

**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 20, 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 (Via Teams)
Travis McEwen	Secretary
Michael Kraus	Assistant Secretary
Robert Rafaneli	Assistant Secretary

Also Present were:

David McIntosh	District Manager/Executive Director
Janice Rustin	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
Maurice Anderson	Field Department
Christian McShea	Water Department
Zablon Magollo	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 (Via Teams)
Julio Tejeda	SFWMD
Jennifer Jurado	Broward County

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of June 15, 2026 Meeting

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor the minutes of the June 15, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Financials for June 2026

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

FIFTH ORDER OF BUSINESS

Resilient Broward Grant Program Presentation

Dr. Jurado gave a presentation and answered questions from the Board and Staff.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving the Proposed Water and Sewer Budget for Fiscal Year 2027 and Setting the Public Hearing

Mr. Ritter read the resolution into the record.

On Motion by Mr. McEwen seconded by Mr. Ritter with all in favor Resolution 2026-04, approving the proposed water and sewer budget for Fiscal Year 2027 and setting the public hearing for September 14, 2026, was adopted.

SEVENTH ORDER OF BUSINESS

Staff Requests Board Consideration of Agreement with Comanco Environmental Corporation for WWTP Pond Liner Replacement Project, Piggybacking Off of Pasco County Contract #25-113 and Polk County Contract #23-428 at a Total Cost of \$239,838.75 as well as Approval of Requested Increases up to 10%

Mr. Stephens stated the liner is due to be replaced. It was installed in 2015. The cost to install concrete is over \$1 Million. This option is more cost effective and should last ten years.

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor, the agreement with Comanco Environmental Corporation for the WWTP pond line replacement project, piggybacking off Pasco County and Polk County, at a total cost of \$239,838.75, was approved.

EIGHTH ORDER OF BUSINESS

Staff Requests Board Consideration to Purchase One (1) Valve Exercise Trailer for \$121,884.55 from Duval Ford, Piggybacking Off of the Florida Sherri's Association Heavy Trucks and Buses Contract FSA25-VEH23.0 (It is a two-year contract beginning October 1, 2025, until September 30, 2027, with no extensions)

Mr. Stephens reviewed what is included with the equipment, how it works, and provided pictures.

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor, the purchase of one valve exercise trailer, piggybacking off the Florida Sherri's Association contract, at a total cost of \$121,884.55, was approved

NINTH ORDER OF BUSINESS

Staff Requests Board Ratification for Globaltech to Replace Leaking Valve at the RAS Pumping Facility at a Total Cost of \$35,000

Mr. Stephens explained why this had to be replaced due to a small wastewater leak.

On Motion by Mr. Kraus seconded by Mr. McEwan with all in favor the replacement of a leaking valve at the RAS pumping facility at a total cost of \$35,000 was ratified.

TENTH ORDER OF BUSINESS

Staff Requests Board Consideration to Enter into Pricing Agreements with Helena Agri-Enterprises, LLC, Nutrien Ag Solutions, Inc, and Orion Solutions, LLC for the Purchase of Herbicides, Piggybacking Off of SFWMD Until June 30, 2027

Mr. Frankenhauser reviewed the piggyback and pricing of herbicides used by the District. There was an approximate 3% reduction in cost.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor pricing agreements with Helena Agri-Enterprises, LLC, Nutrien Ag Solutions, Inc, and Orion Solutions, LLC for the purchase of herbicides, piggybacking off SFWMD, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Work Authorization #255 for Design-Build Services Related to Sites 19, 20, and 20A Canal Bank Stabilization at a Total Cost of \$2,197,849

- Mr. McIntosh stated there were discussions before bringing this to the Board. He noted the project is larger than usual; however, it makes sense to take care of all these areas at one time. They consulted Kimley-Horn for their professional opinion on the pricing.
- Mr. Gerszuny stated the pricing is in line with industry standards. They estimated the range to be between \$1.6 Million to \$2.4 Million for construction and approximately \$125,000 to \$200,000 for design and permitting services. They feel it is a fair proposal.
- Discussion ensued regarding competitive bidding, obtaining other quotes and options for design build services.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor Work Authorization #255, at a total cost of \$2,197,849, was approved.

TWELFTH 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 #177 – They are close to getting the package ready for permitting.
- WA #234 – They are doing the excavation July 21, 2026 and will coordinate with the Water Department staff.
- Pictures were presented of the projects associated with WA #244 and WA #246.

- WA #247 – On hold until cleaning is completed.
- WA #249 – The ERP is complete.
- Pictures were presented on the project associated with WA #252. The project is 40% complete.
- Pictures were presented on the project associated with WA #254.

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 – Pilot testing is ready.
- WA #253 – Waiting on FDEP's review.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Executive Director – David McIntosh

Mr. McIntosh reported the following:

- The new meter installation project will begin in the next two to three weeks. They had a meeting with Cooper City to discuss their experiences with their meter replacement project. They received several calls from residents regarding their bills going up.
- Bayside Improvement CDD and Bay Creek CDD have terminated their interlocal agreements with the District for utility billing services.
- The Assessment Consultant found nine properties, which were not being billed for general fund assessments because of incorrect exemption codes applied to them. This has been rectified and they will be billed going forward.
- The Strategy Planning workshops will be July 21 and July 22, 2026, at 7:30 a.m. at the Courtside Marriott located within the District.

B. Department Reports

• **Utilities Update – Joe Stephens**

Mr. Stephens reported the following:

- The District applied for a \$50,000 grant with the Florida Department of Agriculture to remove invasive species from the property and replaced with

approved trees. They were awarded \$25,000 in grant funds for pruning, planting and some removals on property.

- They have been working on the water and sewer budget.
- The bids were submitted for the hardening project. They are still waiting to hear back from the State regarding the grant.

- **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. He also reported they are working with Sensus on the rollout of the meter project. A meeting is scheduled with them for July 21, 2026.

- **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 #3 flange was replaced. They sent the lab results today to the residents for lead and copper. This is done every three years. Well #9 rehabilitation is complete and the capacity has doubled.

- **Wastewater – Zablon Magollo (Report Provided)**

Mr. Magollo 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 the culvert pipe cleaning went well. There were minor repairs on two of the locations. Still running a deficit on the water levels.

- **Field – Maurice Anderson (Report Provided)**

Mr. Anderson reviewed his report; a copy of which is attached hereto as part of the public record. He also reported they had some issues with tree roots in the sewer lines. The trees have been removed and will be replaced.

- **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 they are waiting for the City permits for the administration building roof and pool.

- **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. She also reported Coastal AG was added to the SFWMD contract and the District will piggyback off. The E-Verify will be brought back for signature.

- **Finance and Accounting – Sue Beyer**

Ms. Beyer reported both budgets are in process and she will start working with the auditors for the audit.

- **Human Resources – Jimmy Harness**

Mr. Harness reported the following:

- Open enrollment is almost complete. There was an increase in the PPO premiums, and they also have two HMO options. Dental and vision insurance was switched to Mutual of Omaha, which provide better benefits.
- Pryor Learning will provide training to managers and supervisors on site on August 5, 2026.
- Mr. Ritter asked if they could look into the allowance the District provides for insurance.

- **Engineering – Glen Hanks**

Mr. Hanks reviewed his report, a copy of which is attached hereto, and made 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. Ritter seconded by Mr. McEwen with all in favor the department reports were accepted.
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C. Attorney

Mr. Rustin reported the following:

- On the procurement end, they are dealing with a contractor who is refusing to end the contract. Going forward with any piggybacks, she will provide language to include stating the District has the right to terminate without cause.
- She had discussions with Mr. McIntosh about the Board's concern regarding engineering costs. The Florida Legislature identifies engineering services on something that should be evaluated by qualifications instead of cost. The Florida Legislature also identifies design build services as being evaluated by qualifications and not price. She feels the District did the right thing by doing an independent cost estimate. They came in within 20%, which means they are competitive. Just because the District has a continuing service contract with an engineering firm that does design build, it does not mean they have to be used for design build. The District can go out for bids for design build services. The challenge is you do not know the price until they are 60% into the design. They then give you a maximum price, and the District can pull out at that time. She recommends independent cost estimates.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests/Comments**

- Mr. Ritter asked if there are any planned projects the District can apply for the Resilient Broward Grant Program.
- Mr. McIntosh stated they will evaluate it.
- Mr. Stephens noted they are covering 25%. There are two additional funding resources which provide more funding.
- Mr. Ritters stated he wants a more robust accounting system to be prioritized for 2027.

July 20, 2026

Coral Springs Improvement District

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On Motion by Mr. McEwen seconded by Mr. Ritter with all in favor the meeting adjourned at 4:54 p.m.



David McIntosh
Assistant Secretary



Mark Ritter
President