

PLANTATION ACRES IMPROVEMENT DISTRICT
REGULAR MEETING

August 25th, 2022

Member Present: Stephen Nieset, Chairman
Dr. Edward (Doc) N. Szerlip, Vice-Chairman
Lance Fein Ed.D, Commissioner
Louis Flanigan, Commissioner
Christopher Cariffe, Commissioner

Present: Joseph Telles, District Administrator
Angel Alvarez, District Manager
David Fradley, District Engineer
David Tolces, District Attorney

Chairman Nieset called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed by Chairman Nieset opening with prayer. Roll call indicated the above members were present.

MINUTES –

Motion made to approve the Regular P.A.I.D. Minutes for July 28th, 2022, by Commissioner Cariffe second by Vice-Chairman Doc Szerlip. Motion carried unanimously by voice vote.

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PUBLIC COMMENTS: -

Donna Marie McCormick: 11550 NW 12 ST Plantation – Reflections project on 4th St. A resident has reached out to a Plantation Acres Homeowners Board after hearing that the City of Plantation’s potential vacation 2nd St. right-of-way and it’s very concerning. Although the board has previously advised us that PAID is only responsible for drainage, on preliminary review requirements for the right-of-way we believe that will need to review. I’m here this evening to make a request on behalf of the Homeowners Association board that when PAID is advised of the 2nd St vacation by the city or provided with plans to approve that they advise our board by contacting us on our web page and send us a letter.

District Engineer Fradley: We don’t need to notify. I can give the information to the board on how we handle those things. There are rights we may or may not have on public property (reservations, easements, things like that). The city notified us to give an approval, a no objection letter it comes to the board. The application has been made in my office and will be on the next agenda for the approval of the right-of -way. That is all I can talk about because the applicant is not here, but it is on the agenda. We are doing it like any other vacation or right-of -way and we can talk about it then.

Donna Marie McCormick: That was notification thank you. Obviously, it has been confirmed that it is a PAID decision.

District Engineer Fradley: We don’t know that. Nothing has been submitted other than the check.

Donna Marie McCormick: Have you seen the plans for the four houses that was approved by this board? I know the plans expired on the original.

District Engineer Fradley: **Yes.** The building permit has not been submitted.

Donna Marie McCormick: We are having a candidate’s night anybody that wants to attend it will be via Zoom September 20th.at 7:00pm Check your emails.

Lori Bernardi - 11681 NW 6 ST Plantation FL 33325 – Dumping concerns. Dumping your stuff out as soon as bulk comes around is ridiculous and it sits out there and that one neighborhood where they have maybe six houses there and I don’t know it’s their community that they load that front entrance thing, and they are the ones dumping it? One day I did film them and complain to code, and they said we must catch them doing it and I’m out there filming dumping everything by the canal. Putting mattresses is ridiculous and imagine if there is a flood.

Commissioner Flanigan: I saw a refrigerator out there one day I think there is a law that you must remove the doors.

Commissioner Cariffe. Can't we call and make a quick complaint?

District Manager Alvarez: I will contact code enforcement.

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DISTRICT ADMINISTRATOR REPORT:

District Administrator Telles: The Consent Agenda for July,2022, that has not changed and Cash Flow for period ending July 31st, 2022. (Overview)

Chairman Nieset: I see at the very bottom a \$50, 000 for equipment reserved.

District Administrator Telles: That was a transfer, we only have two more months and I'm waiting to see if the pump station we are working on we get billed for that at the end of our FY. I'm leaving the money in there and if at year end if it's not then I will transfer it all into the equipment reserve.

Vice-Chairman Szerlip: Has fuel reserved gone up?

District Administrator Telles: Yes. I can't tell you the percentage. Propane has gone up , fuel for the vehicles has gone up, I'm sure that Waster Management or whoever picks up the garbage our cost will go up.

Chairman Nieset: What do we use Sun-Sentinel for the newspaper?

District Administrator Telles: Advertising under legal notices in the classified section.

Commissioner Flanigan: On the Consent Agenda for United Health Care how often does the payment come around?

District Administrator Telles: Monthly insurance payment. I can shop around, increase the deductible. We've had that policy for so long and they are grandfathered in, and it only goes up every year about 2% very minimal and its exceptional coverage. It covers five employees only single coverage. Family coverage is off the chart.

Motion made by Commissioner Fein to accept the Consent Agenda for July 2022, second by Commissioner Cariffe. Motion carried unanimously by voice vote.

District Administrator Telles: I'm handing out the proposal for Dynamic with total administration fees, I've looked this over and have no problem whatsoever with it. He would be stepping in and continue doing everything like I did and even a little more. If you are to approve this, I will make it as easy for Mr. Andrew's as possible and work with him as records management (48/years) I have the requirement on what we must keep so three times during my tenure we destroyed 26.5 cubic feet and another 24.5 cubic feet and another 18 cubic feet of documents which we were allowed to destroy. The rest are on files in my computer, and I will start downloading and handover to Robert and told him at least seven years to begin with and as he continues to need more information, I will get it to him. I will download on to a USB and transfer over to him, my computer has Cloud, external etc. back up and back up three times a day.

Vice-Chairman Szerlip: Was there not another gentleman with you in the last meeting?

Mr. Andrews: Yes. As I said last time typically and looking at your meeting schedule that eleven of your twelve meetings, I will be in town that week on that one off somebody will come but I will always be on Zoom. We are all interchangeable to some extent. We had a conversation with Joe already about some of the milestone's things that need to happen from your end and the conversion and closing out payroll and the reopening from one cycle to the other and have looked at that and there will be some work that will happen and start interacting about midmonth. As far as closing out is that Joe is going to close out the cycle that will end for September 30th as preparing was in that cycle that will go over to Ken Smith in November for the start of the audit. On our side we'll pick any of the payables that might be approved back the other way. It's a process that a lot of it is behind the scenes. Commissioner Flanigan I can tell you that on an old grandfather plan that is an extremely great rate

Commissioner Flanigan: I can tell you something about being grandfathered in.

Commissioner Fein: Sad to see you go Joe.

Motion made by Commissioner Fein to accept the Dynamic Accounting Inc. agreement second by Commissioner Cariffe. Motion carried unanimously by voice vote.

District Administrator Telles: Another thing on the agenda is HR for 2021/2022 I'm amending the budget and will remain the same I'm just moving the figures around to specific categories some that were way over and others that were way under and it will still come out to \$875.00/acre but I'm readjusting the individual categories.

District Attorney Tolces: You may want to do a motion to approve the 2021 budget to the 2022 budget as presented by Mr. Telles.

Motion made by Commissioner Fein to approve the moving of the 2021 budget to the 2022 budget as presented by Mr. Telles second by Vice-Chairman Doc Szerlip Motion carried unanimously by voice vote.

District Administrator Telles: Since we are a month behind like this month, I presented to you my July report and next month. I think it is only fair to Roberts that I go ahead I will do the September report and attend the October meeting so that I present the September report. At that point he will have to do a revised September since we have invoices coming in after September 30th as it pertains to the district year 21/22. I will present my initial report for September and then he will have to do an amended report because of the invoices that will still come in.

District Attorney Tolces: If you wanted to just say your name before your talk so that whoever transcribes the minutes will know who is speaking.

Vice-Chairman Doc Szerlip: What was it that you changed on this?

District Administrator Telles: Expense categories

Motion made by Commissioner Fein to approve the 21/22 Amended Budget second by Commissioner Cariffe. Motion carried unanimously by voice vote.

District Administrator Telles: In this box is the GPS camera for the vehicles we might need to get them installed.

Commissioner Fein: I can give you the contact for the person who installed it in my daughter's vehicle.

District Administrator Telles: My second question is where is the information going to go? Do we want it to go to Robert or one of the board members for the monitoring?

Vice-Chairman Doc Szerlip: Should it not go to Angel?

District Administrator Telles: No.

District Manager Alvarez: Maybe it should go to the chairman.

District Attorney Tolces: We just need to make sure that someone knows where the information is being stored because in the event, we do get a public records request and we need to produce something we need to know that someone has access.

Commissioner Fein: Can we add an email to the PAID account?

Commissioner Cariffe: We just need to know what the retention policy of the data is such as is it only reporting seven days, is it continuous, downloaded and then stored, and what does that retention policy look like and perhaps in writing. Do we need to come up with a retention policy.

District Attorney Tolces: I'll wFork with Joe, Angel and Robert and see if we can bring it back to you next month.

Commissioner Cariffe: The problem I see is and I will just say a condominium or HOA in general that might be recording their license plate or whatever that happens to be is that if someone comes six months later and aske for something is what does that retention policy look like and how much of the data is being saved.

Commissioner Fein: Some of it is dependent on whatever service we use to record and send to the Cloud. It comes with a plan, and we will need to know what the retention policy is, and someone will need to download and bring it back to the Cloud.

District Attorney Tolces: We will do the research. My friend represents other entities that deal with video recordings and surveillance cameras through GPS. We'll be able to come up with a draft next month.

LEGAL REPORT:

District Attorney Tolces: On your agenda tonight is the Termination of CRD Associates Plat Agreement (P8605.01) and this goes back to 1986 when the CRD Associates Plat was approved and recorded and part of that there was a plat agreement which had certain requirements for the developer and they have all been complied with and I believe that what they are doing now is going forward with some financing on the to have for title purposes the plat agreement terminated. There is no reason based upon my review the plat agreement and the status of the development which has been complete for many years to have that plat agreement place anymore. Therefore, termination would be appropriate at this time.

Motion made by Commissioner Fein to approve the Termination of CRD Associates Plat Agreement second by Vice-Chairman Doc Szerlip Motion carried unanimously by voice vote.

District Attorney Tolces: I'm still monitoring the City of Plantation code enforcement lien foreclosure case against the property to the North as it is still progressing. I have not filed any motions I still monitoring to see what happens. There has been a motion to dismissed filed I believe by one of the property owners who lives in the adjacent neighborhood, Mr. Freeman, and so he is trying to get the case dismissed. The goal was to work with the city and if they got a final judgment foreclosing its lien that the district could somehow acquire the property. We must wait and see if the judge has any standing to assert anything like that. The city's attorney's office is handling that so I will keep you advised. Other than that, Joe is has been a pleasure to work with you this past year and a half and your guidance and knowledge will be missed.

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ENGINEER'S REPORT :

A. CONSENT ITEMS: NONE

B. QUASI-JUDICIAL ITEMS

The items in this section are quasi-judicial in nature. If you wish to object or comment upon any of these items, you must be sworn before addressing the Board of Commissioners, and if you wish to address the Board, you may be subject to cross-examination. If you refuse to submit to cross examination, the Board of Commissioners will not consider what you have said in its final deliberations.

B1. **Blocker Estate (S2207.01)**Site Data Record

District Attorney Tolces: Party sworn in.

District Engineer Fradley: This item meets all the criteria of the district (Overview on approval) Recommendation to approve.

Motion made by Commissioner Cariffe to approve the Blocker Estate Site Data Record document (located at NW 4th Ct. and Flamingo Rd) second by Commissioner Fein Motion carried unanimously by voice vote.

District Engineer Fradley: Application submitted and approved you may sign.

C. BOARD ACTION ITEMS – NONE

D. DISCUSSION ITEMS

D1. Pump Station Number 3 Rehabilitation (D1707.01-3) Update

District Engineer Fradley: (Overview) Witnessed pump test, we know it runs, Meeting on August 22nd we were there and the SFWMD they are restricting the contractor from pouring materials in the right-of-way , east of the road and west of the canal, we offered the area between Old Hiatus and the canal, Monday the equipment will be there and will start tomorrow and then do all the work from the pump house through the canal , inside tear it down, blast the tank, then seal it , the pump gets dropped in. Not a lot of work to do maybe a month. Delay is on his end and expect him to move fast.

District Manager Alvarez: Pump #3 will be offline.

D2. PAID Policies and Procedures (D2109.02) Discussion

District Attorney Tolces: I was able to reach out to my contact at FPL, Broward County Liaison who arranged to have someone meet with me and with Commissioner Fein.

Commissioner Fein: There was a meeting scheduled for Monday and they were a no show, and it was rescheduled for Tuesday at 12:30pm Angel and I showed up so ultimately, we did a WebEx and the issues with the poles was discussed. Angel has a picture of all the double poles there were two poles, abandon poles putting in new poles and left the old poles. Angel sent all the pictures, I told him that was only one of the issues, the double poles from our perspective some of the pole’s place in the easement affect the flow of drainage maybe or maybe no significantly however we would like for them to come out and look because from our observation when we do have a heavy rain storm the streets that have underground utilities flood far less and it could be a coincidence or nothing to it and may be other factors creating that but visually when I drive and I live in the North Acres there are city streets completely underground that are and all the other streets are 6” to 8” in water and also there are some poles blocking our drains. We are going in the right direction so thank you for putting us in contact. He said that once we go through the poles and he also said some of the poles may not be owned by FPL.

District Engineer Fradley: Some that are there now are owned by Bell South and they put their own in because they were having issues. We sued them FPL because they were running underground and they moved them many are Bell South and maybe they are ATT...they are not going to take them out.

Commissioner Fein: Good thing there is communication.

D3. Permit Activity (D9408.02 & D9408.03) Summary

D4. Violation Activity (D9611.01) Summary

District Manager’s Report

District Manager Alvarez: Recommended a maintenance program with the canal maintenance company, has four weeks per month, four visits per month at twelve miles, three miles per visit to get each square inch done, if he doesn’t get it done, he is not getting right. I will notify him on the days. I received his report today. Project sheet provided. Biggest project is the exterior painting of the building.

Last Month’s Follow Up: See weekly projects.

<u>Runtime hours</u> –	Pump 1 = 3506	Pump 2= 3726	Pump 3 = 3760
	Pump 4 = 3149	Pump 5 = 4642	Pump 6 = 3337
<u>Canals:</u>	This month = 2.78’ avg	Last Month = 2.66’ avg	YTD = 2.74’ avg
<u>Rainfall:</u>	This Month = .53”	Last Month = 6.64”	Year to Date = 36.53”

