

**Coral Springs
Improvement District
Regular Meeting**

Agenda

August 18, 2025

Coral Springs Improvement District

Board of Supervisors
Mark Ritter, President
Ben Groenevelt, Vice President
Travis McEwen, Secretary
Michael Kraus, Assistant Secretary
Robert Rafaneli, Assistant Secretary

Kenneth Cassel, District Manager
Seth Behn, District Counsel
David McIntosh, Director of Operations
Joe Stephens, Director of Utilities

Meeting Agenda

Monday, August 18, 2025 at 3:00 p.m.

1. **Call to Order**
2. **Audience Comments**
3. **Approval of the Minutes of July 21, 2025 Meeting**
4. **Financials for July 2025**
5. **Consideration of Resolution 2025-10, Approving the Exchange of Deeds with Cypress Run Villas Association, Inc. to Clear Title Over Lift Station Expansion Area**
6. **Consideration of Encroachment Agreement for 1196 NW 117 Avenue**
7. **Staff Request Board Approval to Piggyback on a Contract, Including any Extensions, between The Cobb County Board of Commissioners and HD Supply Facilities Maintenance, Ltd. DBA USABlueBook. *The contract is for Water/Wastewater MRO (Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products). They entered the contract on November 26, 2024. The terms are for a period of four (4) years beginning on November 13, 2024. This contract may be renewed for three (3) additional twelve (12) month periods. This agreement shall terminate absolutely on November 12, 2031. GOVMVMT adopted this contract by reference into the cooperative's master agreement portfolio.* Danielle/Joe**
8. **Staff Requests Board Approval to Piggyback on a Co-Op Contract for Water Meter Fittings and Water Line Accessories with the Lead Entity as the city of Deerfield Beach, ITB 25-017. *The Co-Op Contract that CSID is Currently Utilizing with Core & Main, Empire Pump & Supply, and Ferguson Waterworks expired on March 5, 2025. The lead entity issued a 90-day extension to complete the formal solicitation process for the contracts to expire on June 5, 2025. The new ITB 25-017 was issued on March 17, 2025 with the bid due on April 9, 2025. The City of Deerfield Beach entered three new Co-Op contracts with Consolidated Pipe and Supply; Ferguson Enterprises; and Fortiline, Inc. on June 6, 2025 on behalf of the Southeast Florida Chapter of NIGP. Staff requests the piggyback approval including any extensions of the contract.* – Danielle/Joe**

9. **Staff Requests Board Approval to have Gray Matter Systems, LLC Perform the Additional Work Outlined in their Proposal. *During the water plant's scada system upgrade additional items were identified as needing to be updated. The total cost to complete the remaining work is \$16,740. – Julie/Joe***
10. **Staff Requests Board Approval of Work Authorization #242 with Kimley-Horn to Update the District's Stormwater Hydrologic Model, Originally Prepared by CH2M Hill in 2006. *Included in the work authorization is an investigation into the feasibility and potential benefits of interconnecting the two basins. - Kevin***
11. **Engineer's Report**
12. **Staff Reports**
 - A. **Manager – Ken Cassel**
 - B. **Department Reports**
 - **Operations – David McIntosh**
 - **Utilities Update – Joe Stephens**
 - **Utility Billing Customer Service Report – Brian Klien (Report Provided)**
 - **Water – Christian McShea (Report Provided)**
 - **Wastewater – Mike Hosein (Report Provided)**
 - **Stormwater – Shawn Frankenhauser (Report Provided)**
 - **Field – Kingston Maloi (Report Provided)**
 - **Maintenance Report – Jovan Selvon (Report Provided)**
 - **Procurement Report – Danielle Keira-Cancel (Report Provided)**
 - **Finance and Accounting – Sue Beyer**
 - **Human Resources – Jimmy Harness**
 - **Engineering – Glen Hanks (Report Provided)**
 - **Motion to Accept Department Reports**
 - C. **Attorney**
13. **Supervisors' Requests/Comments**
14. **Adjournment**

***Next regular meeting scheduled for September 15, 2025 at 3:00 p.m.**

Third Order of Business

**MINUTES OF MEETING
CORAL SPRINGS
IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Coral Springs Improvement District was held Monday, July 21, 2025 at 3:00 p.m. at the District Offices, 10300 NW 11th Manor, Coral Springs, Florida.

Present and constituting a quorum were:

Mark Ritter	President
Ben Groenevelt	Vice President
Travis McEwen	Secretary
Michael Kraus	Assistant Secretary
Robert Rafaneli	Assistant Secretary

Also present were:

Ken Cassel	District Manager
Janice Rustin	District Attorney
Rick Olson	District Engineer
David McIntosh	Executive Director
Joe Stephens	Director of Utilities (Via Teams)
Sue Beyer	Director of Finance and Accounting
Glen Hanks	Director of Engineering
Jimmy Harness	Human Resources Generalist
Danielle Keira-Cancel	Procurement
Shawn Frankenhauser	Stormwater Department
Kingston Maloi	Field Department
John Eccleston	Water Department
Mike Hosein	Wastewater Department
Brian Klein	Utility Billing and Customer Service
Jovan Selvon	Maintenance Department
Julie Beyer	IT Manager
Kevin Gerszuny	Kimley-Horn
Sandra H. Demarco	Inframark (Via Teams)
Latoya Campbell	Benchmark Property Management
Curt Tiefenbrun	Resident

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cassel called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

- Ms. Campbell addressed the Board regarding a leak at 11301 Lakeview Drive, Coral Springs, FL. 33071 on July 6, 2025. She contacted the District, and they sent someone immediately. It was not the District’s responsibility; however, the staff that came out was very helpful. They went above and beyond.
- Mr. Tiefenbrun notified the Board he made a public comment at a City Council meeting in early June to raise awareness of stormwater management.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 9, 2025 Meeting

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor the minutes of the June 9, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Financials for June 2025

On MOTION by Mr. Groenevelt seconded by Mr. Ritter with all in favor the financials for June 2025 were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Proposed Water and Sewer Budget for Fiscal Year 2026 and Setting the Public Hearing

Mr. Cassel reviewed the water and sewer budget process.

On MOTION by Mr. Groenevelt seconded by Mr. McEwan with all in favor Resolution 2025-08, approving the proposed water and sewer budget for Fiscal Year 2026 was adopted.

Mr. Cassel noted a workshop will be held next Tuesday, July 28, 2025 at 9:00 a.m. to go over the water and sewer budget.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Authorizing the Implementation of an Inflow and Infiltration Program Pursuant to Florida Statute 62-600.705(2)

Mr. Stephens reviewed the resolution authorizing the implementation of the inflow and infiltration program, as well as the new requirements.

On MOTION by Mr. McEwan seconded by Mr. Groenevelt with all in favor Resolution 2025-09, implementing of an inflow and infiltration program pursuant to Florida Statute 62-600.705(2), was adopted.

SEVENTH ORDER OF BUSINESS

Staff Requests Board Consideration of a Quote from Insituform Technologies, LLC in the Amount of \$62,284.00, Replacement of laterals at 9877 Ramblewood Drive. *The District is presently piggybacking on a contract between Miller Pipeline and Lee County for this service. Miller Pipeline has been taken over by Insituform Technologies and the contract for this service. Miller Pipeline has been taken over by Insituform Technologies and the contract has been reassigned to Insituform Technologies by Lee County. The District will pay the cost of any permitting fees that Insituform incurs.*

Mr. Stephens noted this is the same group they used to line the basins. He explained there are roots inside the line at this location that get the sewage from their home to inside the main. The crew is having to clear it every Friday. It needs to be replaced, and they would like to do it before school starts.

On MOTION by Mr. Groenevelt seconded by Mr. McEwan with all in favor the quote from Insituform Technologies, LLC in the amount of \$62,284 was approved.

EIGHTH ORDER OF BUSINESS

Board Consideration of a New Management Service Contract between the District and Inframark

Mr. McIntosh reviewed the new contract and outlined the changes from the previous contract.

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor the new management service contract between the District and Inframark was approved.

Mr. McIntosh thanked the attorneys for assisting in the contract negotiations.

NINTH ORDER OF BUSINESS

Staff Request Board Consideration to Piggyback on Contract RFB 6000001644 between South Florida Water Management District and Eight Bidders. Pricing agreements were issued to all eight (8) of these bidders with the lowest price on various herbicides, adjuvants, and algaecides to be effective on July 1, 2025. CSID is anticipating spending over the charter purchasing amount with The Orion Companies. We will also purchase from Coastal Ag Supply, Helena Agri Enterprises, and Nutrien Ag Solutions, Inc. We are seeking approval from the Board to piggyback from four (4) agreements until June 30, 2026

On MOTION by Mr. Groenevelt seconded by Mr. Ritter with all in favor piggybacking on contract RFB 6000001644 between South Florida Water Management District and the eight selected bidders was approved.

TENTH ORDER OF BUSINESS

Staff Requests Board Approval to Piggyback on a Contract between The Broward County Public Schools and Shenandoah General Construction, LLC to Provide Storm Sewer, Sewer Main Cleaning/Repairs. The terms are for a period of three (3) years beginning on June 1, 2023-May 31, 2025. We are presenting the Board the opportunity to allow CSID to piggyback this Agreement with Shenandoah General Construction, LLC including any renewal. CSID is currently piggybacking from the Broward County Public Schools contract with Shenandoah to provide storm sewer,

sewer main cleaning/repairs and it expired on May 31, 2025

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor piggybacking on a contract between Broward County Public Schools and Shenandoah General Construction, LLC, with all in favor was approved.

ELEVENTH ORDER OF BUSINESS

Staff Request Board Consideration to Piggyback on a Contract between Sourcewell and ABM Industries, Inc. for HVAC Systems with Related Products and Services. *ABM Industries will conduct quarterly maintenance and necessary repairs for the District's HVAC systems. The terms are for a period of four (4) years beginning December 17, 2024. This contract may be renewed for three (3) additional twelve (12) month periods staff request the consideration to include any renewals. CSID was issued a 30-day cancellation notice on May 28, 2025 by Thermal Concepts the previous contracted provider.*

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor piggybacking on a contract between Sourcewell and ABM Industries, Inc. for HVAC systems with related products and services was approved.

TWELFTH ORDER OF BUSINESS

Staff Requests Board Consideration to Piggyback on a Contract between PANTROPIC GENERATOR MAINTENANCE and Broward County Board of County Commissioners for Caterpillar Generator Diagnostics & Repair Services. *Staff will contract for the service of the 4 large onsite generators at the water and wastewater plant. The terms of the contract with Pantropic and Broward County are for a period of three (3) years beginning on August 21, 2023-August 20, 2026*

including two (2) 1-year renewal periods. We are presenting the Board the request to allow CSID to piggyback this agreement with Pantropic Power, Inc. including any renewals

Mr. Selvon explained the scope of work with the previous vendor was beyond their capability.

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor piggybacking on a contract between Pantropic Generator Maintenance and Broward County for caterpillar generator diagnostics and repair services and parts was approved.

THIRTEENTH ORDER OF BUSINESS

Staff Request Board Consideration of an Award for ITB# 2025-03 REMOVAL OF VEGETATIVE ENCROACHMENTS – Formal solicitation was issued on May 29, 2025 with bid submittals due on July 1, 2025. Three (3) vendors: Lemonlime Landscaping, East Coast Mulch Corporation, and Arbor Tree & Land, Inc. responded to the solicitation. Lemonlime Landscaping submitted correspondence to the Purchasing Manager that they would like to be removed from consideration of recommendation award on July 9, 2025. We are presenting to the Board with the award recommendation of Arbor Tree & Land, Inc.

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor ITB# 2025-03 for removal of vegetative encroachments was awarded to Arbor Tree & Land, Inc. was approved and staff was authorized to determine on the field if additional removal is required at an additional \$1,000 apiece.

FOURTEENTH ORDER OF BUSINESS

Staff Requests Board Consideration to Declare the Equipment on the Attached List as Surplus so that Staff can Take the Necessary Actions to Dispose of the Items

Mr. Stephens noted there are three trucks on the list and reviewed the process.

On MOTION by Mr. Groenevelt seconded by Mr. McEwan with all in favor the three trucks identified on the list were declared as surplus equipment and staff was authorized to take the necessary actions to dispose of the items.

FIFTEENTH ORDER OF BUSINESS

Engineer’s Report

Mr. Olson reviewed his report; a copy of which is attached hereto as part of the public record.

- WA #222 – they are currently working on punch list items. The new pedestals will be installed within the next two weeks.
- WA #226 – they contacted the manufacturer, and the pump and new engine will be delivered by the week of August 11, 2025.
- WA #229 – they did a walkthrough and a leak test on the new air lines and connections made. They identified additional leaking joints, and the O-rings were ordered. They will be replaced next week.
- WA #231 – the action plan piggybacks on the resolution, which was just approved for the I&I program. They just received notification today from FDEP that the report was received and approved without comment.
- WA #232 – they found new communication problems with the water plant, and the startup had to be abandoned. The well should be back in service today or tomorrow if everything goes well.
- WA #233 – they are supposed to have a meeting to renew the technical memorandum prepared. There were other issues so the meeting was rescheduled to Thursday, July 24, 2025.
- WA #237 – the report was drafted and submitted a week and a half ago. Those numbers were incorporated into Mr. Stephens grant applications.

SIXTEENTH ORDER OF BUSINESS

Consideration of Work Authorizations

A. Work Authorization #238 for Site 18 Canal Bank Stabilization at a Total Cost of \$896,100 (Globaltech)

Mr. Olson reviewed the work associated with Work Authorization #238.

On MOTION by Mr. McEwan seconded by Mr. Ritter with all in favor Work Authorization #238 was approved at a total cost of \$896,100.

B. Work Authorization #239 for Water Treatment Plant (PLC) Control System Upgrades at a Total Cost of \$250,000 (Globaltech)

Mr. Olson reviewed the work associated with Work Authorization #239.

On MOTION by Mr. McEwan seconded by Mr. Groenevelt with all in favor Work Authorization #239 was approved at a total cost of \$250,000.

C. Work Authorization #240 for Tree Removal Program-Irrigation System Coordination at a total Cost of \$59,882 (Globaltech)

Mr. Olson reviewed the work associated with Work Authorization #240.

On MOTION by Mr. McEwan seconded by Mr. Groenevelt with all in favor Work Authorization #240 was approved at a total cost of \$59,882.

D. Work Authorization #241 for CSID Water Treatment Plant PFAS Investigative Technologies for a Total Cost of \$180,540 (Kimley-Horn)

Mr. Gerszuny reviewed the work associated with Work Authorization #241.

On MOTION by Mr. McEwan seconded by Mr. Groenevelt with all in favor Work Authorization #241 was approved at a total cost of \$180,540.

SEVENTEENTH ORDER OF BUSINESS Staff Reports

A. Manager – Ken Cassel

- Mr. Cassel thanked the board for renewing the contract with Inframark.
- He also commented on what a great team the District has working together, and the water break issue exemplifies that.

B. Department Reports

• Operations – David McIntosh

- Mr. McIntosh echoed Mr. Cassel’s comment about the team. He noted Mr. Maloi and his team worked on the water break issue and Globaltech assisted.
- He is looking at another project. In 2011/2012 there was a project to connect the east and west basins to have more resiliency within the system and a new Board

took over, deciding to go in a different direction. He will have a meeting with Kimley-Horn to discuss and will then present to the Board for discussion.

- **Utilities Update – Joe Stephens**

- Mr. Stephens reported there are three new grant applications he is working on with the consultant. One is to harden an additional six buildings on-site, which is approximately \$2 Million. The other is for five more generators at lift stations at approximately \$1 Million. The third is for the septic to sewer conversion for the acre properties at the end of Ramblewood Drive. They are reapplying for that one because they were not awarded last time.
- They applied for a division of the Florida Department of Agriculture. They had a grant opportunity for \$50,000 with no match requirement to replace invasive trees with native trees. They applied for the back of the property at the District site. There were a lot of applications, so the District was only awarded \$13,500. They do not require competitive bidding.
- They are working through the five lift station generators and permitting with the City.
- He also reiterated the great job staff did on the water break.

- **Utility Billing Customer Service Report – Brian Klien (Report Provided)**

Mr. Klein reviewed her report; a copy of which is attached hereto as part of the public record. He noted they currently have 1,234 registers which are failing. That represents 11.5% of the meters on the ground.

- **Water – John Eccleston (Report Provided)**

Mr. Eccleston reviewed his report and provided updates; a copy of which is attached hereto as part of the public record. He noted the internship program ended last Friday. It was successful.

- **Wastewater – Mike Hosein (Report Provided)**

Mr. Hosein reviewed his report; a copy of which is attached hereto as part of the public record.

- **Stormwater – Shawn Frankenhauser (Report Provided)**

Mr. Frankenhauser reviewed his report; a copy of which is attached hereto as part of the public record. He updated the Board on canal elevations. Currently they are at 5.6 in the east and 6.12 in the west. The control elevation is 6.5 in the wet season.

- **Field –Kingston Maloi (Report Provided)**

Mr. Maloi reviewed his report; a copy of which is attached hereto as part of the public record. He expressed appreciation for everyone who helped with the water break.

- **Maintenance Report – Jovan Selvon (Report Provided)**

Mr. Selvon reviewed his report; a copy of which is attached hereto as part of the public record. He provided an update on an issue with the generator at the water plant.

- **Procurement Report – Danielle Keira-Cancel (Report Provided)**

Ms. Kiera-Cancel reviewed her report; a copy of which is attached hereto as part of the public record.

- **Financing and Accounting – Sue Beyer**

Ms. Beyer stated the Board can email her on any specific questions they have on the water and sewer budget, which will be discussed at the workshop.

- **Human Resources – Jimmy Harness**

Mr. Harness reported the following:

- Open enrollment is complete. He thanked staff.
- The RFP between Lincoln and Power went to Power for retirement. The documents have been signed, and they are waiting for paperwork so they can submit to Nationwide. It is about a 60-to-90-day turnaround.
- He reported on the salary comparison. He reached out to several municipalities in the area. The District is in the top 25.
- Mr. Maurice Anderson was promoted to the new Supervisor within the Field Department. A new person was hired for his old position.

- **Engineering – Glen Hanks**

Mr. Hanks reported the following:

- He discussed the water break and feedback he received from the City. He will have a meeting with Mr. Jovan to discuss.
- For the permanent generators at the lift stations, they have three permits. Mr. Maloi's crew removed the vegetation that was in the way.
- The HOA agreed to transfer the property for Lift Station 30. In exchange they will be doing a Quit Claim Deed for the remainder of Parcel K.
- There are some items that will be on next month's agenda for consideration.

- **Motion to Accept Department Reports**

On MOTION by Mr. Groenevelt seconded by Mr. McEwan with all in favor the Department Reports were accepted.

C. Attorney

Ms. Rustin reported the Cypress Run Villas deeds will be coming up at the next meeting.

EIGHTEENTH ORDER OF BUSINESS Supervisors' Requests/Comments

There being none, the next item followed.

NINETEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned.

Assistant Secretary

President

Fourth Order of Business



CORAL SPRINGS IMPROVEMENT DISTRICT

**SUMMARY FINANCIAL REPORTING
BOARD MEETING AUGUST 18, 2025**

**CORAL SPRINGS IMPROVEMENT DISTRICT
WATER & SEWER FUND
SUMMARY REPORT**

For Period Ending July 31, 2025

	Actual ENDING 07/2025	BUDGET THRU 07/2025	VARIANCE Actual to Budget (UNDERBUDGET)	ADOPTED BUDGET FY 2024-2025
REVENUES				
TOTAL REVENUES	\$ 15,223,655	* \$ 13,979,393	* \$ 1,244,262	\$ 16,775,272
CARRY FORWARD	\$ -	\$ 3,875,000	\$ (3,875,000)	\$ 4,650,000
TOTAL REVENUE WITH CARRY FORWARD	\$ 15,223,655	\$ 17,854,393	\$ (2,630,738)	\$ 21,425,272
EXPENDITURES				
TOTAL ADMINISTRATIVE	\$ 2,035,270	\$ 2,511,120	\$ (475,850)	\$ 3,013,344
TOTAL PLANT	\$ 5,953,892	\$ 9,014,877	\$ (3,060,985)	\$ 10,817,852
TOTAL FIELD	\$ 2,012,974	\$ 3,734,454	\$ (1,721,480)	\$ 4,481,345
TOTAL EXPENDITURES	\$ 10,002,136	\$ 15,260,451	\$ (5,258,315)	\$ 18,312,541
AVAILABLE FOR DEBT SERVICE	\$ 5,221,519			\$ 3,112,731
Total Debt Service	\$ 2,328,041			\$ 2,821,645
Excess Revenues (Expenses) After Debt Service	\$ 2,893,478			\$ 291,086
Debt Service Coverage - Current 2.24				Debt Service-Budget 1.10
Debt Service Requirement 1.10				

* Year end adjustments to W&S Revenue
\$1,098,860 accrued back to Sept 2024

CORAL SPRINGS IMPROVEMENT DISTRICT

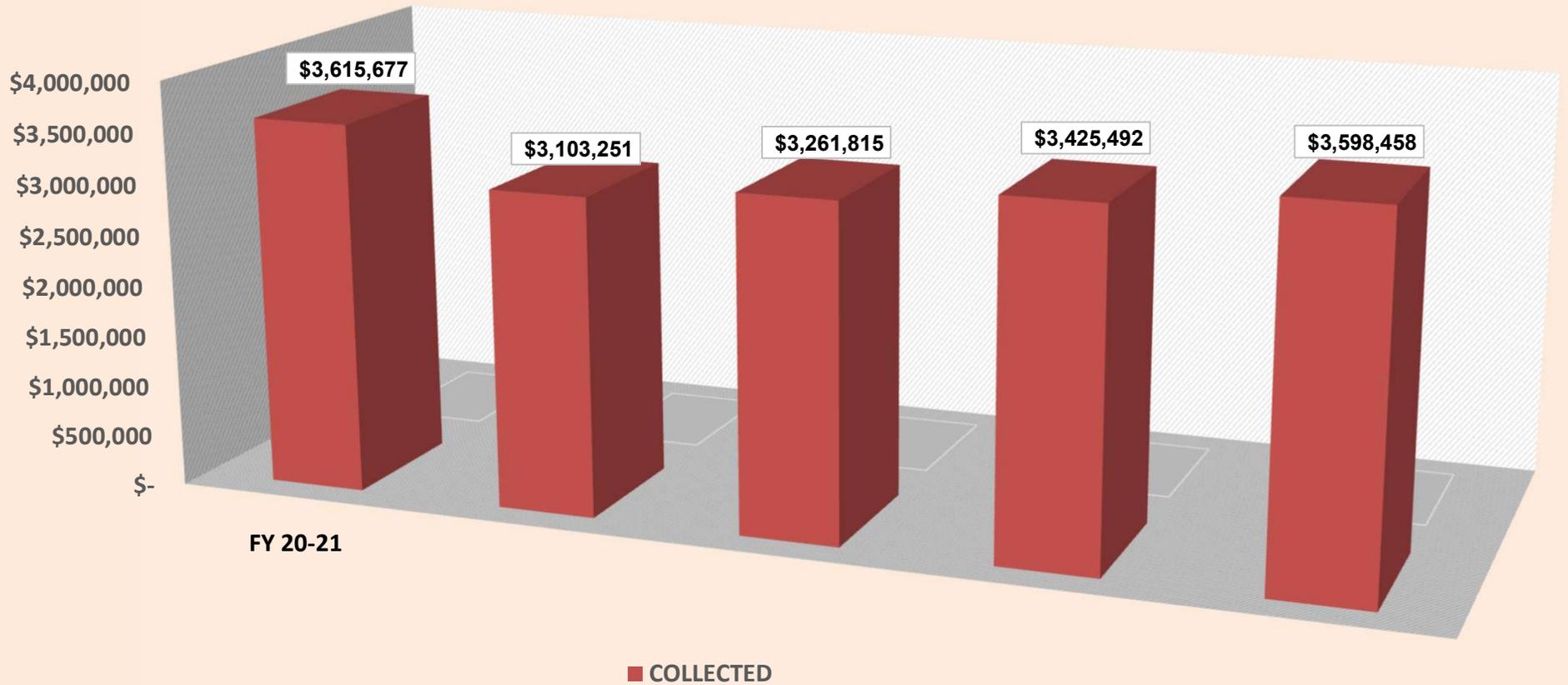
General Fund

SUMMARY REPORT

For Period Ending July 31, 2025

	Actual ENDING 07/2025	BUDGET THRU 07/2025	VARIANCE Actual to Budget (UNDERBUDGET)	ADOPTED BUDGET FY 2024-2025
REVENUES				
TOTAL REVENUES	\$ 4,289,347	\$ 3,281,583	\$ 1,007,764	\$ 3,937,900
CARRY FORWARD	\$ -	\$ 1,750,796	\$ (1,750,796)	\$ 2,100,955
TOTAL REVENUE WITH CARRY FORWARD	\$ 4,289,347	\$ 5,032,379	\$ (743,032)	\$ 6,038,855
EXPENDITURES & RESERVES				
TOTAL ADMINISTRATIVE	\$ 416,007	\$ 764,323	\$ (348,316)	\$ 917,188
TOTAL STORMWATER	\$ 592,251	\$ 997,223	\$ (404,971)	\$ 1,196,667
TOTAL CAPITAL EXPENSES	\$ 121,304	\$ 2,687,500	\$ (2,566,196)	\$ 3,225,000
TOTAL EXPENDITURES	\$ 1,129,563	\$ 4,449,046	\$ (3,319,483)	\$ 5,338,855
RESERVES				
RESERVED FOR OPERATING	-	375,000	(375,000)	450,000
RESERVED FOR PROJECTS AND EMERGENCIES	-	208,333	(208,333)	250,000
TOTAL OPERATIONAL EXPENDITURES & RESERVES	\$ 1,129,563	\$ 5,032,379	(3,902,817)	\$ 6,038,855

NON AD VALOREM ASSESSMENTS COMPARED TO **JULY** PRIOR FISCAL YEARS



Fifth Order of Business

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL SPRINGS IMPROVEMENT DISTRICT ACCEPTING THE QUIT CLAIM DEED FROM THE CYPRESS RUN VILLAS ASSOCIATION, INC.; APPROVING THE EXECUTION OF A QUIT CLAIM DEED TO THE CYPRESS RUN VILLAS ASSOCIATION, INC.; DIRECTING THE DISTRICT PRESIDENT OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY FOR THE EXECUTION AND RECORDING OF THE DEED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coral Springs Improvement District (hereinafter, the "District"), is a political subdivision and special purpose local government of the state of Florida, organized under its charter Chapter 2004-469 Laws of Florida (the "Charter") and Florida Statutes Chapters 189 and 298; and

WHEREAS, the Charter grants the District the authority "To hold, control, and acquire by donation, purchase or condemnation...any land or property within the district necessary for the purposes of this act."; and

WHEREAS, in 1977, Florida National Properties, Inc., recorded the Cypress Run Plat, attached hereto as Exhibit "A, which dedicated "Parcel K" to the Coral Springs Improvement District in "Fee Simple"; and

WHEREAS, the District constructed and continues to maintain a wastewater lift station located in part upon "Parcel K"; and

WHEREAS, a deed, attached hereto as "Exhibit B" was subsequently recorded in 1983 by Florida National Properties, Inc. to the Cypress Run Villas Association, Inc. (the "Association"), purporting, in part, to grant "Parcel K" to the Association; and

WHEREAS, the District has begun to construct improvements to the wastewater lift station on "Parcel K"; and

WHEREAS, the District and the Association wish to clarify their ownership and remove any cloud on their respective titles; and

WHEREAS, the Association has executed a Quit Claim Deed to the District, attached as "Exhibit C", releasing any claim of title for the portions of "Parcel K", as legally described in the deed, upon which the District's lift station and improvements are to be located; and

WHEREAS, the District has prepared a Quit Claim Deed to the Association, attached as "Exhibit D", releasing any claim of title for the balance of "Parcel K", as legally described in the deed; and

WHEREAS, the District finds that the execution, exchange, and recordation of the two Quit Claim Deeds to be in the best interest of the District.

NOW THEREFORE, BE IT RESOLVED BY THE CORAL SPRINGS IMPROVEMENT DISTRICT:

Section 1. The recitals above are true and accurate and are hereby made a part of this resolution.

Section 2. The District accepts the Quit Claim Deed from the Association to the District, attached as "Exhibit C", for the property legally described in that deed.

Section 3. The District hereby approves the execution and delivery of the Quit Claim Deed to the Association, attached as "Exhibit D", for the property legally described in that deed; and directs President of the Board of Supervisors to execute the deed.

Section 3. The District Manager is hereby authorized to deliver all documents and take any actions necessary to effectuate the purposes of this Resolution.

Section 4. This Resolution shall take effect upon passage by the Board of Supervisors of the Coral Springs Improvement District. The Quit Claim Deeds shall be effective upon their execution and recordation in the Public Records of Broward County.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

Board President

Kenneth G. Cassell, Assistant Secretary

APPROVED AS TO FORM:

Seth Behn, District Attorney

EXHIBIT "A"

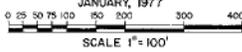
Cypress Run Plat – Plat Book 93, Page 16, Public Records of Broward County

CYPRESS RUN

A SUBDIVISION IN SECTIONS 29,30 8.32-TWP.48S.-RGE.41E.
BROWARD COUNTY, FLORIDA

Being a Replat of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida.

PREPARED BY CORAL RIDGE PROPERTIES, INC.



DESCRIPTION

A portion of Sections 29, 30 and 32, Township 48 South, Range 41 East, Broward County, Florida, being a Replat of a portion of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded in Plat Book 1, Page 102, of the Public Records of Palm Beach County, Florida, described as follows:

Beginning at the Northwest corner of said Section 29, thence South 89°32'27" East, along the North line of said Section 29, a distance of 264.05 feet to the Northwest corner of the Northeast one-quarter (NE-1/4) of said Section 29; thence South 00°02'56" East, along the West line of said Northeast one-quarter (NE-1/4), a distance of 681.68 feet; thence South 89°32'48" East, along the Westerly extension of the South line and the South line of Tract B of said Section 29, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, a distance of 1320.53 feet, to the Southwest corner of said Tract B, thence North 00°54'35" West, along the East line of said Tract B and the Northern extension thereof, a distance of 661.56 feet to said North line of Section 29; thence South 89°32'27" East, along said North line, a distance of 904.99 feet to a point at the beginning of a curve concave to the Southwest having a radius of 35.00 feet and a central angle of 75°30'27"; said point being 415.42 feet West of (as measured along said North line) the Northeast corner of said Section 29; thence Easterly and Southeasterly, along the arc of said curve, a distance of 47.96 feet to the West right-of-way line of Sunshine Drainage District West Outfall Canal, as recorded in Official Records Book 5346, Page 483, of said Public Records of Broward County; thence South 11°02'00" East, along said West right-of-way line, a distance of 1311.42 feet to the beginning of a curve concave to the West having a radius of 959.39 feet and a central angle of 42°19'45"; thence Southeasterly, Southerly and Southwesterly, along the arc of said curve, a distance of 706.78 feet to a point of reverse curvature of a curve concave to the East having a radius of 385.00 feet and a central angle of 77°06'21"; thence Southwesterly, Southerly and Southeasterly, along the arc of said curve, a distance of 618.11 feet, thence South 45°48'36" East, a distance of 173.39 feet to the East right-of-way line of Coral Springs Drive, as recorded in Official Records Book 4947, Page 717, of said Public Records of Broward County; thence South 45°26'30" West, along said East right-of-way line, a distance of 725.23 feet to the beginning of a curve concave to the Southwest having a radius of 958.14 feet and a central angle of 46°51'42"; thence Southwesterly and Southerly, along the arc of said curve, a distance of 766.91 feet; thence South 00°25'12" East, a distance of 847.78 feet to the North right-of-way line of Coral Springs Improvement District Canal L-203, as recorded in Official Records Book 4725, Page 918, of said Public Records of Broward County; thence North 89°34'49" East, along said North right-of-way line and the Easterly extension thereof, a distance of 793.56 feet to said West right-of-way line of Sunshine Drainage District West Outfall Canal; thence South 00°55'11" East, along said West right-of-way line, a distance of 876.40 feet; thence South 01°16'06" East, along said West right-of-way line, a distance of 1074.85 feet to the South right-of-way line of West Atlantic Boulevard, as recorded in Official Records Book 4947, Page 723, of said Public Records of Broward County; thence North 89°31'28" West, along said South right-of-way line, a distance of 1971.07 feet to the beginning of a curve concave to the Southeast having a radius of 4523.662 feet and a central angle of 34°24'40"; thence Westerly and Southwesterly, along the arc of said curve, a distance of 2716.85 feet to the East right-of-way line of Coral Springs Improvement District Canal C-2, as recorded in Official Records Book 5119, Page 316, of said Public Records of Broward County; thence North 34°41'45" West, along said East right-of-way line, a distance of 160.49 feet to the beginning of a curve concave to the Northeast having a radius of 1397.366 feet and a central angle of 34°19'08"; thence Northwesterly and Northerly, along the arc of said curve, a distance of 836.99 feet; thence North 00°22'35" West, a distance of 4100.00 feet to a point of tangency of a curve concave to the Northeast having a radius of 50.00 feet and a central angle of 90°00'00"; thence Southerly, Southeasterly and Easterly, along the arc of said curve, a distance of 78.54 feet to the point of tangency on said North right-of-way line of Coral Springs Improvement District Canal L-203; thence North 89°37'25" East, along said North right-of-way line, a distance of 90.00 feet to the beginning of a curve concave to the North having a radius of 2794.323 feet and a central angle of 08°04'18"; thence Easterly, along the arc of said curve, a distance of 393.66 feet; thence North 81°33'07" East, a distance of 63.23 feet to a point on the West right-of-way line of Coral Ridge Drive, as recorded in Official Records Book 5410, Page 639, of said Public Records of Broward County; said point being on a curve concave to the Northeast having a radius of 2344.831 feet and a tangent bearing of North 18°37'17" West; thence Northwesterly and Northerly, along the arc of said curve and said West right-of-way line, through a central angle of 23°29'43", a distance of 981.54 feet to the point of tangency; thence North 04°52'26" East, a distance of 731.62 feet to the beginning of a curve concave to the Southwest having a radius of 1846.859 feet and a central angle of 35°42'01"; thence Northerly and Northwesterly, along the arc of said curve, a distance of 1158.61 feet; thence North 30°52'35" West, a distance of 644.78 feet to the beginning of a curve concave to the Northeast having a radius of 2344.831 feet and a central angle of 30°00'00"; thence Northwesterly and Northerly, along the arc of said curve, a distance of 1227.75 feet; thence North 00°52'35" West, along said West right-of-way line of Coral Ridge Drive, said West right-of-way line being parallel with and 53 feet West of the West line of said Section 29, a distance of 1338.35 feet to the North line of said Section 30; thence South 89°29'52" East, along said North line, a distance of 53.02 feet to the Point of Beginning.

LESS Tract 31, of said Section 29, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2.
Containing .637118 Acres, more or less.

MORTGAGE HOLDER SIGNATURE

Estate of LENA LYONS WARREN the OWNER and HOLDER of a Mortgage on the herein described property and represented by LOUIS B. FISHER, SR., Executor and personal representative of the Estate of LENA LYONS WARREN (formerly LENA LYONS) hereby approves and accepts this plat and joins in this Dedication.

William H. Whitman
Witness
Louis B. Fisher, Sr.
By LOUIS B. FISHER, SR., as Executor
David H. Graham
Witness

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, LOUIS B. FISHER, SR., as Executor of the Estate of LENA LYONS WARREN, and he acknowledged before me that he executed the foregoing Mortgage Consent as such representative of said Estate.
WITNESS my hand and official seal of the City of Coral Springs, County of Broward and State of Florida this 7th day of March, 1977.

Oris M. Mairana
Notary Public

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES & MINUTES DIVISION

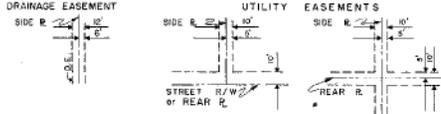
THIS IS TO CERTIFY, that this plat complies with the Provisions of Chapter 177, Florida Statutes.
This plat accepted for record by the BOARD OF COUNTY COMMISSIONERS of Broward County, Florida, this 13th day of MAY, 1977.
L. A. Hester
County Administrator
By *Michelle M. Stata*
Deputy

My Commission expires January 11, 1981

NOTES

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- ◆ denotes Permanent Control Point.
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- Easements are for Public UTILITIES, unless otherwise noted.
- On each lot a 5 foot Utility Easement is provided for Electric Service from the service location to the Residence.
- Bearings are relative to State Plane Coordinates as shown on the STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, & ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, as recorded in MISCELLANEOUS PLAT BOOK 3, PAGE 44, Public Records of Broward County, Florida.
- All radii are 25 feet unless otherwise noted.
- D. E. denotes Drainage Easement.

LEGEND



LOCATION MAP



BROWARD COUNTY PLANNING and ADMINISTRATIVE SYSTEMS DIVISION

This plat is approved and accepted for record this 18th day of May, 1977.
By *Steve Johnson*
Steve Johnson, Director

BROWARD COUNTY FINANCE DEPT-RECORDING DIVISION

This plat filed for record this 21st day of May, 1977 and recorded in Book 93 of Plots, Page 16.
L. A. Hester
County Administrator
By *Steve Daniel*
Deputy

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS, that FLORIDA NATIONAL PROPERTIES, INC., CORAL SAVOY INC., both Florida Corporations and CORAL SPRINGS IMPROVEMENT DISTRICT, owners of the lands described and shown as included in this Plat, have caused said lands to be subdivided and plotted as shown hereon, said plat to be known as CYPRESS RUN, a replat.
All thoroughfares shown as included in this plat are dedicated to the use of the public in Fee Simple. All Easements are hereby dedicated to the perpetual use of the public for the purposes as indicated.
All Drainage and Maintenance Areas and Parcels B, C, G, K, L, Q, T, W, X, Y, Z, AA, EE, FF, HH, JJ, KK and PP are hereby dedicated to CORAL SPRINGS IMPROVEMENT DISTRICT, in Fee Simple and they acknowledge acceptance of drainage from Public Rights of Way as shown on this plat.
IN WITNESS WHEREOF, FLORIDA NATIONAL PROPERTIES, INC., CORAL SAVOY, INC. and CORAL SPRINGS IMPROVEMENT DISTRICT have caused this dedication to be signed by their Presidents and Secretaries or Assistant Secretaries, this 27th day of January, 1977.

FLORIDA NATIONAL PROPERTIES INC.

J. P. Madoff
Witness as to both
Laurie A. Manner
Witness as to both

J. Taravella
Witness as to both
R. L. Hofmann
Secretary

CORAL SAVOY INC.

Elizabeth L. Smith
Witness as to both
Richard E. Stahl
Witness as to both

James S. Hunt, Jr.
President
Jack P. Hunt
Assistant Secretary

CORAL SPRINGS IMPROVEMENT DISTRICT

William H. Whitman
Witness as to both
Blair V. Henry
Witness as to both

Harvey W. Olsen
President
A. Michael Leech
Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, J. P. TARAVELLA and R. L. HOFMANN, President and Secretary, respectively, of FLORIDA NATIONAL PROPERTIES, INC., and they acknowledged before me that they executed the herein dedication as such officers of said Corporation.
WITNESS my hand and official seal of the City of Coral Springs, County of Broward and State of Florida this 27th day of January, 1977.
My Commission expires January 11, 1981
Oris M. Mairana
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, James S. Hunt, Jr., President and Assistant Secretary, respectively, of CORAL SAVOY INC., and they acknowledged before me that they executed the herein dedication as such officers of said Corporation.
WITNESS my hand and official seal of the City of Coral Springs, County of Broward and State of Florida this 27th day of January, 1977.
My Commission expires July 18, 1977
Oris M. Mairana
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, HARVEY W. OLSEN and A. MICHAEL LEECH, President and Secretary, respectively, of the BOARD OF SUPERVISORS OF CORAL SPRINGS IMPROVEMENT DISTRICT, and they acknowledged before me that they executed the herein dedication as such officers of said corporate body.
WITNESS my hand and official seal of the City of Coral Springs, County of Broward and State of Florida, this 27th day of January, 1977.
My Commission expires January 11, 1981
Oris M. Mairana
Notary Public

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY, that the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and plotted under my responsible direction and supervision, that said Survey is correct to the best of my knowledge and belief and that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS were set in accordance with Section 177.091 of said Chapter 177 on this 22nd day of March, 1977. PERMANENT CONTROL POINTS will be set in accordance with said Section 177.091.
This plat dated at Coral Springs, Florida, this 22nd day of March, 1977.
By *Robert M. Knudsen*
Robert M. Knudsen, R.L.S.
Florida Registration No. 2099

BROWARD COUNTY TRANSPORTATION DEPARTMENT

BROWARD COUNTY PLANNING COUNCIL
This plat was approved and accepted for record.
By *John W. Gorman, Jr.*
John W. Gorman, Jr.
Director
Date 5-18-77
Fla. P. Reg. No. 6895

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY, that the BROWARD COUNTY PLANNING COUNCIL approved this Plat with regard to the dedication of Rights of Way for Traffic Ways, by Resolution, July adopted this 23rd day of January, 1977.
James S. Hunt, Jr.
4/28/77

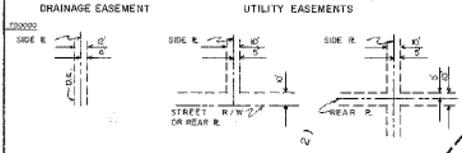
By *James S. Hunt, Jr.*
James S. Hunt, Jr.
County Supervisor
Date 5/8/77
Fla. P.L.S. Reg. No. 2942

EXHIBIT "A"

NOTES

⊙ denotes Permanent Reference Monument.
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 Distances on corner lots are to the intersection of block lines extended unless otherwise noted.
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 On each lot a 5 foot Utility Easement is provided for Electric Service from the service location to the Residence.
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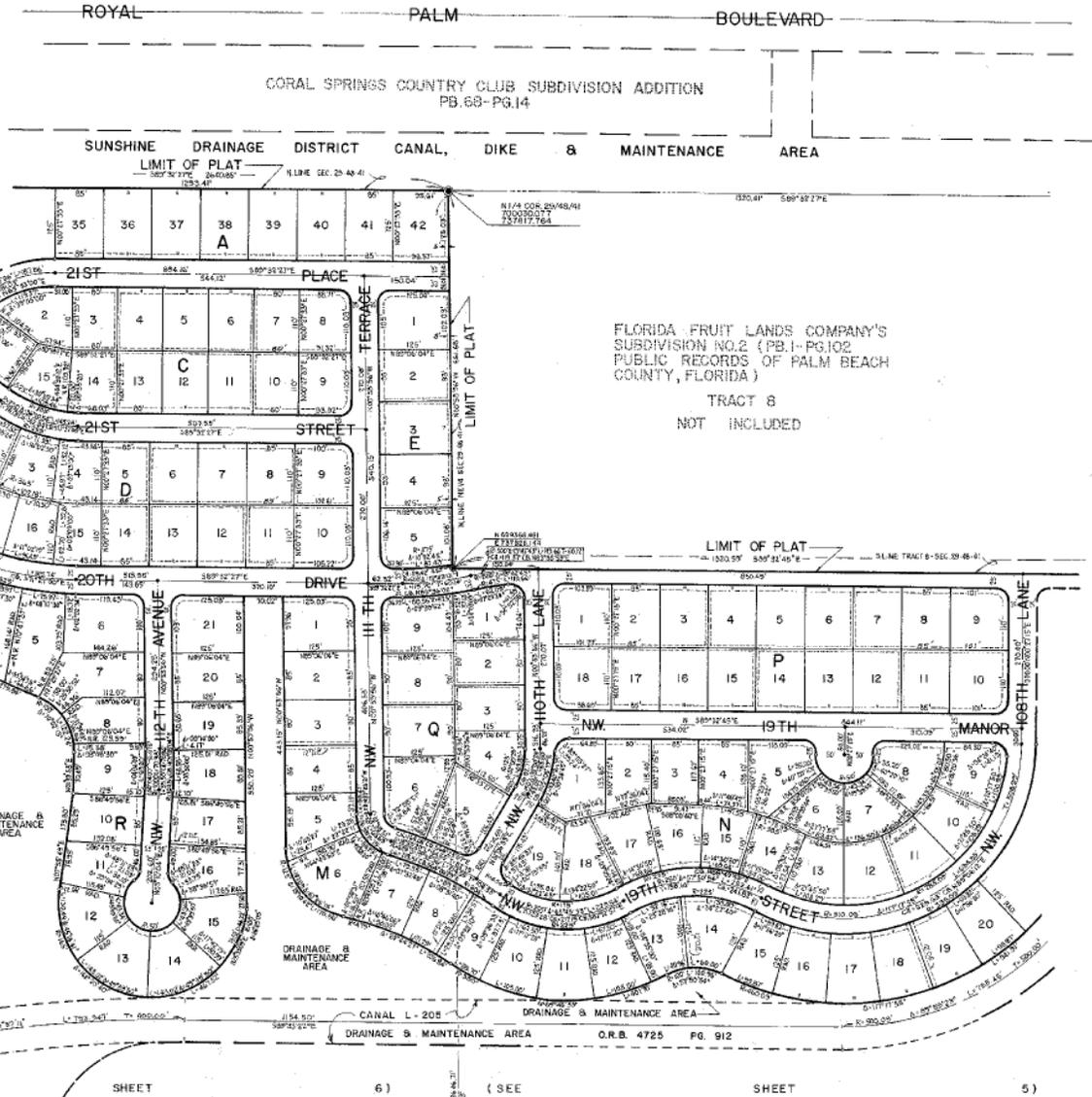
LEGEND



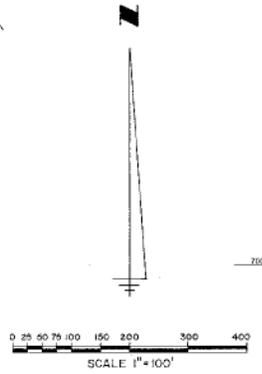
CYPRESS RUN

A SUBDIVISION IN SECTIONS 29,30 & 32-TWP.48S.-RGE.41E.
 BROWARD COUNTY, FLORIDA

Being a Replat of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
 as recorded in Plat Book 1, Page 103, Public Records of Palm Beach County, Florida
 PREPARED BY CORAL RIDGE PROPERTIES, INC.
 JANUARY, 1977



FLORIDA FRUIT LANDS COMPANY'S
 SUBDIVISION NO.2 (PB.1-PG.102
 PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA)
 TRACT 6
 NOT INCLUDED



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SHEET

6)

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SHEET

5)

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CYPRESS RUN

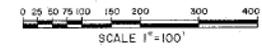
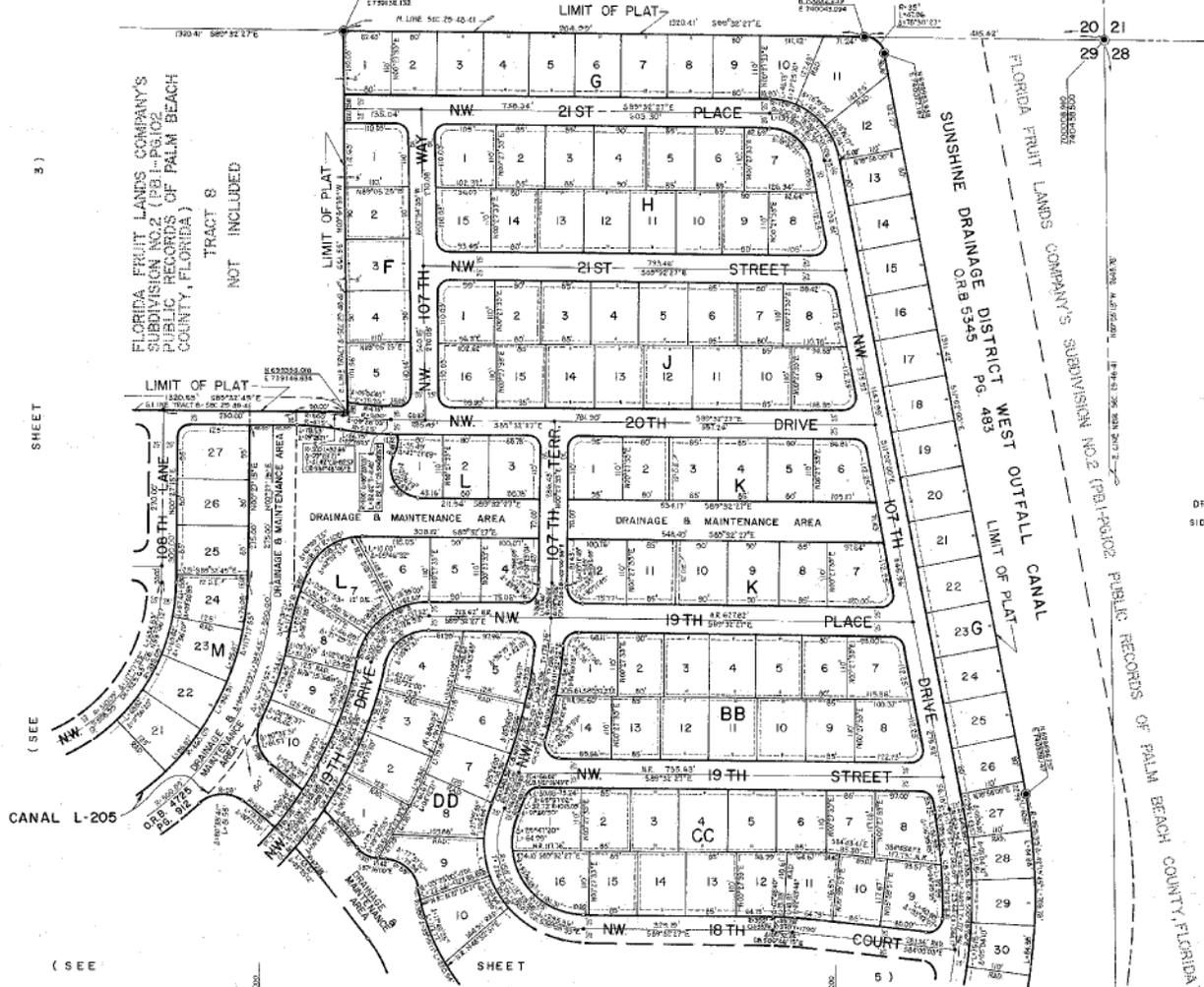
A SUBDIVISION IN SECTIONS 29, 30 & 32-TWP. 48S.-RGE. 41E.
BROWARD COUNTY, FLORIDA

Being a Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida.
PREPARED BY CORAL RIDGE PROPERTIES, INC.
JANUARY, 1977

ROYAL PALM BOULEVARD

CORAL SPRINGS COUNTRY CLUB SUBDIVISION ADDITION
PB 68-PG.14

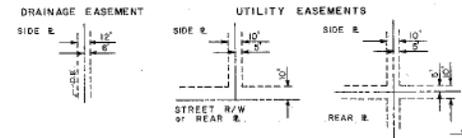
SUNSHINE DRAINAGE DISTRICT CANAL, DIKE & MAINTENANCE AREA



NOTES

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- All radii are 25 feet unless otherwise noted.
- D.E. denotes Drainage Easement

LEGEND



(SEE SHEET 3)

(SEE SHEET 3)

(SEE SHEET 3)

(SEE SHEET 5)

(SEE SHEET 5)

NOTES

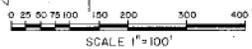
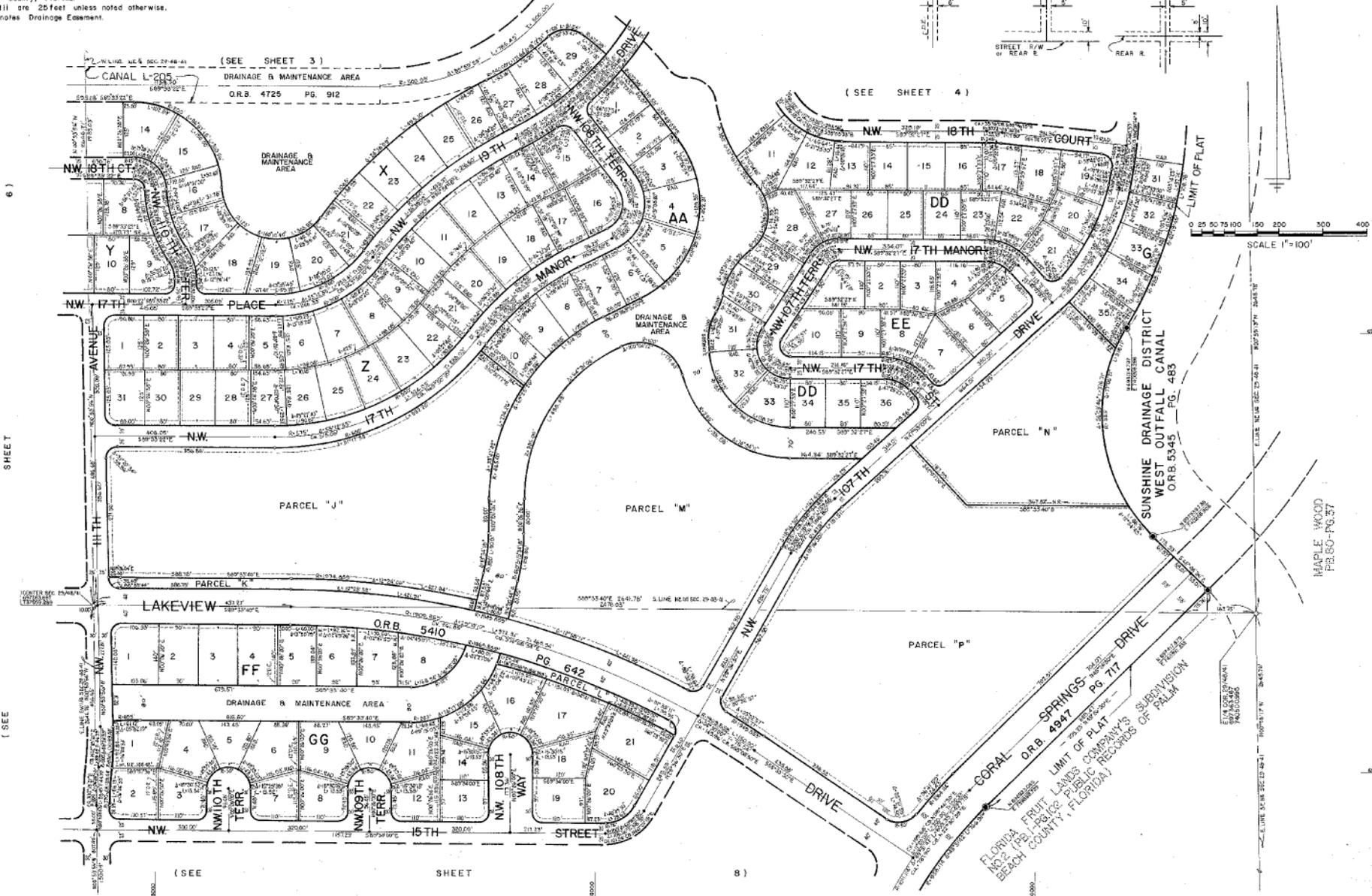
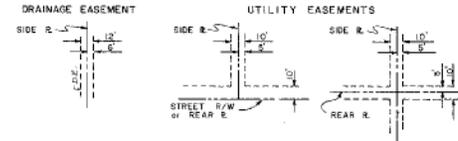
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- All radii are 20 feet unless noted otherwise.
- D.E. denotes Drainage Easement.

CYPRESS RUN

A SUBDIVISION IN SECTIONS 29,30 & 32-TWP.48S.-RGE.41E.
BROWARD COUNTY, FLORIDA

Being a Replat of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida
PREPARED BY CORAL RIDGE PROPERTIES, INC.
JANUARY, 1977

LEGEND



MAPLE WOOD
FEL60-PG.57

6)

(SEE SHEET

(SEE SHEET

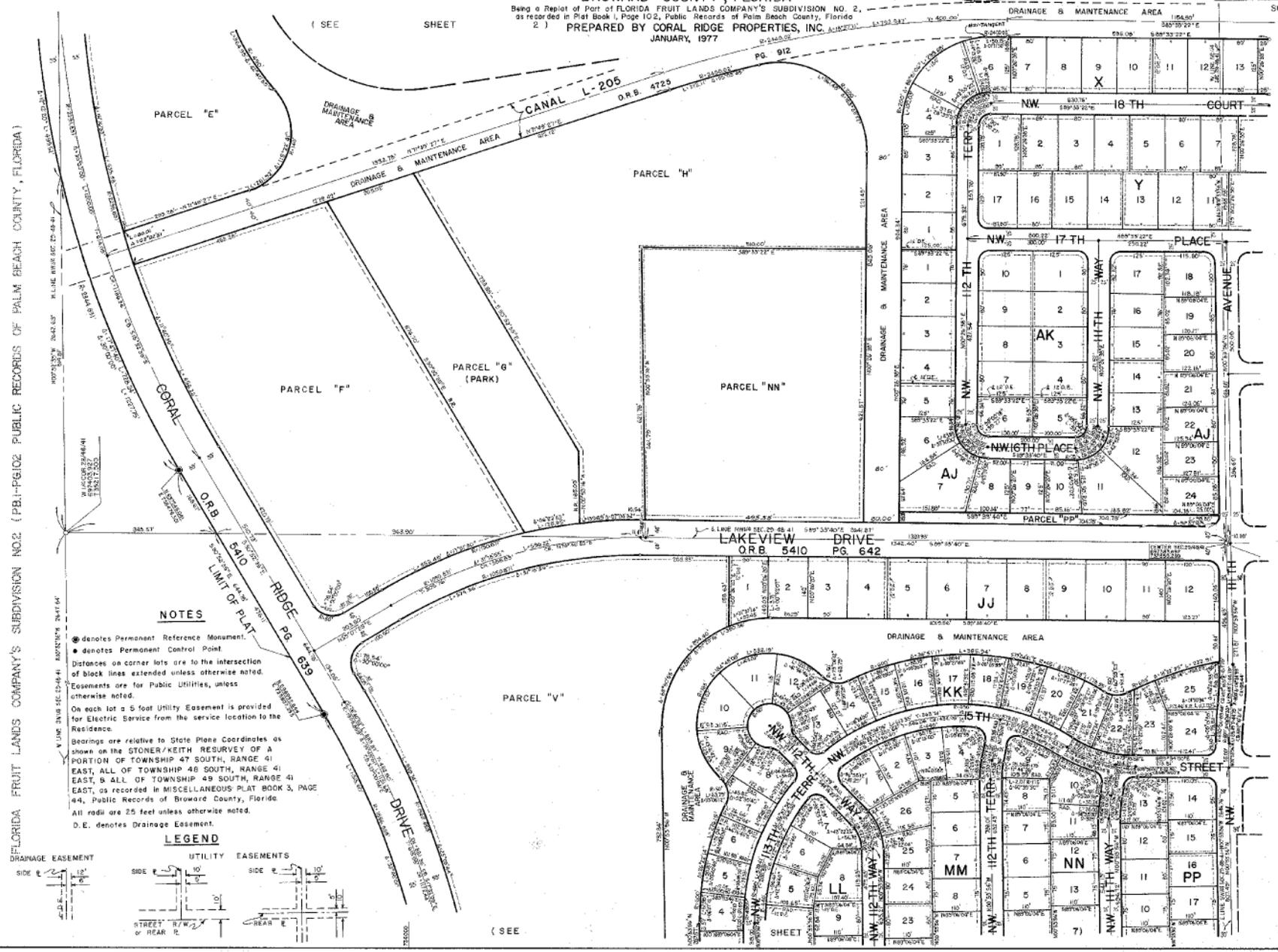
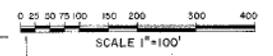
8)

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, BEING A REPLAT OF PART OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CORAL SPRINGS DRIVE
OR.B. 4947 PG. 717
LIMIT OF PLAT
SUNSHINE DRAINAGE DISTRICT WEST OUTFALL CANAL
OR.B. 5343 PG. 483

CYPRESS RUN

A SUBDIVISION IN SECTIONS 29, 30 & 32-TWP. 48S.-RGE. 41E.
BROWARD COUNTY, FLORIDA

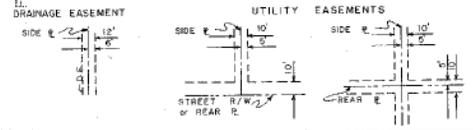
Being a Replot of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida
(2) PREPARED BY CORAL RIDGE PROPERTIES, INC.
JANUARY, 1977



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- D.E. denotes Drainage Easement.

LEGEND



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.2 (P.B.1-PG.102 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)

SHEET 6

(SEE

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(SEE SHEET 3)

(SEE SHEET

PG. 912

LAKEVIEW DRIVE
O.R.B. 5410 PG. 642

PARCEL "E"

PARCEL "F"

PARCEL "G" (PARK)

PARCEL "H"

PARCEL "NN"

PARCEL "V"

DRAINAGE & MAINTENANCE AREA

DRAINAGE & MAINTENANCE AREA

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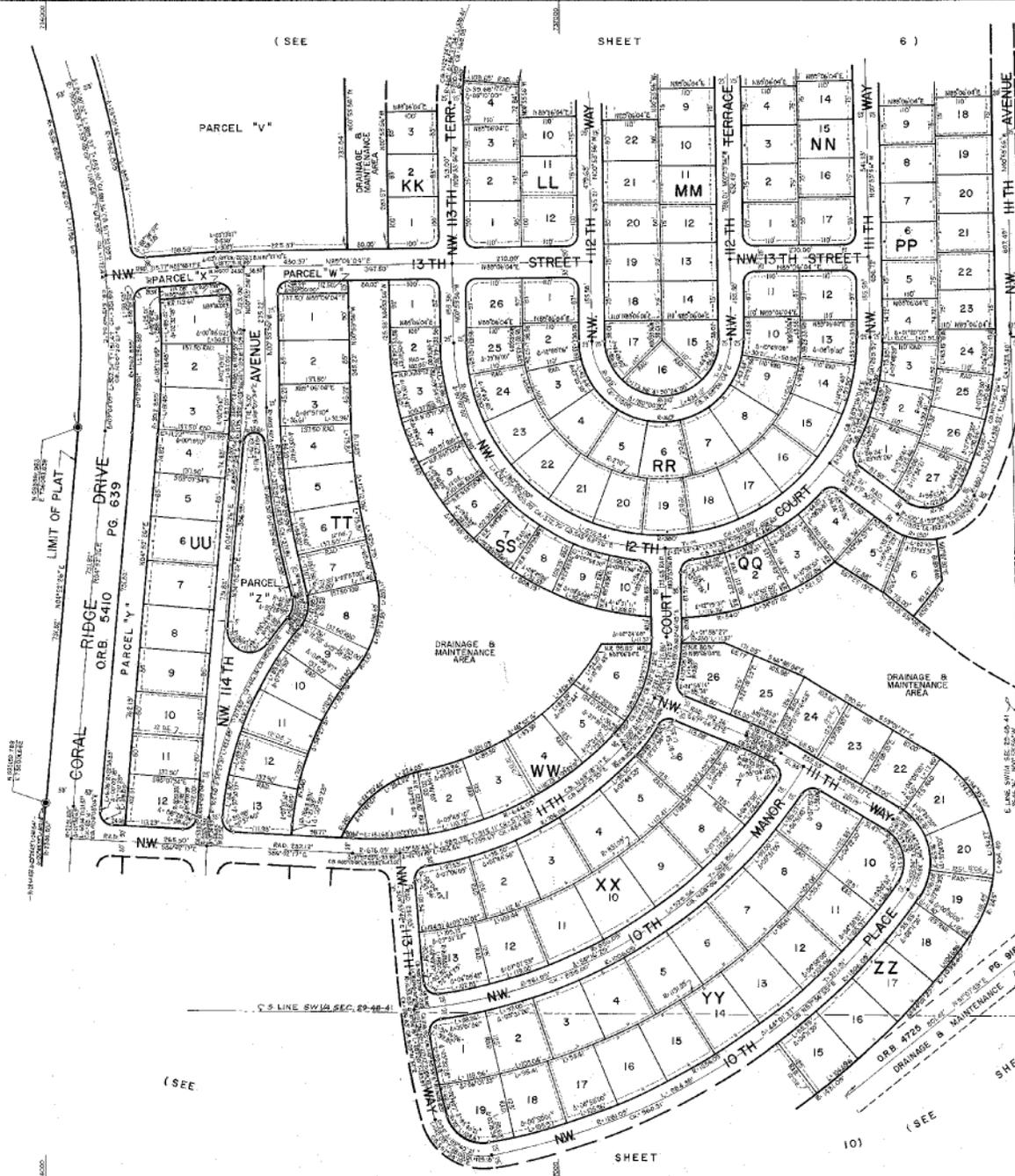
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CYPRESS RUN

A SUBDIVISION IN SECTIONS 29, 30 & 32-TWP. 48S.-RGE. 41E.
BROWARD COUNTY, FLORIDA
Being a Part of Florida Fruit Lands Company's Subdivision No. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida
PREPARED BY CORAL RIDGE PROPERTIES, INC.
JANUARY, 1977

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (PB. 1-PG. 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)



CYPRESS RUN

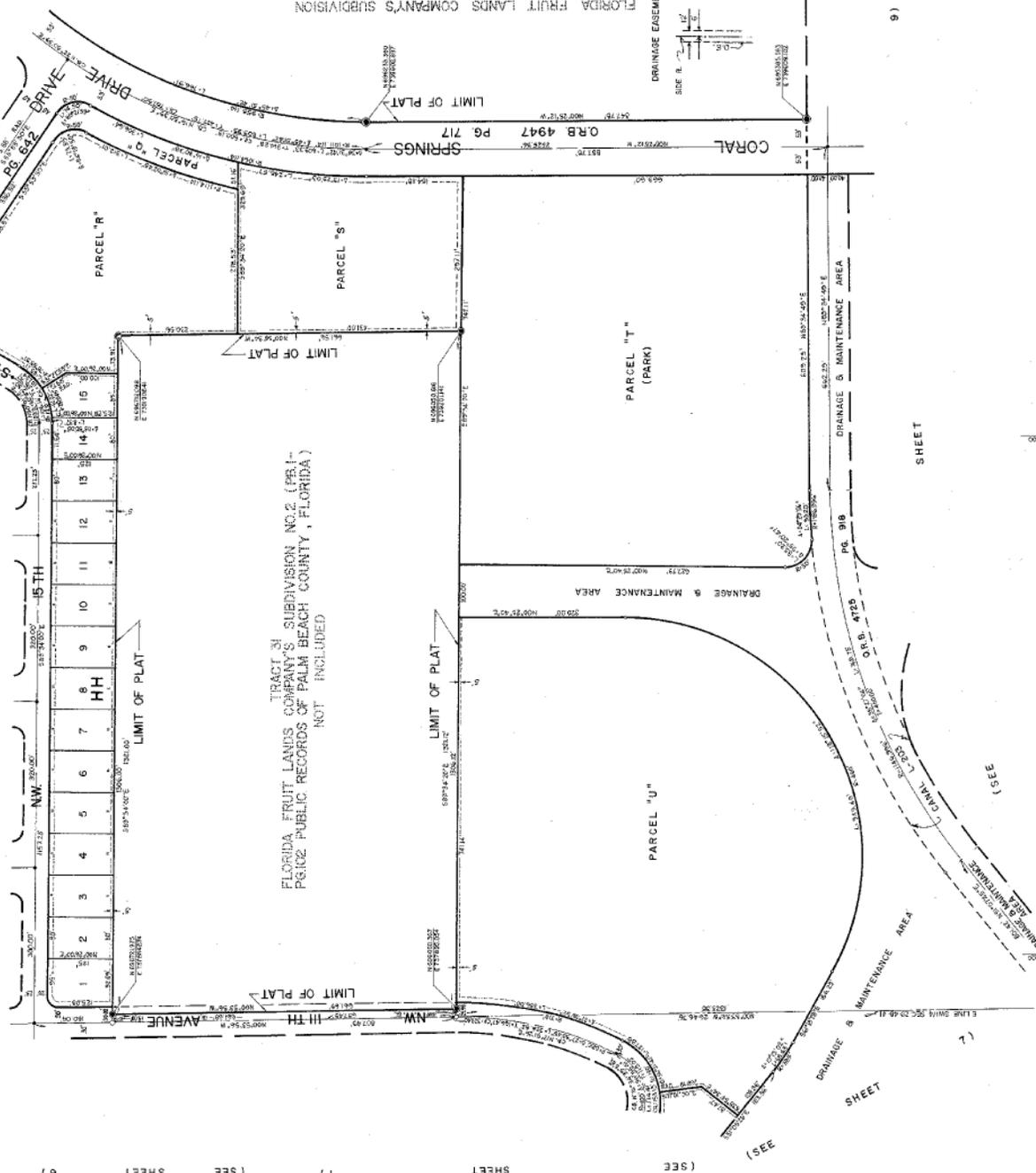
A SUBDIVISION IN SECTIONS 29, 30 & 32-TWP. 48S.-RGE. 41E.
BROWARD COUNTY, FLORIDA
Being a Replat of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida
PREPARED BY CORAL RIDGE PROPERTIES, INC.
JANUARY, 1977

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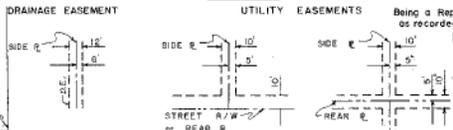
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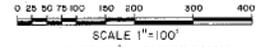
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LEGEND



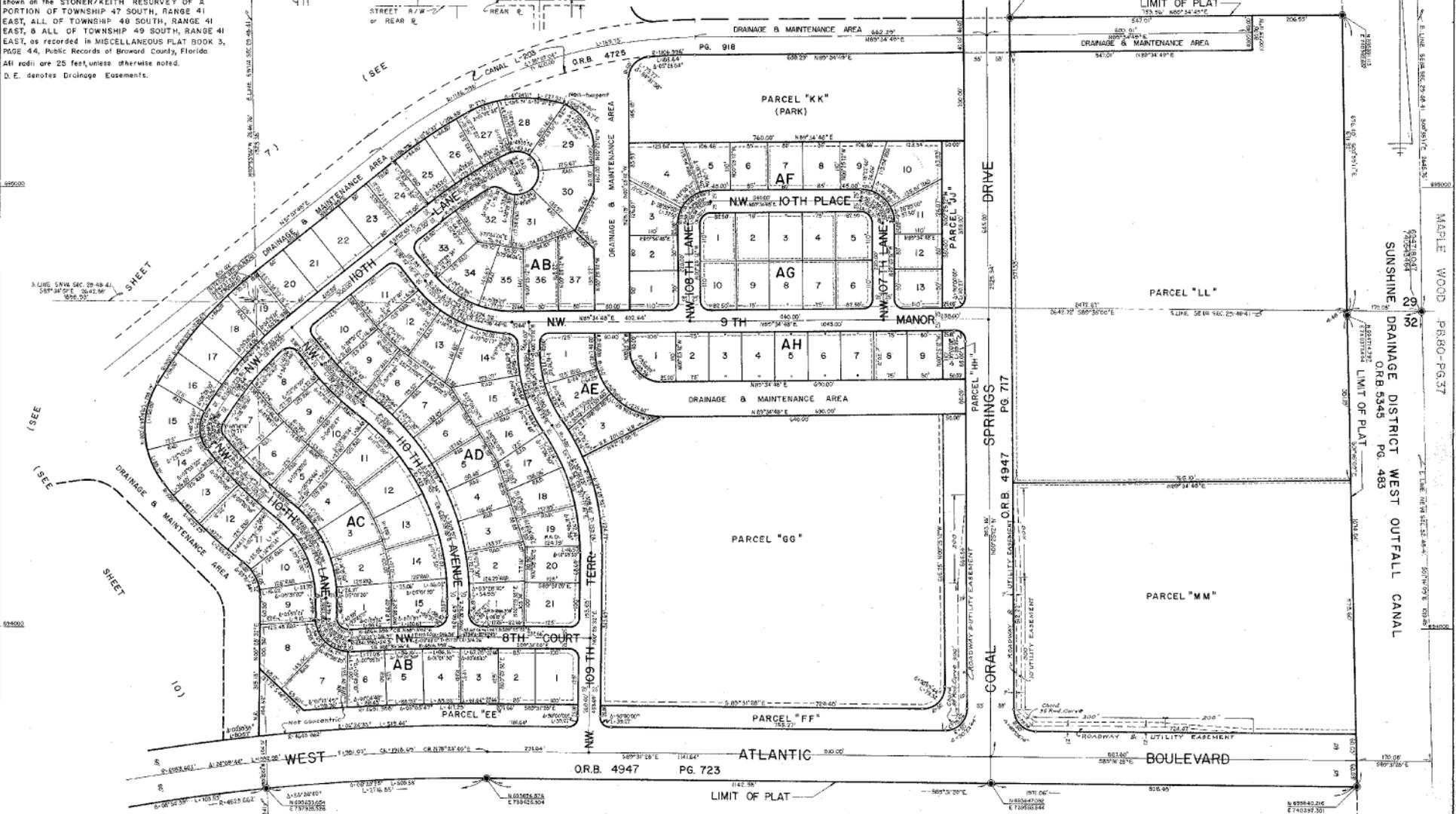
CYPRESS RUN

A SUBDIVISION IN SECTIONS 29,30 & 32-TWP.48S.-RGE.41E.
 BROWARD COUNTY, FLORIDA
 Being a Replat of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
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 PREPARED BY CORAL RIDGE PROPERTIES, INC.
 JANUARY, 1977



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION
 NO.2 (PB.1-PG.102 PUBLIC RECORDS OF PALM
 BEACH COUNTY,FLORIDA.)
 LIMIT OF PLAT

SHEET 8)



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.2 (PB.1-PG.102 PUBLIC RECORDS OF PALM BEACH COUNTY,FLORIDA.)

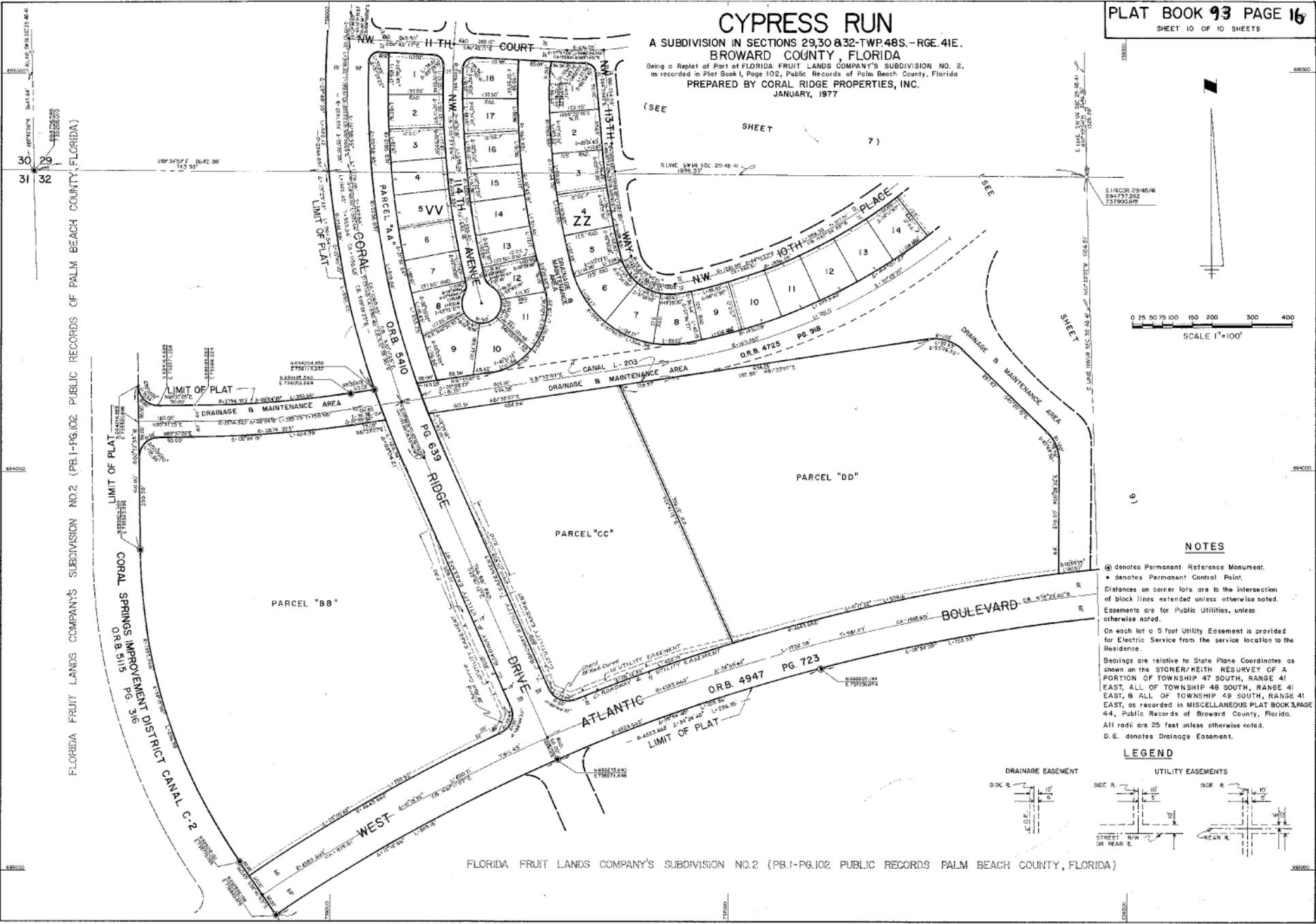
MAPLE WOOD P.B.80-PG.37
 SUNSHINE DRAINAGE DISTRICT WEST OUTFALL CANAL
 OR.B.5345 PG.488
 LIMIT OF PLAT

CYPRESS RUN

A SUBDIVISION IN SECTIONS 29,30 & 32-TWP.48S.-RGE.41E.
BROWARD COUNTY, FLORIDA
Being a Replot of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2,
as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida
PREPARED BY CORAL RIDGE PROPERTIES, INC.
JANUARY, 1977

(SEE SHEET 7)

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.2 (PB.1-PG.102 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)



NOTES

- ⊙ denotes Permanent Reference Monument.
- denotes Permanent Control Point.

Distances on corner lots are to the intersection of block lines extended unless otherwise noted. Easements are for Public Utilities, unless otherwise noted.

On each lot a 5 foot Utility Easement is provided for Electric Service from the service location to the Residence.

Bearings are relative to State Plane Coordinates as shown on the STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, as recorded in MISCELLANEOUS PLAT BOOK 3, PAGE 44, Public Records of Broward County, Florida. All radii are 25 feet unless otherwise noted. D.E. denotes Drainage Easement.

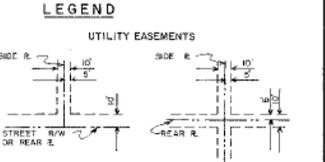


EXHIBIT "B"

Deed to Cypress Run Villas Association, Inc.; ORB 11155, Page 370

83-308279

This Warranty Deed

Made and executed the 21st day of September A.D. 1983 by

FLORIDA NATIONAL PROPERTIES, INC.

a corporation existing under the laws of State of Florida and having its principal place of business at 3300 University Drive, Coral Springs, Florida 33065 hereinafter called the grantor, to

CYPRESS RUN VILLAS ASSOCIATION, INC., a not for profit corporation existing under the laws of the State of Florida with its permanent postoffice address at 3300 University Drive, Coral Springs, Florida 33065 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

PARCELS A, B, C, D and E, CYPRESS RUN VILLAS, according to the plat thereof recorded in Plat Book 106, Page 35, of the Public Records of Broward County, Florida.

TOGETHER WITH PARCEL K of CYPRESS RUN, according to the plat thereof recorded in Plat Book 93, Page 16, of the Public Records of Broward County, Florida.

SUBJECT TO THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR CYPRESS RUN VILLAS AND PARCEL K, CYPRESS RUN, AS RECORDED IN OFFICIAL RECORDS BOOK 10020 AT PAGES 980 THROUGH 990, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND SUBJECT TO THE ARTICLES OF INCORPORATION OF CYPRESS RUN VILLAS ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 10026 AT PAGES 32 THROUGH 41, INCLUSIVE, AND THE BY-LAWS OF SAID ASSOCIATION; AND FURTHER SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, COVENANTS AND CONDITIONS OF RECORD.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for 1983 and subsequent years.

45 has been paid in Broward County for Documentary Stamp Tax as required by law. Lorna Hernandez Deputy

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: A. N. Malanos, Secretary

FLORIDA NATIONAL PROPERTIES, INC.

Signed, sealed and delivered in the presence of:

Mary P. Cornell, Esther R. Glendinning

By: W. Buntemeyer, President

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

W. BUNTEMEYER and A. N. MALANOS

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of September, A. D. 1983.

RETURN TO: FLORIDA NATIONAL PROPERTIES, INC. 3300 UNIVERSITY DRIVE CORAL SPRINGS, FLORIDA 33065

Notary Public Esther R. Glendinning

This Instrument prepared by F. T. JOHNSON COUNTY ADMINISTRATOR

NOTARIAL PUBLIC STATE OF FLORIDA ALL LARGE MY COMMISSION EXPIRES APR 4 1984 BONDED THRU GENERAL INSURANCE UNDERWRITERS

SEP 23 1 45 PM '83

43208

APPROVED REC 11155pg 370

5204

EXHIBIT "C"

Executed Quit Claim Deed from Cypress Run Villas, Inc. to Coral Springs Improvement District

EXHIBIT "C"

Prepared by and to be Returned to:
Seth C. Behn, Esquire
Lewis, Longman & Walker, P.A.
360 S Rosemary Ave, Suite 1100
West Palm Beach, FL 33401
Telephone: (561) 640-0820

QUITCLAIM DEED

THIS QUITCLAIM DEED made the 8th day of August, 2025, by **Cypress Run Villas Association, Inc.**, whose address is c/o Lindsay-Taylor Property Management, Inc. 11110 W. Oakland Park Blvd., Sunrise, FL 33351 (hereinafter called the "Grantor"), to **Coral Springs Improvement District, a political subdivision of the State of Florida**, whose address is 10300 NW 11th Manor, Coral Springs, Florida 33071 (hereinafter called the "Grantee"):

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece of parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

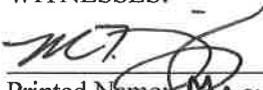
SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Signed, sealed and delivered in the presence of:

WITNESSES:

GRANTOR: Cypress Run Villas Association, Inc.

* 
Printed Name: MARK T. LINDSAY
Address: 5903 NW 87th AVE
TAMARAC, FL 33321

Signed: 

Printed Name: MATTHEW Dubrow

* 
Printed Name: Barbara NUNN
Address: 11055 Cypress Run Circle
Coral Springs FL 33071

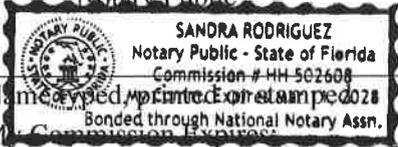
Its: PRES

Remainder of page intentionally blank. Notarization of signature on following page.

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of August, 2025 by Matthew B. Dubrow, as President of Cypress Run Villas Association, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally known to me or has produced D-160-542-74-228-0 as identification.

[Notary Seal]

Sandra Rodriguez
Notary Public
 SANDRA RODRIGUEZ
Notary Public - State of Florida
Commission # HH-502608
Notary Public - State of Florida
Bonded through National Notary Assn.
Commission Expires March 11, 2028

"EXHIBIT A" SKETCH & DESCRIPTION

DESCRIPTION:

A 25 FOOT WIDE STRIP OF LAND LYING ENTIRELY WITHIN PARCEL "K" CYPRESS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL "K"; THENCE NORTH 14°00'44" EAST ALONG THE EASTERN MOST LINE OF SAID PARCEL "K", ALSO BEING A WESTERLY LINE OF AN 80 FOOT WIDE DRAINAGE & MAINTENANCE AREA, AS RECORDED IN PLAT BOOK 93, PAGE 16 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 25.01 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID PARCEL "K" AND THE MOST SOUTHEASTERLY CORNER OF LOT 12, CYPRESS RUN VILLAS AS RECORDED IN PLAT BOOK 106, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTH AND TO SAID POINT A RADIAL LINE BEARS NORTH 12°51'06" EAST; THENCE NORTHERLY AND WESTERLY ALONG A NORTHERLY LINE OF SAID PARCEL "K" AND THE SOUTH LINE OF SAID LOT 12 AND ALONG THE ARC OF SAID CURVE HAVING A RADUIS OF 1,974.86 FEET, A CENTRAL ANGLE OF 01°00'56" AND AN ARC LENGTH OF 35.00 FEET; THENCE SOUTH 14°00'41" WEST, A DISTANCE OF 25.02 FEET TO A POINT ON A SOUTHERLY LINE OF PARCEL "K", SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH AND TO SAID POINT A RADIAL LINE BEARS NORTH 11°48'30" EAST; THENCE SOUTHERLY AND EASTERLY ALONG SAID SOUTHERLY LINE OF PARCEL "K" AND THE NORTH LINE OF LAKEVIEW DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 5410, PAGE 642 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE HAVING A RADUIS OF 1,949.86 FEET, A CENTRAL ANGLE OF 01°01'43" AND AN ARC LENGTH OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID 25 FOOT WIDE STRIP OF LAND SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 875 SQUARE FEET MORE OR LESS.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 20283 STATE ROAD 7, SUITE 200
 BOCA RATON, FL 33498
 PH. 561.883.0470, FX. 561.883.0480
 CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF THE SURVEYOR AND MAPPER

 DONALD J. SULLIVAN
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 15000005
 DATED: 07/17/2025

JOB No: 24-166	
FB/PG: N/A	SHEET No: 1/3
DRAWN BY: AFF	
CKD. BY: D.J.S.	
SCALE: N/A	

"EXHIBIT A" SKETCH & DESCRIPTION

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "CYPRESS RUN VILLAS" (PB. 106, PG. 35 BROWARD COUNTY RECORDS).
5. THIS SKETCH AND DESCRIPTION CONSISTS OF THREE (3) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THE SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE DIGITAL SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 07/17/2025 .

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- DCENTRAL ANGLE
- D.E.DRAINAGE EASEMENT
- ESMT.EASEMENT
- LARC LENGTH
- ORB. OFFICIAL RECORD BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PB.PLAT BOOK
- PG.PAGE
- PGS.PAGES
- P.B.C.R. PALM BEACH COUNTY RECORDS
- R/W RIGHT-OF-WAY
- RRADIUS
- S.F.SQUARE FEET
- (TYP)TYPICAL
- U.E.UTILITY EASEMENT

- Ⓞ CENTERLINE

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

20283 STATE ROAD 7, SUITE 200

BOCA RATON, FL 33498

PH. 561.883.0470, FX. 561.883.0480

CERTIFICATE OF AUTHORIZATION NO. LB 7870

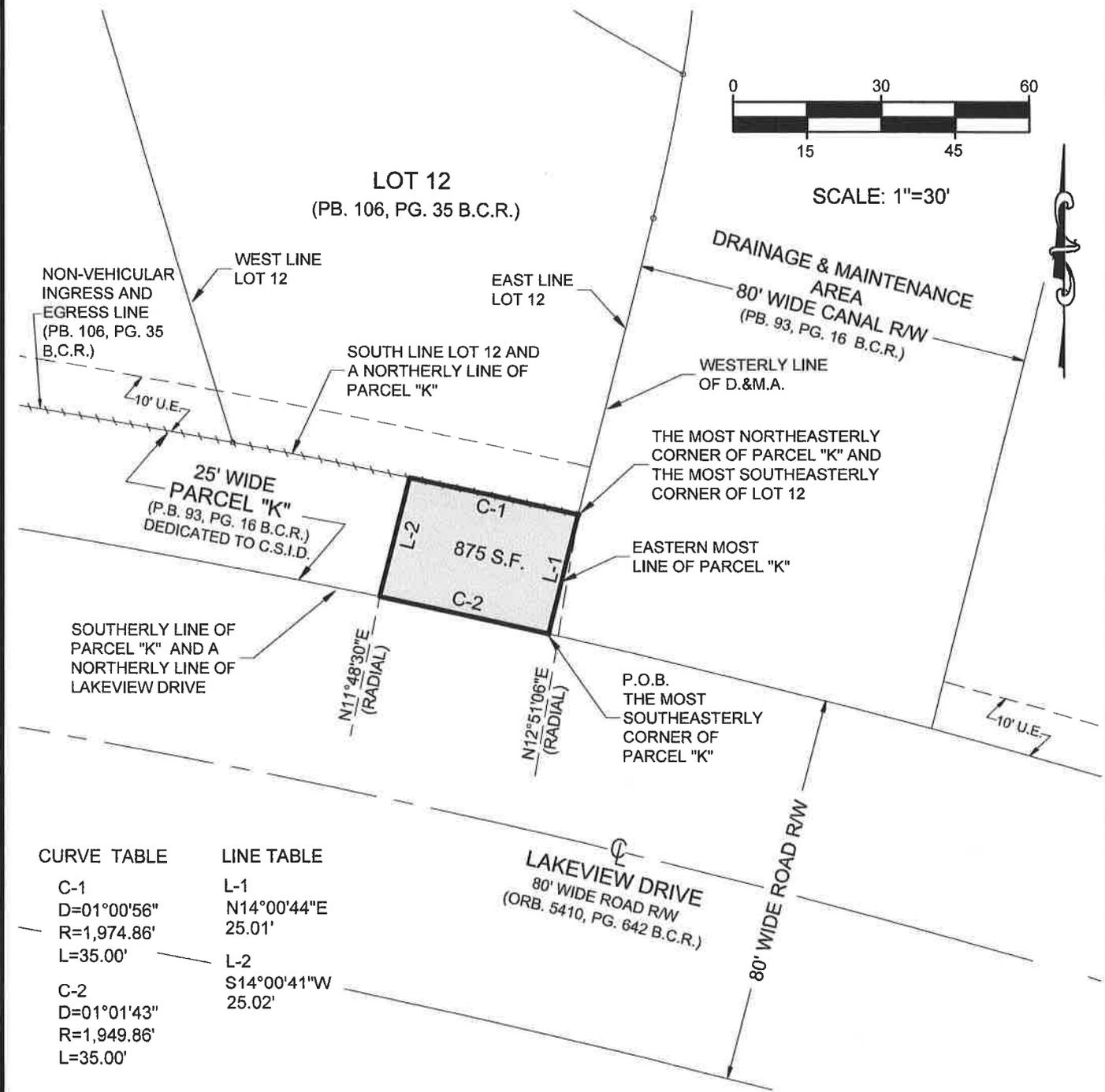
www.djssurveyors.com

JOB No: **24-166**

FB/PG: N/A
DRAWN BY: AFF
CKD. BY: D.J.S.
SCALE: N/A

SHEET No:
2/3

"EXHIBIT A" SKETCH & DESCRIPTION



CURVE TABLE

C-1
D=01°00'56"
R=1,974.86'
L=35.00'

C-2
D=01°01'43"
R=1,949.86'
L=35.00'

LINE TABLE

L-1
N14°00'44"E
25.01'

L-2
S14°00'41"W
25.02'

REVISIONS

DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

JOB No: **24-166**

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: D.J.S.

SCALE: 1" = 30'

SHEET No:

3/3

EXHIBIT "D"

Quit Claim Deed from Coral Springs Improvement District to Cypress Run Villas, Inc.

EXHIBIT "D"

Prepared by and to be Returned to:
Seth C. Behn, Esquire
Lewis, Longman & Walker, P.A.
360 S Rosemary Ave, Suite 1100
West Palm Beach, FL 33401
Telephone: (561) 640-0820

QUITCLAIM DEED

THIS QUITCLAIM DEED made the ___ day of _____, 2025, by **Coral Springs Improvement District, a political subdivision of the State of Florida**, whose address is 10300 NW 11th Manor, Coral Springs, Florida 33071 (hereinafter called the "Grantor"), to **Cypress Run Villas Association, Inc.**, whose address is c/o Lindsay-Taylor Property Management, Inc. 11110 W. Oakland Park Blvd., Sunrise, FL 33351 (hereinafter called the "Grantee"):

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece of parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Signed, sealed and delivered in the presence of:

WITNESSES:

**GRANTOR: Coral Springs Improvement District,
a political subdivision of the State of Florida.**

Printed Name: _____

Signed: _____

Address: _____

Printed Name: _____

Its: _____

Printed Name: _____

Address: _____

Remainder of page intentionally blank. Notarization of signature on following page.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20__ by _____, as _____ of the Coral Springs Improvement District, a political subdivision of the State of Florida, on behalf of the District. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT "A"

PARCEL K OF CYPRESS RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

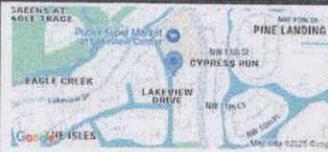
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A 25 FOOT WIDE STRIP OF LAND LYING ENTIRELY WITHIN PARCEL "K" CYPRESS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID 25 FOOT WIDE STRIP OF LAND SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

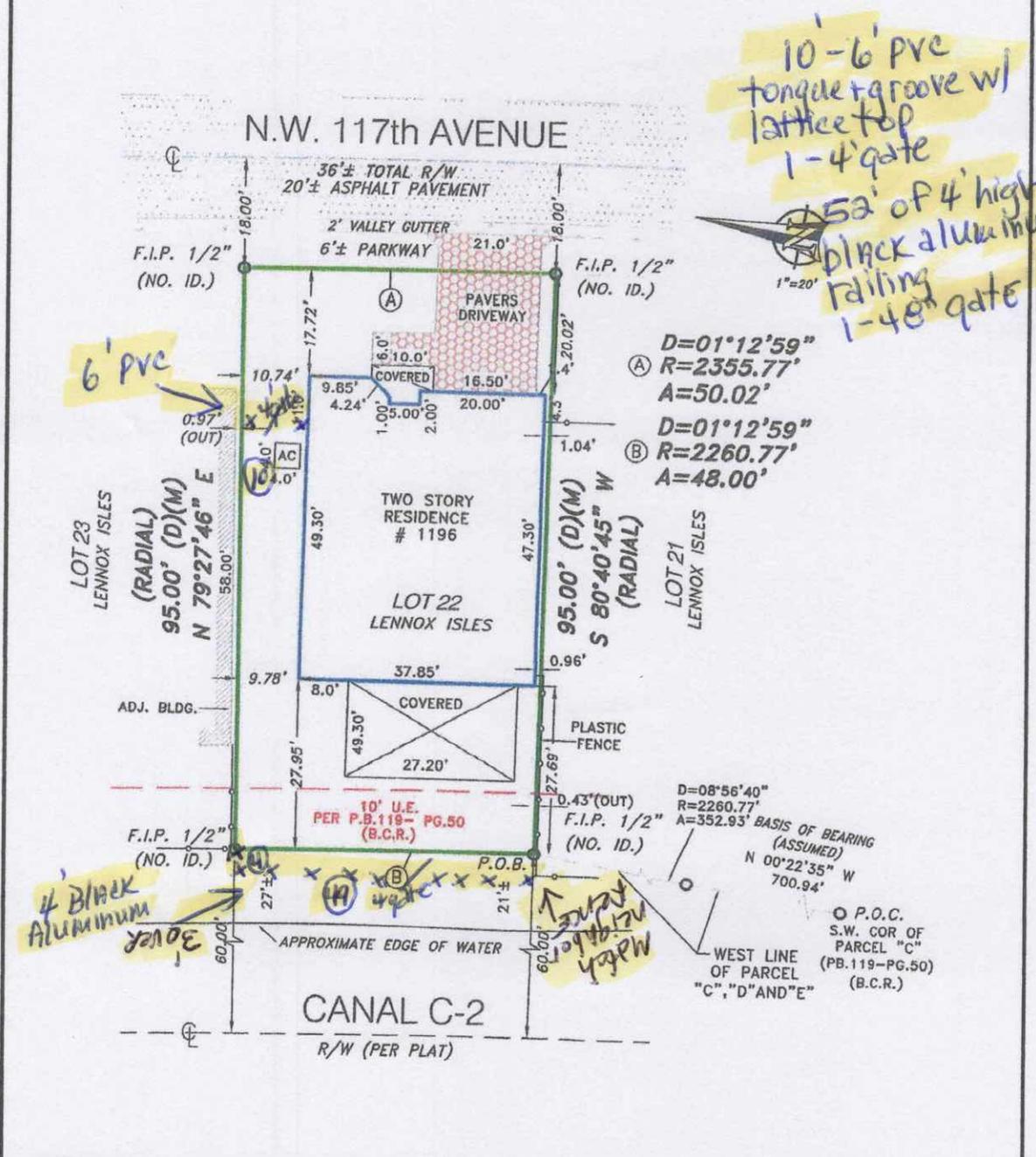
Sixth Order of Business



Proudly Serving
the Florida Real
Estate Community
for Over 20 Years

WWW.MELANDSERVICES.COM

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
1196 N.W. 117 Avenue
Coral Springs, FLORIDA 33071

Notes: **PAVER DRIVEWAY EXTENDS BEYOND EAST PROPERTY LINE.**

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 64-01-002, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 47-003 FLORIDA STATUTES.

SIGNED: **Estrin Lopez**
STATE OF FLORIDA

NO. 6792
03/03/25
STATE OF FLORIDA
PROFESSIONAL SURVEYOR

FOR THE FIRM
P.S.M. No. 6782

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND A DIGITALLY CERTIFIED ELECTRONIC SEAL AND / OR THIS MAP ID
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RED SEAL OF A LICENSED SURVEYOR AND MAPPING

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Based upon a site visit and field measurements, along the south side the distance from the neighbors fence to the normal water line is 20', the applicant has 2' to meet the neighbors fence and retain 20' to normal edge of water...on the northside there is 23' from property line to normal water line, potentially they can encroach 3' on the northside retaining 20' from the fence to the normal water line.



Seventh Order of Business

Your Water/Wastewater MRO Supplier Dedicated to Your Success

Compliant Purchasing At Your Fingertips

As a valued partner of GOVMVMT, you have access to:

- Discounted pricing on 55,000 items for water/wastewater MRO
- Free Shipping
- No minimum order requirements
- Free Technical Support
- Dedicated Account Representative to assist with product selection, order assistance, technical advice and more

Competitive Solicitation Awarded By A Lead Public Agency

Lead Agency:
Cobb County, GA

Contract Number:
24-6800

Term: Nov 13, 2024 - Nov 12, 2028

Option to renew for three (3)
one (1) year renewal



GOVMVMT

Discounts On Our Water/Wastewater MRO Assortment*



Reach out to your USABlueBook Representative today for help with orders, information, and more or contact customer service at **800.548.1234**.

*No source code needed. Tax, freight and special orders are excluded. Pricing subject to change. Sign in to usabluebook.com to access property-specific pricing. Registration may be required. Discount calculated on list price at time of publication and may vary based on customer-specific pricing.

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USABlueBook® delivers the Best Treatment with...

Unsurpassed customer service

Speak with our helpful reps from 6 am–7 pm Central Time, Monday–Friday.

FREE expert technical support

Get help with tough applications, equipment troubleshooting and custom product configurations from our knowledgeable team.

Dedicated account management

Enjoy personalized service and a single point of contact through your dedicated Account Manager.

Extensive product selection

Choose from more than 55,000 items specifically for water and wastewater operations and maintenance.

Fast shipping

Our distribution centers stock thousands of products for same-day shipping or will-call pickup.

24/7 emergency services

For urgent situations after hours, just call 800.548.1234 and follow the emergency instructions.

In-house repair services

Get free evaluations and fast turnaround times on our factory-authorized warranty and non-warranty repair services.

Satisfaction guarantee

Our satisfaction guarantee and 30-day return policy let you order with confidence.*

**Exceptions apply; please call before returning items.*

We have the
**BRANDS
YOU
TRUST**

Choose from more than 55,000 items from over 700 manufacturers.



FORM OF LETTER OF PARTICIPATION

LETTER OF PARTICIPATION

DATE: []

GROUP PURCHASING ORGANIZATION: GOVMVMT

CONTRACT DESCRIPTION: Cooperative Purchasing Program administered by GOVMVMT relating to Maintenance, Repair, Operating Supplies, Industrial Supplies and Related Products and Services.

SUPPLIER: HD SUPPLY FACILITIES MAINTENANCE, LTD. DBA USABLUBOOK

Effective as of the date set forth above, the undersigned member ("Member") of the above-referenced group purchasing organization ("GPO") hereby affirms active membership in the GPO and authorizes its properties to purchase goods and services from the above-referenced Supplier according to the terms of the above-described Contract by and between Supplier and GPO (the "Contract"), whereby Supplier has agreed to provide certain Products to members of the GPO on the terms set forth in the Contract. All purchases of such Products by the undersigned member shall be under the Contract.

This Election will be effective on the date noted above and will run coterminous with the Contract, including any extensions thereof, until such time as Supplier receives written revocation from Member.

The Member agrees that this Election Notice contains the entire agreement of the Member with respect to the specific matters set forth herein and supersedes all previous communications, representations, understandings, and agreements, either oral or written, with respect to said specific matters. The Contract shall exclusively govern the purchases of Products by Participating Members that occur during the Term. Without limiting the foregoing, the Member agrees that this Election Notice replaces and supersedes any existing agreement that pertains to the purchases of products and services comparable to the Products and that any purchases of products and/or services comparable to the Products after the Effective Date shall be under the Contract and not under any such existing agreement. Capitalized terms used but not defined herein shall have the meanings specified in the Contract.

MEMBER:

[]

By: _____

Name: _____

Title: _____

Upon signature, please send a copy by Email to USABLUBOOK:

Attn: _____

Eighth Order of Business

Ferguson Enterprises, LLC a agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in ITB #25-017 with Southeast Florida Governmental Purchasing Cooperative Group. Ferguson Enterprises, LLC agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Ferguson Enterprises, LLC agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
Sandra Demarco
210 N. University Drive, Suite 702 Coral Springs, FL 33071
(O) 954.603.0033, Ext. 40532
Email: PublicRecords@inframark.com**

Ferguson Enterprises, LLC

Coral Springs Improvement District

Title: Area Sales Manager

Title: _____

Name: (Print) Rob Pinkston

Name: (Print) _____

 _____

Signature

Date

7/21/2025

Signature

Date

Fortiline Waterworks agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in ITB #25-017 with Southeast Florida Governmental Purchasing Cooperative Group. Fortiline Waterworks agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Fortiline Waterworks agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
Sandra Demarco
210 N. University Drive, Suite 702 Coral Springs, FL 33071
(O) 954.603.0033, Ext. 40532
Email: PublicRecords@inframark.com

Fortiline Waterworks	Coral Springs Improvement District
Title: <u>Assistant Corporate Secretary</u>	Title: _____
Name: (Print) <u>Gregory A. Velz</u>	Name: (Print) _____
<u><i>Gregory A Velz</i></u>	_____
Signature	Signature
<u>7/15/2025</u>	_____
Date	Date

Ninth Order of Business

1 Statement of Work

As Needed PLC Support Proposal

August 11, 2025

Purchase Order Instructions

Please address orders to:

Gray Matter Systems, LLC

Attention: Order Entry - [273083.r1](#)

2000 Georgetown Drive, Suite 204

Sewickley, PA 15143

Email: orders@graymattersystems.com

Order must include a clear reference to **GrayMatter Proposal No273083.r1**.

Invoicing: Monthly invoicing of actual time & materials work performed during billing period. There will be a surcharge of 3% for accepting credit cards as a form of payment.

Client Details

Coral Springs Improvement District

Attention: Julie Beyer

10300 Northwest 11 Manor

Coral Springs, FL 33071

Email: julieb@csidfl.org

Phone: 954-304-9662

Proposal Validity: Thirty (30) days unless GrayMatter issues a notification of a revision or cancelation to Coral Springs sooner.

Payment Terms: Net 30 from date of invoice

GrayMatter Contact:

Aaron Cromer

Director of Strategic Partnerships

Email: acromer@graymattersystems.com

Phone: 239-351-0882

Proposed Work Description:

GrayMatter proposes to supply up to 84 hours of professional services per the resource breakdown defined in the Investment section of this proposal for the purpose of providing as-needed, during normal business hours, PLC and SCADA services that may include the following items based on GrayMatter's best efforts in the time allotted:

- Setting number fields so that they link to tags for ease of use {set up Tag Status on all Datalinks}
- HSP Matrix screen with red and green rectangles: Add legend at bottom defining what the variety of colored rectangles mean. {Create Info button to show the legend}
- Provide info tag at critical areas on SCADA providing details. This is not a substitute for notes an operator should have or training that should take (or have taken) place. {Add info buttons with customer provided text}
- Determine which trends should be deleted by pulling them up via pen description. We need to shorten the list to around 800-900 – cleaning up tags and making sure that the trends that should work do work and getting rid of the ones we don't need {Historian tag list with descriptions provided to customer. Coral Springs will need to inform GrayMatter which tags get deleted. This will have to be done after all required historical data has been imported as the imports will try to replace the deleted tags}
- Scale Inhibitor Screen: Define why a high or low dosing flow rate alarm pops up when the enable squares are not checked. Drill into Control Panel from Scale Inhibitor screen to see lower left the flow rate. Where does this come from, what info is it pulling from, what is the algorithm. (Add info button and assist customer with research into the screen and PLC program to determine this functionality)}
- Design a note section on an operator's login that will not go away until they acknowledge. This will make sure an operator gets required instructions to follow through on.



GrayMatter will work under Coral Springs' direction. Travel Expenses are not expected.

Investment:

This Statement of Work is proposed to be performed and invoiced on a Time and Materials basis, per the pricing table below, subject to all terms, conditions, exceptions, assumptions, etc. stated herein.

	Description	Qty	ST Hrs	1.5x Hrs	2.0x Hrs	ST Price*	Unit	Total Price
	PLC/HMI Programmer (including travel time)	1	80	0	0	\$200	/hr	\$16,000
	Project Management	1	4	0	0	\$185	/hr	\$740
Project Total								\$16,740

*Rate Validity: Calendar Year 2025

1.1 Clarifications and Exceptions

1.	Safety is our highest priority. GrayMatter resources have immediate stop-work authority in the event an unsafe working condition is identified.
2.	GrayMatter standard business hours are Monday through Friday 6:00AM – 6:00PM. The first eight (8) hours worked per day during standard business hours will be billed as Standard Time (ST). Monday through Friday hours performed outside standard business hours, all Monday through Friday hours over eight (8) hours, and all hours worked on Saturday will be billed as Premium Time (PT) at 1.5x times the ST rate. All hours performed on Sundays, GrayMatter company holidays, and all Emergency Service (hours commencing within 24 hours of Coral Springs' request for dispatch) will be billed as Premium Time (PT) at 2.0x times the ST rate.
3.	Standby time will be defined as time that a GrayMatter resource is scheduled and prepared for work but cannot proceed due either to conditions outside of GrayMatter's control (e.g.: force majeure, site conditions, equipment availability, changes in Coral Springs' schedule, etc.) or for time spent waiting for assignment from Coral Springs . When necessary, change orders will be proposed to offset unplanned standby time. When resources are required to remain at the Coral Springs location during non-working days (e.g., weekends) for Coral Springs' benefit, eight (8) hours of standby time per day will be consumed.
4.	Travel time will be billed at the applicable rate. All associated expenses will be billed at cost +10%.
5.	If required, purchased labor and materials will be billed at cost +20%.
6.	GrayMatter reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. GrayMatter will provide advance notice of any such adjustments along with documentation supporting the changes.
7.	Client standard requirements (drawings, cyber, third-party safety training, etc.) not disclosed prior to the issue of this proposal are not included and will be reviewed upon receipt for determination if a change order will be required for compliance.
8.	GrayMatter makes all decisions regarding resource assignments for this project.
9.	No installation of hardware or any other physical material (e.g., wiring, network switches, servers, operator workstations) is being provided as part of this proposal.
10.	Provision of electrical and mechanical subcontractors is excluded from this proposal including any payment and/or oversight.
11.	All hardware required for system operation should be installed and configured to the maximum extent possible prior to GrayMatter commencing work. It is assumed that all hardware will be fully ready for software installation before GrayMatter's arrival onsite.



1.1 Clarifications and Exceptions

12.	All hours directed to the Client's work effort and all onsite time including but not limited to direct engineering and development, troubleshooting, research, meeting support, travel, issue resolution, Client delays, site-specific training, and project management will be consumed from the total hours proposed.
13.	Unless otherwise stated in this proposal, there is no implied or explicit guarantee that any deliverable discussed prior to order acceptance or during project execution can be completed within the hours proposed herein. Completion of unfinished deliverables will require the purchase of additional time when hours under this agreement are exhausted.
14.	Onsite work, if required, will consume a minimum eight (8) hour day.
15.	No formal training will be provided as part of this proposal. If requested by the Client, GrayMatter can provide ad hoc, informal training directed to the work performed. All training will be billed as time and material at the applicable hourly rate. Informal training will not result in any user certifications. No course materials will be developed or delivered as part of any informal training. Filming of any training will not be allowed.
16.	Product, services, expenses, and/or deliverables not explicitly listed within this proposal should be considered excluded.

1.2 Client Responsibilities

1.	The pricing proposed herein does not include any federal, state, county, local or other taxes levied on the proposed goods, services, or both; their use or sale; or on this agreement by any jurisdiction either within or outside the United States. Such taxes, where GrayMatter is required by law to collect them, no matter how designated, will be billed to Coral Springs based on the governing law in effect at the time of delivery unless Coral Springs furnishes GrayMatter with a proper Tax Exemption Certificate. Further, with regard to any goods, services, or both furnished to Coral Springs by GrayMatter, Coral Springs shall reimburse GrayMatter for any state, county, or local taxes imposed upon, assessed to, billed to or becoming due and payable by GrayMatter after delivery to Coral Springs .
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1.3 Terms and Conditions

Acceptance: Acceptance of Purchaser's order is expressly subject to Seller's terms and conditions of sale, contained herein, which shall take precedence over any other terms and conditions. No contrary, additional or revised provisions or conditions shall be binding on the Seller unless accepted by an Officer of Seller in writing. Should the terms and conditions contained herein differ in any way from the terms and conditions of the Purchaser's order, this acknowledgement shall be construed as a counteroffer and shall not be effective as an acceptance of such order unless Purchaser assents to the terms and conditions contained herein. The failure of Purchaser to object thereto in writing within ten (10) days from the date of receipt hereof shall constitute assent thereto. The terms and conditions contained herein shall constitute the complete and only agreement between Seller and Purchaser; it being intended by both parties that this document sets forth the entire agreement between the parties hereto as to the purchase of goods and/or services. All orders shall only become legally binding upon acceptance by Seller's main office, located in Warrendale, PA.

Pricing: The prices contained in this Proposal and Statement of Work shall be valid for ninety (90) days from the date of receipt, or upon Seller's prior notification of a price change to Purchaser, whichever occurs first. The prices contained herein do not include any federal, state, county local or other taxes levied on proposed goods and/or services, their use or sale, or on this agreement by any jurisdiction either within or outside the United States. Such taxes, where seller is required by law to collect them, whether designated as sales tax, gross receipts tax, occupation tax, etc., will be billed to the Purchaser based on the governing law in effect at the time of delivery unless Purchaser furnishes Seller with a proper Tax Exemption Certificate. Purchaser shall reimburse Seller for any state, county, or local taxes imposed, assessed, billed or becoming due and payable with regard to any goods and/or services furnished on or after the date said goods and/or services are located on Purchaser's premises. The prices contained herein do not include freight charges. Seller shall prepay transportation charges and Purchaser agrees to reimburse Seller for such charges within thirty (30) days of Purchaser's receipt of Seller's invoice. All freight, transportation and shipping charges shall be stated separately from other charges.



1.3 Terms and Conditions

Delivery: All deliveries shall be F.O.B. Seller's facility. Seller will select a carrier to ship Purchaser's order to Purchaser's specified destination, unless Purchaser indicates a specific carrier. Any goods, which Purchaser obtains from Seller to replace goods damaged or lost in transit, will be sold to Purchaser at Seller's standard prices in effect at the time of such replacement.

All shipping dates quoted by Seller are ARO (After Receipt of Order) by Seller and reflect shipping dates, not delivery dates to Purchaser's facility. Shipping dates are approximate and are based upon prompt receipt by Seller of all necessary shipping information. Delays due to missing information such as product specification sheets, or credit examination will be in addition to Seller's quoted shipping times and may impact the originally scheduled shipping date. Partial shipments may be made unless specifically prohibited on Purchaser's purchase order. If this contract calls for the shipment of goods in separate lots, or if partial shipments are made as herein authorized, this contract shall be deemed an installation contract within the meaning of the applicable law. Seller does not return Purchaser's acknowledgements.

Any shipment date is an estimate. Under no circumstances shall the seller have any liability whatsoever for loss of use, or for any direct, incidental, or consequential damages resulting from delay, regardless of the cause(s).

Ownership of Creative Work: Seller maintains and holds the exclusive copyright to any and all applications developed, transmitted and/or delivered as part of this agreement. Seller grants to Purchaser, a limited, non-exclusive license to use the application and related documentation in Purchaser's facilities only. Purchaser shall obtain no title, ownership nor any other rights in and to the application or related documentation, nor in or to any algorithms, concepts, designs or ideas requested by or incorporated in the application or related documentation. Purchaser agrees that it shall not, with exception for one (1) backup copy, reproduce, copy or distribute the application or related documentation for any purpose without Seller's written consent.

Payment Terms: Unless otherwise agreed to by Seller in writing, all payments are due thirty (30) days from date of invoice and due at Seller's main office in Warrendale, PA. Purchaser agrees that Seller specifically retains a security interest under the Uniform Commercial Code in all goods and proceeds thereof to secure payment of all amounts due from Purchaser to Seller. Any payment not received when due is subject to a one- and one-half percent (1.5%) finance charge per month on the unpaid balance. If the unpaid balance is collected by or through an attorney at law or other licensed entity, Purchaser agrees to pay Seller for all reasonable attorney's fees and/or collection costs. All purchases shall be subject to the terms and conditions contained herein. If at any time Purchaser fails to submit timely payments, or Seller determines the financial condition of the Purchaser does not justify the terms of payment established, Seller may, at Seller's sole option, require full or partial payment in advance or shall have the right to cancel any purchase order and shall be fully reimbursed for Seller's reasonable and proper cancellation charges. If an outstanding agreement for goods and/or services is terminated for any reason, all outstanding invoices will become due immediately.

Warranties, Limitation of Damages and Remedies: Purchaser must look solely to all manufacturer warranties for specific information regarding warranties. Seller warrants all applications delivered to be free from defects in material and workmanship at the time of shipment and/or delivery to Purchaser's facility, and for a period of sixty (60) days from time of shipment and/or delivery to Purchaser's facility.

This warranty does not cover any goods and/or services which have been subject to misuse, accident, abuse, neglect, improper installation (installed by other than Seller), storage, and improper maintenance. Any alterations or repairs performed without express written consent of Seller will void the warranty.

Seller shall not be liable for any loss of use, or for any direct, incidental, or consequential damages due to goods and/or services provided. All implied warranties and specifically the implied warranties of merchantability and fitness for a particular purpose are expressly excluded and disclaimed.

The terms of this warranty shall constitute Purchaser's sole and exclusive remedy and Seller's sole and exclusive liability with respect to this agreement. Seller shall have no further obligation or liability upon the expiration of the warranty periods set forth above.

Seller's liability to Purchaser (or that of Seller's Agent/Representative) arising from the supplying of goods and/or services, shall not in any case exceed the cost of the original purchase order.

Indemnification: Purchaser shall indemnify and hold Seller, its parent corporations, subsidiaries, affiliates, suppliers, manufacturers, subcontractors, officers, directors, employees, representatives and agents harmless from any liability or damage whatsoever, including any court costs and attorney's fees arising from the use of any goods and/or services supplied by the Seller.

Disputes: At the sole discretion of Seller, Seller may require any controversy, dispute or claim, of whatever kind, arising out of or relating to this agreement be resolved by and in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as from time to time amended and in effect. Any litigation or arbitration arising out of this agreement shall be brought, maintained and administered in Allegheny County, PA. Should Seller be successful, in part or in whole, in prosecuting or defending any lawsuit or arbitration, then Seller shall be entitled to fully recover its litigation or arbitration expenses, including attorney's fees.

Applicable Law: This agreement is made in and shall be governed by the laws of the Commonwealth of Pennsylvania, without giving effect to the conflict of law provisions of the laws of the Commonwealth of Pennsylvania.

Force Majeure: Notwithstanding any provision of this Agreement to the contrary, neither party shall have any liability to the other for a temporary cessation of performance or delay in performance resulting from an event or occurrence beyond its reasonable control, including acts of God, actions by governmental authority (whether valid or invalid), pandemics, epidemics, flood, fire or other extreme weather conditions, national emergency, strikes



1.3 Terms and Conditions

or other labor difficulties, explosions, war, civil unrest, sabotage, power failure, equipment failure or any cause of like nature beyond its reasonable control; provided that nothing in this Section is intended nor shall it be construed to relieve either party hereto of any obligation to pay money hereunder or extend any time for payment hereunder.

Failure to Fully Compensate: Should Purchaser fail to fully compensate Seller for any goods and/or services provided, Seller shall be fully released from any obligations herein or otherwise.

Waiver: The waiver by Seller of any term, condition, or provision hereunder must be in writing and shall not be construed to be a waiver of any other term, condition or provision hereof, nor shall such waiver be deemed a waiver of a subsequent breach of the same term, condition or provision on this order or future orders.

Authority of Sellers Agents: No agent, employee, or representative of Seller has any authority to bind Seller or form a part of the basis of this agreement unless the agent, employee, or representative of Seller is specifically included within this agreement and accepted in writing by an officer of Seller.

Non-Solicit and Non-Hire: Purchaser agrees, for a period of one (1) year after conclusion of purchase, that purchaser shall not, without the prior written consent, directly or indirectly solicit, hire, entice, or encourage any person currently employed or who within six (6) months prior to the termination shall have been an employee or consultant of Seller, to leave his or her employment or consulting position with the Seller, or engage, or attempt or agree to engage, in any capacity, the services of any such person, or aid or assist anyone else to do so.

1.4 Acceptance Signatures

This statement of work is accepted by the duly authorized company agents below:

Gray Matter Systems, LLC:

Signed: _____

Name: _____

Title: _____

Date: _____

Coral Springs Improvement District:

Signed: _____

Name: _____

Title: _____

Date: _____



TENTH ORDER OF BUSINESS

Placeholder for Work Authorization #242

Eleventh Order of Business

Globaltech, Inc.
CSID Engineer's Report
August 18, 2025

PROJECTS UNDER CONTRACT

WA#222 – Belt Filter Press Replacement – In Progress

- Approved by Board – 1/22/24
- Belt filter press delivered and installed on March 3rd.
- Startup and training with Andritz (BFP Manufacturer) – 5/09/25
- Substantial completion – 5/17/25
- Final Completion – July 2025
- Addressing warranty issues on BFP-2
- Addressing additional work items on BFP-1 to install new pedestals.
- Anticipated completion – September 2025

WA#226 – Stormwater Pump Station Spare Engine Procurement – In Progress

- Approved by Board – 4/15/24
- Issued Purchase Order for replacement engine and clutch – 6/07/24
- Manufacturer confirmed deliver week of August 11, 2025
- Anticipated project completion – September 2025

WA#229 – WWTP Package Plant E Improvements – In Progress

- Approved by Board – 8/19/24
- Review meeting to discuss corrosion report and results of piping inspection – 3/04/25
- Amendment approved for plant repairs identified in the inspection report – 3/17/25
- All repair work within tank completed – 5/23/25
- Leveled air lines and performed startup 7/11/25
- Identified additional leaking joints and replaced O-rings – 7/15/25
- Anticipated Final Completion – 7/25/25

WA#232 – Well 3 Repower & VFD – In Progress

- Approved by Board – 12/16/24
- Final design completed - 1/31/25
- Identified problems with backup server preventing SCADA upgrades - 7/09/25
- Startup conducted / Well fully operational - 7/30/25
- Using remaining allowance to install fiber optic home runs – 8/11
- Anticipated completion – August 2025 (6 months ahead of schedule)

WA#233– Digester 1 Blower Replacement – Preliminary Engineering – In Progress

- Approved by Board – 1/27/25
- Review meeting with staff – week of 5/12/25
- Submitted Technical Memorandum and cost estimate – 7/10/25
- Conducted review meeting – 7/24/25
- Revising blower calculations based on revised data
- Submit Work Authorization for blower replacement and electrical upgrades – September Agenda

Globaltech, Inc.
CSID Engineer's Report
August 18, 2025

PROJECTS UNDER CONTRACT (Continued)

WA#234 – Finished Water Line Valve Replacement – In Progress

- Approved by Board – 4/21/25
- Met with staff to locate valves – 5/28/25
- Public locates inadequate – scheduling with private firm week of 8/14/25
- Exploratory excavations – scheduled week of 8/21/25
- Anticipated completion – October 2025

WA#235 – 6-inch Finished Water Line Relocation – In Progress

- Approved by Board 4/21/25
- Met with staff to locate valves – 5/28/25
- Scheduling utility locates – week of 6/09/25
- Identified water main insufficiency for fire flow. May need to reconsider how project is being implemented.
- Exploratory excavations – on hold
- Anticipated completion – September 2025

WA#236 – Well 6 Redevelopment – In Progress

- Approved by Board – 5/19/25
- Preparing subcontract with Centerline Drilling
- Contractor mobilized to well – 7/31/25
- Conducted video survey – 8/01/25
- Acidized well – 8/06/25
- Anticipated project completion – October 2025

WA#237 – Assessment of Remaining WWTP Structures – Complete

- Approved by Board – 5/19/25
- Site inspection – 6/10/25
- Draft report and cost estimates submitted – 7/11/25
- Revised report submitted - 7/17/25
- Estimated completion – 7/18/25

Work Authorizations Under Development

WA#177 – Portable Generator Storage Building – Cost Estimate Provided

WA#XXX – Digester 1 Blower Replacement – September Agenda

WA#XXX – RO Building Utility Trench Sump Pump Improvements – September Agenda