

**MINUTES OF MEETING
SEMINOLE IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Seminole Improvement District was held on Monday, September 14, 2015 at 4:00 p.m. at the Seminole Improvement District Office, 4005 Seminole-Pratt Whitney Road, Loxahatchee, Florida.

Present and constituting a quorum were:

Janet Kroll	Vice President
Jared Stern	Secretary/Treasurer

Also present were:

Kenneth Cassel	District Manager
Robert Diffenderfer	District Counsel
Chris Potts	District Engineer (Via Telephone)
Maurice Berry	Minto

The following is a summary of the minutes and actions taken during the September 14, 2015 SID Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cassel called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 3, 2015 Regular Meeting

Mr. Cassel stated each Board member received a copy of the above referenced minutes and requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor the minutes of the August 3, 2015 meeting were approved.

FOURTH ORDER OF BUSINESS

Financial Report for Period Ending July 31, 2015

Mr. Cassel indicated an amendment to the Fiscal Year 2015 budget will be presented at the October meeting.

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor the financials were approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Amendment to Water Control Plan

The public hearing was opened and the following was discussed:

- The Board will be asked to preliminarily approve the amended water control plan.
- The District Engineer will prepare an assessment of benefits, which will be brought back at the October meeting.
- Ms. Kroll questioned whether the landowner entity identified is correct.
- Ms. Kroll stated the last check batch had three checks for the licensing of Minto West Phase I Town Center Parkway and water application review fee. She asked if the license will be changed to SID. Mr. Diffenderfer responded any permits or licenses for infrastructure SID will be responsible for will be turned over to SID.
- There was further review and discussion over the amended water control plan.

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor the public hearing was closed.

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor the preliminary amended water control plan was approved and referred to the District Engineer for calculation of assessments and benefits.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-10 confirming the Board's Intention to Utilize the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments

There being no questions or comments,

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor Resolution 2015-10, confirming the Board's intention to utilize the uniform method of levy, collection and enforcement of non-ad valorem assessments, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Work Authorizations

A. Amendment #1 to Work Authorization #1 for the Water Control Plan Update at an Increase of \$3,600

Mr. Potts reviewed Amendment #1 to Work Authorization #1 for an increase of \$3,600.

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor Amendment #1 to Work Authorization #1 for the water control plan update at an increase of \$3,600 was approved.

B. Work Authorization #15 for Utility Rate Study and Bond Feasibility Report at a Total Cost of \$91,425

Mr. Cassel explained this covers the consultant fee to get the correct rate structure for the bond issue and for the Engineer's Report by Farnier Barley.

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor Work Authorization #15 for Utility Rate Study and Bond Feasibility Report at a total cost of \$91,425 was approved.

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Financial Audit for Fiscal Year 2015

There being no questions or comments,

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank for the Fiscal Year 2015 financial audit was approved.

B. Declaration of Two Pick-Up Trucks as Surplus Equipment

Mr. Cassel requested a motion declaring the two old pick-up trucks as surplus equipment.

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor two old pick-up trucks were declared surplus equipment.

C. Contract Amendment for Blake's Pump

Mr. Cassel explained a lot of the time Blake's Pump has been working on items for the landowner is no longer needed; however, the amount of work for SID is increasing. It is recommended that his contract be amended to reflect an increase of \$3,000 per month, which breaks down to 10 extra hours a week at a rate of \$75 per hour.

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor the amendment to the Blake's Pump contract was approved.

D. Resolution 2015-11, Designating Signatory*

Mr. Cassel reviewed Resolution 2015-11, which will add Ms. Linda Yonke as a signatory.

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor Resolution 2015-11, designating Ms. Linda Yonke as a signatory, was adopted.

NINTH ORDER OF BUSINESS

Engineer's Report

A. Monthly Progress Report

Mr. Potts reviewed the monthly progress report, a copy of which is attached hereto and made a part of the public record.

- Mr. Stern asked how long the County will take after receiving Mr. Potts' comments on Seminole Pratt Whitney Road.
- Mr. Potts responded the County indicated they have four weeks to review. It may take seven weeks to get all the department heads to comment.

TENTH ORDER OF BUSINESS

Attorney's Report

A. School Board Update

Mr. Diffenderfer reported there was a mediation session with School Board representatives.

- They are concerned over \$12,000. The proposal made to them would result in the District compromising over \$12,000.
- The School Board expressed concern and does not want to pick up increased assessments due to development related activity from the landowner. District staff does not feel this is unreasonable and proposes to isolate the School Board properties as a second unit that will be shielded from further development related increases.
- The School Board requests payment or credit offset against the amount they are owed of \$60,000. This figure comes from an agreement SID had with the School Board relating to Frontier Elementary. At the time, the waterlines were oversized with the anticipation of growth and additional customers. The agreement was the School Board would get the first \$60,000 of the connection fees from future customers. SID was paid for impairment of the lines by the County; however, it is District Staff's position that the payment received by the County did not include the School Board component for revenue.
- The School Board spoke with the County and it's the County's position that SID was already paid the \$60,000 and SID needs to pay the school Board. District Staff and

the School Board agreed to speak with the County together for clarity, but that has not occurred yet.

- Mr. Berry and Mr. Diffenderfer spoke with the County last week in connection with the utility closing. The County Utilities' position is they will pay the first \$60,000 of connection fees when and if someone connects to the lines. The School Board believed the County was going to run all the service down the West Palm Beach line and deprive the School Board from any revenues from the SID line. The County has said they will continue to use the line and honor the agreement. A finalized resolution will be brought back to the Board for approval.

B. County Water Department Update

Mr. Diffenderfer reported the following:

- He met with Mr. Mike Jones, the attorney for the County's Utility Department, last week.
- The District triggered its demand for incremental capacity for water and sewer. Connections have been made on the ground and the project is in testing phase.
- The documentation needs to be finalized on this agreement because the County still owes the District \$132,000.
- A graphic map of service lines was distributed and reviewed. The County is providing a legal description so SID can grant them an easement to build their own line.

On MOTION by Ms. Kroll seconded by Mr. Stern with all in favor it is the District's intent to grant the County an easement.
--

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

September 14, 2015

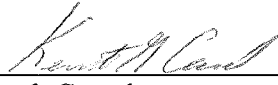
Seminole Improvement District

TWELFTH ORDER OF BUSINESS

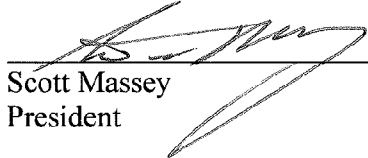
Adjournment

There being no further business,

On MOTION by Mr. Stern seconded by Ms. Kroll with all in favor
the meeting was adjourned.



Kenneth Cassel
Assistant Secretary



Scott Massey
President