

**MINUTES OF MEETING
CORAL SPRINGS
IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Coral Springs Improvement District was held Monday, August 17, 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
Michael Kraus	Assistant 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 (Via Teams)
Sue Beyer	Director of Finance and Accounting
Glen Hanks	Director of Engineering
Danielle Keira-Cancel	Procurement Manager
Shawn Frankenhauser	Stormwater Department
Kingston Maloi	Field Department (Via Teams)
Lester Roberts	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
Mark Cutler	Edison Strategy Solutions (Via Teams)

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. He also requested a motion to amend the agenda to include Item 7A.

There was Board consensus to amend the agenda adding Item 7A, *Evaluation of a Request to Allow an Existing Dock at 471 NW 113 Avenue for Compliance with CSID Dock Policy*.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of July 20, 2026 Meeting

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

FOURTH ORDER OF BUSINESS

Financials for July 2026

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

FIFTH ORDER OF BUSINESS

Budget Public Hearing to Adopt the Fiscal Year 2027 General Fund Budget

A. Motion to Open Public Hearing

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor, the public hearing was opened.

B. Public Comments

There being none, the next item followed.

C. Motion to Close Public Hearing

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor, the public hearing was closed.

D. Resolution 2026-05, Adopting the Fiscal Year 2027 General Fund Budget

Mr. Ritter read the resolution title into the record.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor, Resolution 2026-05, adopting the Fiscal Year 2027 general fund budget, was adopted.

E. Resolution 2026-06, Levying Non-Ad Valorem Assessments

Mr. Ritter read the resolution title into the record.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor, Resolution 2026-06, levying non-ad valorem assessments, was adopted.

SIXTH ORDER OF BUSINESS

Presentation by Mark Cutler of Edison Strategy Solutions on Strategic Roadmap for the District

- Mr. Cutler provided a presentation and reviewed the readout of Phase 1, as well as the next steps in Phase 2.
- Discussion ensued regarding moving forward with Phase 2 at a cost of \$60,000.
- There was Board consensus to discuss this item further before deciding.

SEVENTH ORDER OF BUSINESS

Staff Requests Board Consideration to Enter into a Pricing Agreement with Coastal AG Supply, LLC for the Purchase of Herbicides, Piggybacking Off the SFWMD Contract Addition on July 20, 2026 (*The District is currently piggybacking off SFWMD for herbicides. This agreement is effective July 1, 2026, and expires on June 30, 2027*)

Coastal AG Supply, LLC was the last add-on to the SFWMD contract, which the District approved to piggyback off.

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor, a pricing agreement with Coastal AG Supply, LLC, piggybacking off the SFWMD contract addition, was approved.

7A. Evaluation of a Request to Allow an Existing Dock at 471 NW 113 Avenue for Compliance with CSID Dock Policy

- Mr. Hanks reviewed the background of the dock built at this property without a permit from the City or approval from the District.
- The dock does not impede stormwater operations by the District.

- Discussion ensued regarding policies associated with District rights-of-way, encroachment agreement verbiage, and enforcement of encroachment policies.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor an encroachment removal agreement for the dock located at 471 NW 113 Avenue was approved contingent upon verbiage requiring removal of the dock, if necessary, at the property owner's cost.

EIGHTH 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 – The electrical design is complete. Demolition is scheduled to begin within the next month.
- WA #234 – They could not de-energize the system when attempting to replace the valve. He will be meeting with District staff to discuss a path forward.
- WA #244 – Manufacturer delivered the wrong piping. The project was redesigned and they are reordering material this week.
- WA #246 – A slab is being poured this week.
- WA #247 – This project is no longer on hold.
- WA #249 – The final ERP will be submitted this week after corrections are made.
- WA #252 – The third set of flap gates were removed.
- WA #254 – Substantially complete.

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 – Sampling protocol is being finalized.
- WA #253 – It will be tracked for a period of four to six months to evaluate how the membranes operate in the existing system with the new anti-scalant cartridges.

- WA #251 – Submitted to DEP last week.
- WA #253 – Will be meeting with District staff to discuss.

NINTH ORDER OF BUSINESS

Staff Reports

A. Executive Director – David McIntosh

Mr. McIntosh reported the following:

- The meter project started and is going well. Some of the meters were delivered to Core & Main several months ago, which is when the manufacturer warranty started. He is working with Mr. Behn and Core & Main to obtain a supplemental warranty.
- A letter was drafted addressed to Senator Tina Scott Polsky and Representative Dan Daley regarding assistance with receiving funds for the grant projects. Mr. Lyon will contact the representative to discuss it. Ms. Demarco read the letter onto the record.
- He will schedule a workshop to review the water and sewer budget.
- Mr. Ritter asked if there has been activity in finding an additional design build partner. Mr. McIntosh responded they will have to go out for bids, which is a two-to-three-month process.

B. Department Reports

- **Utilities Update – Joe Stephens**

Mr. Stephens reported the following:

- Staff moved forward with replacing the sewer laterals at 8208 NW 6th Street and 10059 SW 1st Court, after removing the problematic trees and replacing them with the required mitigation trees. Both property owners were pleased with how the District handled the situation.
- He commented on the letter drafted to the representatives and noted that while staff have begun the procurement process for Phase II of the hardening project, the grant has not yet been awarded. One of the bids submitted came in at budget.
- A third grant was received for approximately \$32,000 to remove invasive species from the perimeter of the property and replace them with native species. They are still waiting for the contract to proceed.

- He attended the Southeast Florida Utility Council meeting last week. They discussed the FBI and EPA's announcement warning utilities of possible foreign cyber-attacks. He obtained contact information for detectives that cover the District's area.
- Two notices of interest were submitted to the County for additional grants for new funding sources.

- **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 425 new meters have been installed to date. They are working on the IT portion of the project to get the mass meter change out in the billing system. Sensus is reviewing the data for the billing system.

- **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 the new flooring, and base boards have been installed at the water treatment plant. They are waiting on the cabinetry.

- **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 rainfall totals are extremely low for the month. Globatech inspected headwalls and damaged culvert pipes. After field inspections by staff and coordination with Globaltech, they were able to reduce the list of locations needing to be addressed.

- **Field – Lester Roberts (Report Provided)**

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

- **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 that the air conditioner, which cools the Board room, went down today. They were able to get it repaired. Transfer pump #2 is back up. He has a meeting this Wednesday with the roof contractor.

- **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 the pre-bid meeting for the cartridge filters is scheduled for August 18, 2026.

- **Finance and Accounting – Sue Beyer**

Ms. Beyer reported pre-audit will be October 20, 2026. Mr. McIntosh noted they engaged McIntosh CPA for consulting services related to Phase I of the ERP project.

- **Human Resources**

Ms. Demarco reviewed Mr. Harness' report.

- On-site training with Fred Pryor Learning was held on August 5, 2026, for supervisors, managers, and other employees. A total of 18 employees participated. There was positive feedback and the employees were engaged in the training.
- New Cintas uniforms have been distributed to staff.
- Annual reviews are scheduled to take place in September.
- There is one open position in the Stormwater Department. Several applications and resumes have been received, and they are being reviewed.

- **District Clerk – Sandra Demarco**

Ms. Demarco reviewed her report; a copy of which is attached hereto as part of the public record. She reported six additional work orders were issued since the report was sent out and she responded to seven additional public records requests, most of which are related to fiberoptic boring projects. She drafted the proposed meeting schedule to bring before the Board for consideration at the September meeting. Finally, she showed the Board pictures of some staff in their new uniforms.

- **Engineering – Glen Hanks**

Mr. Hanks reviewed his report, a copy of which is attached hereto, and made part of the public record.

- He also reported a request was received from the fire department to investigate a report of low hydrant flow at 10400 W. Atlantic Boulevard. The Field Department inspected the valves. They are waiting for additional information from the property owner. A location has been selected in the event a supplemental hydrant flow test needs to be conducted on the District's portion of the system.
- There are two larger development projects in his queue for review.
- Industrial Divers was out two weeks ago to remove the culvert penetration caused by the City's fiberoptic project near Riverside Elementary School.
- The County had a presentation at the Water Advisory Board. They launched the next state of the County's resiliency grants. The application portal opens September 2, 2026.
- Core & Main brought to the District's attention some changes that need to be made to the details of how the installation will be done.

- **Motion to Accept Department Reports**

No motion was made.

C. Attorney

Mr. Behn reported they are working on easements with Mr. McIntosh and Mr. Hanks for emergency generators.

TENTH ORDER OF BUSINESS

Supervisors' Requests/Comments

- Mr. Kraus discussed plantings on District rights-of-ways and thinks a policy is needed. Mr. McIntosh indicated there is a policy in place and Mr. Frankenhauser's team look for new plantings monthly and report them for removal.
- Mr. Ritter expressed appreciation for staff's participation in the two-day strategic planning workshops. He also noted he will participate online at the September 14, 2026 meeting, as he will be out of town.

August 17, 2026

Coral Springs Improvement District

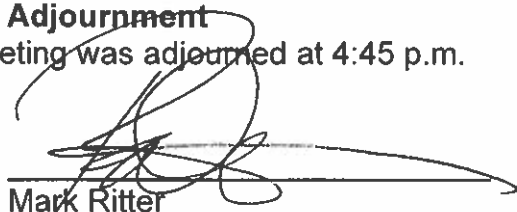
ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 4:45 p.m.



David McIntosh
Assistant Secretary


Mark Ritter
President