under three-quarters of an acre, approximately 30 percent of the lot must remain at or below the established natural grade. The discussion also referred to a 50 percent requirement for larger lots. The resident described concerns that neighboring properties had been filled and raised, leaving the resident's property lower and causing stormwater to move toward the resident during rain events.

District Engineer Pell stated that an alleged fill violation could be evaluated by comparing the survey of record with current field elevations. If a material elevation change were confirmed and did not comply with District requirements, a violation could be issued. The resident stated that a prior complaint had been made and that an inspection had occurred but remained concerned because drainage impacts continued.

Given the imminent transition, the resident asked whether to report the matter again immediately or wait until after transition. The response was to wait until the transition and then pursue the issue through the City. The discussion also acknowledged uncertainty regarding how the City would administer permitting and compliance matters following October 1, 2026.

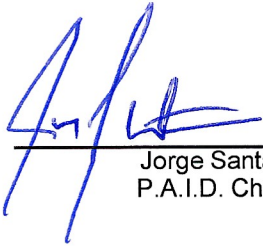
- ***Monthly Birthday Celebration***

District Manager Mirones reminded the Board that the District was recognizing the recent birthdays of three members of the Board and District team: Commissioner Fein, whose birthday was August 10; Vice Chair Gilmore, whose birthday was August 13; and District Attorney Tolces, whose birthday was August 29.

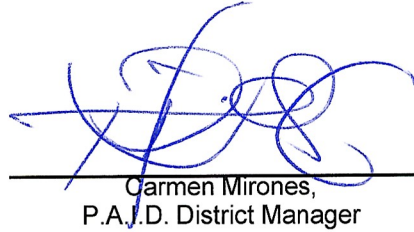
District Manager Mirones invited the Board members and those in attendance to join in congratulating them and celebrating their birthdays with cake.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:46 pm. By Chair Santana.

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

A handwritten signature in blue ink, appearing to be 'J. Santana', written over a horizontal line.

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

A handwritten signature in blue ink, appearing to be 'C. Mirones', written over a horizontal line.

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