

**MINUTES OF MEETING
CORAL SPRINGS
IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Coral Springs Improvement District was held Monday, May 18, 2026 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
Robert Rafaneli	Assistant Secretary

Also Present were:

David McIntosh	District Manager/Executive Director
Seth Behn	District Attorney
Rick Olson	District Engineer
Joe Stephens	Director of Utilities
Sue Beyer	Director of Finance and Accounting
Glen Hanks	Director of Engineering
Jimmy Harness	Director of Human Resources
Danielle Keira-Cancel	Procurement Manager
Shawn Frankenhauser	Stormwater Department
Kingston Maloi	Field Department
Christian McShea	Water Department
Mike Hosein	Wastewater Department
Brian Klein	Utility Billing and Customer Service
Jovan Selvon	Maintenance Department
Julie Beyer	IT Manager
Sandra Demarco	District Clerk
Kevin Gerszuny	Kimley-Horn and Associates
Elizabeth Moore	Assessment Specialist (Via Teams)
Eric Corey	Core & Main
Javier Rezakhani	Core & Main
Rishi Namboodiri	Core & Main
David Nimtze	Sensus
Ryan Devore	Resident
Curt Tiefenbrun	Resident

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

- Mr. Devore addressed the Board regarding an oak tree located adjacent to his property that has infiltrated a wastewater line. He would like to save the tree and suggested different options. Mr. Stephens is in contact with the City’s Arborist about this. Staff are discussing different options.
- Mr. Tiefenbrun noted at the last City Commission meeting they had an agenda item to rehabilitate their water treatment plant for over \$5 Million. He also commended District staff for getting PFAS settlement funds.

THIRD ORDER OF BUSINESS

Approval of the Minutes of April 20, 2026 Meeting

On Motion by Mr. Ritter seconded by Mr. Mr. Groenevelt with all in favor the minutes of the April 20, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Financials for April 2026

On Motion by Mr. Mr. Groenevelt seconded by Mr. McEwen with all in favor the financials for April 2026 were accepted as presented.

FIFTH ORDER OF BUSINESS

Consideration of Easement Encroachment Agreement for 12737 NW 18th Place

Staff recommend approval contingent upon the fence lining up with the neighbor’s fence behind the property. Mr. Stephens, Mr. Frankenhauser and Mr. Hanks went on site to review the property. There are currently no houses with fences going all the way to the waterline and this would impede access if needed.

On Motion by Mr. Ritter seconded by Mr. Mr. Groenevelt with all in favor an encroachment easement agreement for 12737 NW 18th Place was approved contingent upon the fence lining up with the back property fence and not all the way to the waterline.

SIXTH ORDER OF BUSINESS

Discussion of Application Fee for Increase to Residential Impervious Area

Mr. Hanks reviewed the proposed review fee amendment for single family residential properties if standard mitigation is used. This item will be on the next agenda so it can be properly advertised for consideration during a public hearing.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Approving the Proposed Budget and Setting the Public Hearing

Mr. McIntosh read the title of the resolution into the record. This resolution approves the proposed tentative budget for Fiscal Year 2027 and sets the public hearing date for August 17, 2026.

On Motion by Mr. Ritter seconded by Mr. McEwan with all in favor Resolution 2026-03, approving the tentative general fund budget for Fiscal Year 2027 and setting the public hearing for August 17, 2026 at 3:00 p.m. at the District Offices, was adopted.

EIGHTH ORDER OF BUSINESS

Staff Requests Board Consideration to Piggyback on a contract between Racine County Wisconsin and Garland/DBS, Inc. Until all Renewals Have Been Exhausted as well as Approval of Roof Replacement Work for the Administration Building at a cost not to exceed 279,084 (Initial contract expires October 14, 2029, and has an option to renew for five additional years.)

Mr. Selvon stated a pole, and moisture test was done on the Administration Building and it failed. The roof needs to be replaced. Five quotes were submitted and Garland/DBS was the lowest.

Mr. Stephens noted there are two additional items that may need to be done so staff is requesting approval of a not to exceed amount of \$290,000.

Mr. McIntosh noted the building still has the original roof from when the building was built several decades ago.

On Motion by Mr. McEwan seconded by Mr. Ritter with all in favor a contract with Garland/DBS, Inc., piggybacking off the Racine County Wisconsin contract, and roof replacement work for the Administration Building at a total cost not to exceed \$290,000, was approved

NINTH ORDER OF BUSINESS

Staff Requests Board Consideration to Piggyback on a Contract between Core & Main, Listed in W2325 Advanced Metering Infrastructure with the Town of Jupiter, Florida (*Staff requests the Board to approve replacement of District water meters by Core & Main, LP in the Amount of \$4,270,898.28, which includes an allowance of \$371,700.91. The District will also be required to enter a 19-year contract with Core & Main in the Amount of \$1,449,375.46 for system maintenance of network as a service.*)

Mr. McIntosh reviewed the reasons why the meters need to be replaced and the recommendation of using Sensus Advanced Metering Infrastructure.

Mr. Corey of Core & Main provided a presentation and answered questions from the Board.

On Motion by Mr. McEwen seconded by Mr. Ritter with all in favor a contract with Core & Main, LP to replace the District's water meters in the amount of \$4,270,898.28, and for a 19-year contract for system maintenance of network at a cost of \$1,449,375.46, was approved.

TENTH ORDER OF BUSINESS

Consideration of Work Authorizations

A. Change Order #2 to Work Authorization #235 Returning Unspent Funds in the Amount of \$3,477.90

On Motion by Mr. Mr. Groenevelt seconded by Mr. McEwan with all in favor Change Order #2 to Work Authorization #235, for a decrease of \$3,477.90, was approved.

B. Work Authorization #254 for WWTP Plant F Cleaning at a Total Cost of \$124,293

Mr. Olson reviewed the work authorization which supplements Work Authorization #247.

On Motion by Mr. McEwan seconded by Mr. Ritter with all in favor Work Authorization #254 was approved at a total cost of \$124,293.

ELEVENTH ORDER OF BUSINESS

Engineer’s Report

A. Globaltech

Mr. Olson reviewed his report; a copy of which is attached hereto as part of the public record. He provided updates on the following:

- WA #234 – They put together a plan and cost estimates to replace the failed valve. They will meet with District staff this week to discuss.
- WA #244 – Field work will begin June 1, 2026.
- WA #247 –Delayed until cleaning is completed, which should be in four weeks.
- WA #249 – Staff requested some issues in the report be modified.
- WA #252 – Work will begin on June 1, 2026. A kickoff meeting is scheduled for May 22, 2026.

B. Kimley-Horn

Mr. Gerszuny reviewed his report; a copy of which is attached hereto as part of the public record. He provided updates on the following:

- WA #241 – The legal terms are coordinated with the private skid vendor.
- WA #251 – Met with staff to go over the draft frequent network alignment.
- WA #253 – Kickoff meeting was held last week.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Executive Director – David McIntosh

- **Report on Number of Registered Voters within the District – 28,636**

Mr. McIntosh reported the following:

- The number of registered voters is for informational purposes only.
- He, along with Mr. Stephens and Mr. Hanks, attended the quarterly meeting with the City and other utility districts in the City two weeks ago. Mr. Stephens and Mr. Hanks will be representing the District at these meetings going forward.

- There were changes to office locations. Mr. Stephens' office is now located in the Administration Building.
- He is working with Mr. Harness to update the employee handbook, as well as analyzing the District's employee benefits in comparison to other entities.

B. Department Reports

- **Utilities Update – Joe Stephens**

Mr. Stephens reported the following:

- He is working with the managers on the budget for water and sewer. He thanked Mr. Olson for providing estimates for projects.
- The Coral Springs Police Department command staff toured the facility on May 5, 2026. He will be scheduling additional tours with other officers.
- An easement was secured at Lift Station #1 for the generator grant. They are waiting for sketches from the surveyors to secure other easements.
- They are getting a lot of traction on a grant to harden the Hypochlorite Building.
- The final inspection from the Florida Department of Emergency Management for the lift station generators that were installed will be done on May 21, 2026. They are committed to funding 80% of the District's cost on the project and 20% should be provided after the inspection.

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

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

- **Water – Christian McShea (Report Provided)**

Mr. McShea reviewed his report; a copy of which is attached hereto as part of the public record. He also reported Well #9 was videoed and he will be speaking with the project manager to get a start date.

- **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 also reported there is a five-inch deficit in annual rainfall. He is in the process of reviewing the culvert inspection reports from the divers.

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

Mr. Maloi reviewed his report; a copy of which is attached hereto as part of the public record. He also reported the DFS and Scada system for the lift stations were down for some time; however, it is now up and running

- **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 also reported 6 HVACs have gone down over the past six months.

- **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.

- **Finance and Accounting – Sue Beyer**

Ms. Beyer reported they are working on the water and sewer budget. Mr. McIntosh will schedule a workshop with the Board to go over the general fund budget.

- **Human Resources – Jimmy Harness**

Mr. Harness reported the following:

- He received preliminary renewal rates for the health insurance benefits. There is a meeting scheduled for tomorrow to discuss.
- A new employee is starting in two weeks in the Stormwater Department.
- The picnic is scheduled for June 6, 2026, and has been well received by the employees.

- **Engineering – Glen Hanks (Report Provided)**

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

- **District Clerk – Sandra Demarco**

Ms. Demarco reviewed her report; a copy of which is attached hereto as part of the public record. She reported 8 additional work orders were issued since the report was sent out and she responded to one additional public records request.

- **Motion to Accept Department Reports**

On Motion by Mr. Mr. Groenevelt seconded by Mr. Ritter with all in favor the department reports were accepted.

C. Attorney

Mr. Behn reported the following:

- A bill passed legislation that will increase sovereign immunity limits. It has not been signed by the Governor yet. This may increase the insurance rate next year.
- The FASD conference is the week of June 7, 2026. He will be conducting ethics training on June 7, 2026.
- He reminded the Board to file their financial disclosures online by July 1, 2026.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests/Comments

Mr. McIntosh noted Mr. Kraus notified him he could not attend this meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On Motion by Mr. Mr. Groenevelt seconded by Mr. McEwan with all in favor the meeting adjourned at 4:35 p.m.



David McIntosh
Assistant Secretary



Mark Ritter
President