

BOARD OF SUPERVISOR'S MEETING
PINE TREE WATER CONTROL DISTRICT

Tuesday, June 11, 2024

6:00 P.M. Following the Landowners Meeting

AGENDA

I. Call to Order

II. Consent Agenda

- a. Approval of Minutes
- b. Board of Supervisors Meeting January 9, 2024
- c. Ron Bennett, CPA Annual Financial Report 09/30/2023
- d. Financial Report

III. Attorney's Report

IV. Management Report

- 1. Roads update
Chris Wallace regarding road and equine area
- 2. Bills paid by Kerry Hitt
- 3. Engineer
- 4. Review of Budget for Year Ending 09-30-2024 and
proposed Budget for 2024-2025
- 5. Set TRIM for 2024-2025 _____

V. Board Comments

VI. Next Meeting:

- 1. Next Regular Board Meeting 07/23/2024

VII. Adjourn

MINUTES

**PINE TREE WATER CONTROL DISTRICT
BOARD OF SUPERVISORS MEETING
HELD TUESDAY, JANUARY 9, 2024
AT VILLAGE OF ROYAL PALM
151 CIVIC CENTER WAY
ROYAL PALM BEACH, FLORIDA 33411**

Pursuant to the foregoing notice, a meeting was held for the Pine Tree Water Control District Board of Supervisors on Tuesday January 9, 2024 at 6:00 PM at Village of Royal Palm located at 151 Civic Center Way, Royal Palm Beach, Florida 33411.

Members present were: Kerry Hitt, Chairman (By Zoom)
Phil McLellan, Supervisor
Ruben Ferrazzano, Supervisor

Others present were: Betty Camplin

I. Call the meeting to order

The Meeting was called to order by Kerry Hitt, Chairman, on January 9, 2024 at 6:00 pm.

II. Pledge of Allegiance

Everyone stood for the Pledge of Allegiance.

III. Consent Agenda

Motion made by Kerry Hitt to approve minutes of regular meeting held November 29, 2023, second by Ruben Ferrazzano. Motion carried. (3-0)

Kerry said I know there was a lot of discussion regarding the increase in taxes but that was because what we were facing in legal fees. Since that time there were significant delinquent taxes paid and we should be able to reduce the tax rate considerable this year. We can't tell who paid delinquent taxes because they don't give us a breakdown, just a total. With that said, I will let Betty give the financial report.

Betty Camplin presented the financial report though January 8, 2024 stating some of the expenses was \$14,000 which we had to pay to Wellington for a judgment. Kerry said it's basically for one of the lawsuits where we tried to stop and we sat down trying to save some money and came up with a settlement. Kerry asked if anyone had any questions and no one responded. Motion and second to accept the financial report as presented.

IV. Attorney's Report

Kerry Hitt stated next on the agenda is the attorney's report, and the reason we didn't have the attorney here last meeting and this meeting because he had been ill. I have talked to him and he is back at work. I do have a plan of attack from him and we're cautiously moving ahead. Hopefully by the next meeting he can come in and talk and let everyone know what the game plan is. We are looking at moving ahead and feel as though there is a good chance on coming out of this in better shape than it looked like we were. We were talking about the possibility of just giving up; that was the discussion at the last meeting. I'm thinking there are 2 things basically with the attorney the approach we are going to have and along with the fact that we do have financially way more sound than we had anticipated. I think it's going to be a good outcome. That's really all I can say about it at this point.

V. MANAGEMENT REPORT

Protocol for the meetings:

Kerry Hitt: Last meeting we decided we were going to have some kind of protocol for the meetings because it really turned into some kind of free for all and Betty was having a hard time putting the minutes together. So we decided we'd ask for a list and we have a list of things we want to address. The issue of it that I think we have is a lot of the things we have asked to address don't fall under the realm of the water control district. I've looked up the Charter and I've read it and basically the thing that we are in charge of controlling is basically water control. Making sure the ditches are clear and the water runs out. That is what our function is. Unfortunately we had the roads dumped on us. That's something we're still are working on and we know there are a lot of issues and I believe that we are better than we had been. Ruben has been working on them and has been a little under the weather. All in all it isn't too bad and I know we've had some really bad rain.

Ruben Ferrazzano: Yeah that rain really screws us up. And we can't grade. If we know it's going to rain tomorrow, we can't resume. It's really a mess. Depending on how much rain we get, if it rains today maybe we can do the roads the second day after. We've had about 14 loads brought in. It's never ending with the roads now that we have the horse people here and we didn't have as many horse people as we did before. There's a lot more traffic, more people coming in and out. The livery drivers are just flying down the roads tearing everything up. There's just more traffic. So that means more material. I was looking at 100 truck load of material for each road at \$460 per load, you're talking \$40,000 per road and that's not including we have to put a crown on the road and the labor that's involved. So we're talking \$50-60,000 per road multiplied by 6 roads. Once we get it up and put a crown on it we shouldn't be spending that every year. But to get them up to par on 6 roads at \$50,000 a piece is \$300,000 right there. That's not even in our budget.

Chris Wallace: One of the things with the roads is and don't forget this was dumped on us. We're all in the same boat. And this was thrust upon us. And that's why our taxes are higher, that's why the roads are not always the way everyone would like them.

Rebecca Urbina: I'm curious as to the paving. Is that part of the lawsuit? Or the attorneys you're talking about next week?

Kerry Hitt: Paving right now is off the table. Originally the roads were because of being equestrian were suppose to be dirt and that's the way it's been for a number of years. There's so many other issues and so much history behind where we were who was taking care of the roads which was Wellington and why they stopped and we're still trying to see if we can come to some kind of resolution. Paving the roads would probably be great for property value, but it would not be great for the horses, but we have bridle pads and a lot of other things we can look at. I think that's just down the line. I don't see it happening because it's going to be very expensive.

Rebecca Urbina: When you speak about the attorney coming next week to inform everybody what's going on.

Kerry Hitt: No, No. Next meeting. We're going to be talking to him next week and we may have a shade meeting between the board here just to come up with a solution. To come up with a plan. Not the paving, just the lawsuit. There are a couple of lawsuits involved. I have a summary, history of it if you give me your email address I can send it to you to bring you up to speed.

Charlie Brown: It was about a year ago Terry Brown, that Terry ask that we set aside some money to evaluate this. The paving has a long history and there is a lot of issues to it but from my perspective, that for a couple of years that I've been coming to these meetings, it's a lot of speculation of what to do with the horses, how much does it cost to maintain the roads. The point of fact is the combination of the weather. Being dirt roads and the heavier traffic I don't know that keeping them dirt is a stable solution for the long term. We've been talking about roads since I've been coming, honest. And this is no slam at any of you.

Kerry Hitt: I understand that.

Charlie Brown: I think we should move forward at some point in time and do what Terry was asking to understand what the plan would look like because right now it just kind of keeps getting the can kicked down the road. We need to be working from point of facts, an expert opinion, what it cost, how would we handle the horses. I think it's worth the money.

Kerry Hitt: I don't disagree with that. Right now we had the roads dumped on us. We're just getting our legs underneath us. Finally things are coming together. We still need to have

Wellington involved. We need to make nice with Wellington if that's ever possible. And that's something we're going to try and work on. This is maybe the first time we've been in the situation with the money coming in and maybe we can look at something like that. But that was out of the question before because the attorney fees have been staggering.

Charlie Brown: Part of the frustrations by the homeowners is I can pull up the agenda from 2 years ago and it would look very similar. And again I'm not slamming anybody but we need a process moving forward so that we can talk about what has transpired, how we've moved forward rather than we're still working on the same issue.

Mauricio Urbina: If I understand correctly I think I would second the motion for us create some type of study or analysis as to what it would take to pave the roads in terms of the expense and even the financing. And I will be happy to make my resources available. I'm in commercial lending so financing is a possibility to even pave the roads.

Kerry Hitt: The meeting isn't set up that we can do that. What we'll do is among the board is what we'll do is come up with a resolution among us.

Chris Wallace: (question to Mauricio) If you are involved in that do you have anything to do with getting grant money? There was discussion among the audience regarding the study and what the people of Rustic Ranches wants, how much the study would cost etc.

Henry DeGouw: I had the information but I didn't bring it with me. I knew you was in the middle of the lawsuit and knew it was out of the question. I understand what you are involved in. You can't even talk about it because the attorneys have got you blocked in. The study can be done. Wellington had dirt road and Wellington paved that, they're paving roads in Loxahatchee. We're way behind now. And it's not your fault. I was promised us all the way back. The study can be done and I can give you that information, I do have it. I was around 5 grand.

Kerry Hitt: Let's do that. If we can get a starting point, a contact and two or three people to look at that

Charlie Brown: Let me look at it and see what is there.

Unknown: We need a comprehensive home owners guide so we can get everybody involved and everybody's opinion.

Kerry Hitt: Here's my issue with that. I totally agree with you. We are a water control district. Our responsibility is water control. OK? Roads got thrown on us and that's a whole other issue and that's the fight that's going on with Wellington. What you're looking at is maybe a private meeting. Homeowners Association is sometimes a scary thought. But along that order.

Chris Wallace: Could we do a sub-committee?

Kerry Hitt: You could do that, you could set it up. This is sort of a focal point. If you could set it up and have a meeting at your house like you did once before. Get the people together, pull everybody together then see what you could do.

Chris Wallace: I'm sure I could have a meeting at Dr. Fredericks house again. We could only have one supervisor there.

Kerry Hitt: Yeah, I understand that. Can you do that out of this meeting? Could you put that together?

Chris Wallace: I could try.

Kerry Hitt: Something I want to address. We're talking about Wellington and the issues we have had with Wellington. I recently was contacted to maybe looking at sitting down and seeing if we could re-hash the issue with Wellington because there are two council members that are going to be replaced in March. Word from the City Manager and he has so far to me seemed to be willing to try and work together and get things worked out. Then I found out that maybe there is going to be more than a new council member, because there has been a recall. Is anybody familiar with the recall? Maureen would you stand up? You know way more about it than I do if you could walk up and explain what has happened and why the movement is taking place.

Maureen Brennan: I am the owner of San Saba Polo Farm in Wellington. I initiated a recall for 4 councilmen that did the first round vote in favor of the Bellissimo projects that is going to take 96 acres of the preserve. I don't know if any of you have been following it at all but this started back in April when I started on this. First meeting was in June. But on November 4 councilmen decided that it was wise to take part of the preserve and develop it into potentially 400 homes. They want to give it a residential zoning. As well as South Shore Resita that would have another 107 homes. They are willing to trade the equestrian preserve. I think they are doing that all over Wellington in general. I work with a bunch of volunteers, there is a legal coalition working on this as well to get them to not go ahead with this development. They have been tone deaf, blind, mute to everything to will of the residents. I have 8,000 persons signature of signed petition that's been going on. We have 587 public comments into the Village that is 75% opposition all the facts going against this. They just ignored everything and they're just going with what the developers want. I think it's a real tragic thing. Any horse person here knows once you take one acre you're done. The bottom line at the end of the day if you take any land that horses need for houses you'll have nothing but houses. It happens everywhere. I am a Wellington resident, I've been here fulltime since 18. I've been showing here since 92. Change of the polo since 2002. And I bought a farm in 19. I am pretty heavily invested emotionally as well as financially. There is no place in the world like Wellington. I think most of you know that. Kerry gave me this moment and I don't want to take too much of your time. That's why I'm here tonight to make you aware of what we're doing and why we're

doing it and we're actively getting signatures for this. We're going to places like food trucks, The Green Market, Whole Foods, Trader Joe's, there are hours at my farm tomorrow. You must be a Wellington registered voter to sign these in person petition. It can't be digital. It is Anne Gerwig who is going to term out as mayor, she is running for higher office. Michael Napoleon is the Vice Mayor, he is going to leave his council seat and run for mayor. My apologies let me back up, he is the only one that did not vote for this. Michael Drahos is a councilman that is terming out. It doesn't matter, we don't care. I March they term out but we think you need to know they are not representing Wellington and the people. John McGovern.

Chris Wallace: Anne Gerwig ran on an un-opposed list. There was just no one that would run against her. What I want to know is just how powerful is this group that's making this movement to sell off some of the equestrian preserve?

Maureen Brennan: I'm new to all this, I'm a horse person, I'm one dimensional. I got heavily involved in April. They are very compromised I would just say. Giving to political pacts is legal but \$500,000 in 2016 election. That was just for the ads. So it's Drahos, Siskind and McGovern. Siskind and McGovern have two more years they definitely can get recalled. Drahos is terming out in March.

Chris Wallace: Is there any sort of injunction that you can have put on these people?

Maureen Brennan: The problem is last year because this state is heavily lobbied by developer money that we can no longer do a land use referendum after they make a decision on a land use change. They did it in 2016, 2/3's of Wellington which is mostly non equestrian voted to tighten the zoning on the equestrian preserve. No hotels or no condo hotels. So they're ignoring that data also. We can't do that anymore as of last year. We can only go as lawsuits. It's a lot of money but there as legal coalition, there is a woman that started it. Her HOA is the Equestrian Club Estates which is right in the middle of it next to the horse show in the middle of where they are going to build all of this. She started it and raised a lot of money, but all these experts and all these months is pretty much all gone. We're raising separate money for this PR campaign. When you start uncovering everything it's a very dirty situation. They are quite untouchable quite honestly in my opinion.

Interactive discussion among the residents and Maureen Brennan followed.

Kerry Hitt: We were on the topics of discussion. Let's move along here. There is a whole list of things here that people have called in and wanted to discuss. As I started to say earlier our function here is a water control district and we can address any of these things that have to do with water control. What I'd like to do is from this list maybe use this as sort of a seed list or a special meeting that one of you can call and then get together and discuss this. Most of these are Wellington issues. Again it's the chicken or the egg as we have got to get things resolved with Wellington and get along with them in order for some of this stuff to work. This can't just keep going on like it's going.

Charlie Brown: I think these things are thrust upon this board because we don't have anything else. Are you suggesting that we narrow the scope of what you three are looking at and go out and form committee to see what the chickens are running around?

Kerry Hitt: Yeah. And that's kind of what the meetings have turned into. I'll go to the topics and like the first one is have Wellington return their position of responsibility for the maintenance of roads. That's one of the functions that we as the board are working on. We'll try to do that. Someone else suggested have other companies included in plan for mowing and swale maintenance. I'm going to ask Phil to address that.

Phil McLellan: I put a phone call into the company that does us now and told them there were 2 items that we had and to make sure we mow everybody and to not mow over garbage. We'll see if they comply and if they don't comply then we'll look into another company that will.

Ruben Ferrazzano: I looked into Brightview Landscape and left two messages. They never called me back. They are not listed with the Better Business Bureau and have had some complaints. If you go to their website they're rating is like 3 stars. I'm not sure if that's what we want to get into. The problem is we can hire a smaller guy and he may have all the equipment but they've got to be able to get in there and cut that grass and do the whole thing in 10 days and not take a week. Wellington has the people. When they come out they come out with a large crew.

Phil McLellan: I just think we could try to manage them a little better.

Kerry Hitt: I think that's the direction to go with them. Let them know we're watching and stay on top of it. Discussion followed of other landscapers, flow of water and overgrown swales.

Ruben Ferrazzano: I wanted to discuss the issue of drainage on Skipiks.

Henry DeGouw: If you want to see a good example of a real mess take a look at Cottontale with some of that same issue. They've piled all that roof stuff and it's completely blocked.

Ruben Ferrazzano: Are we fining him?

Kerry Hitt: Yes we do have the ability to do that.

Ruben Ferrazzano: We have other issues of people putting in crossovers into their land without even a culvert pipe. Others are putting in the culvert pipe without a permit. There a couple of them already. I talked to one of the owners and he said yeah I'm suppose to hire an engineer.

Kerry Hitt: We've given several permits.

Ruben Ferrazzano: It's not fair for those people to pay \$1,000's of dollars to do it the right way while others don't. We need to police that and follow up on it.

Kerry Hitt: Send the information to me. Phil is going to look into someone to give us a quote to clean out the culverts. Not everyone is going to need it but the homeowner is going to be responsible for cleaning 12" into it. If it's clogged up more than that then we'll look into that. I have a letter that we sent out about cleaning all the brush and shrubs out of the swales. I can just add to that. Let's take a look at it before we come up with a number. If it's more than 12 or 14" we'll have to look at someone bidding that. Discussion followed.

Kerry continued going down the list. The roads. At this point we are doing the roads. As far as looking at doing a survey I think it might be a little early. Let's look into finding out what a study would cost to see about having the roads paved. My comment on this is it's going to be pretty expensive.

Henry DeGouw: I've talked with Loxahatchee Groves and they've done the roads for a lot less.

Kerry Hitt: My question is the thickness. The problem road base has to be heavy enough to withstand the truck traffic going back and forth doing all the developing. That's what's tearing up the roads. If we're going to do it we have to do it right.

Henry DeGouw: Loxahatchee was telling me it ran about half million per mile. Discussion followed. I'll make a motion that we put a committee together to look into the cost of paving the roads and have that done by next meeting. Can you get me the information Henry?

Henry DeGouw: I'll give you what I've got and who to contact.

Kerry Hitt: After the meeting we'll get together and by next meeting we'll have a number. I think we've covered everything in comments. Is there anything else?

Ruben Ferrazzano: On Rustic Road and Deer Path, there's a North and South squiggly, there's a washouts there.

Kerry Hitt: Right by Terry Brown's house?

Ruben Ferrazzano: Up from your place. I have put two cones there so people would notice it. So we need to fix that.

Our next meeting is April 23, 2024.

Kerry Hitt: If there's nothing else motion to adjourn the meeting. 8:06 pm.

Kerry Hitt

Phil McLellan

PINE TREE WATER CONTROL DISTRICT
FINANCIAL STATEMENT
01/09/2024 THRU 06/11/2024

	SUNTRUST	TRUIST	
<u>CASH:</u>	MONEY MKT	CHECKING	
Starting Cash 01/09/2024	527,108.44	5,000.00	
Transfer from Money Market	-80,691.62	80,691.62	
Permit Income			
Excess Funds (PBC)			
Interest (PBC, Suntrust & Truist)	5,930.85		
PBC Investment Earnings	478.14		
PBC Tax Collector	108,016.24		
Total Cash on Hand	560,842.05	85,691.62	646,533.67
Expenses:			
Bank Serv Chgs (Wire Transfer)			0.00
Betty Camplin-Fees		3,750.00	3,750.00
Betty Camplin-(Advert,Postage,ink & Checks)		366.53	366.53
Daniel Drawdy		3,990.00	3,990.00
Derrevere, Stevens, Black, Cozad Attorneys		15,740.00	15,740.00
Dept of Economic Opportunity (Special District Fees)			0.00
Domain Listings			0.00
Erdman Anthony		2,340.00	2,340.00
Everglades Equipment	57.65		57.65
Floria Court Recording			0.00
Harold Fickett (Website)-GridPlay Designs		925.00	925.00
Hayden Pollack (Setup Zoom)			0.00
Heavy Duty Tire, LLC	851.58		
Hoelscher Inc (Freight on Road Maintainer)	4,432.42		4,432.42
Lockhart Ag Technologies			0.00
Nowlen, Holt & Miner, CPA		4,250.00	4,250.00
Original Equipment	105.00		105.00
Pacifica Engineering		6,765.00	6,765.00
Palm each Aggregate	5,671.63		5,671.63
Palm Beach Aquatics		7,750.00	7,750.00
Palm Beach County Property Appraiser		150.00	150.00
Palm Beach County -BOCC			0.00
Palm Beach Post		181.22	181.22
Ruben Ferrazzano (Reimb for Parts & Fuel)		261.47	261.47
Sadow Excavation		3,815.00	3,815.00
Stormwater Engineering			0.00
Tiger Lake Investments (Tractor Finance)		4,232.40	4,232.40
USPS (Box Rent)			0.00
Village of Royal Palm Beach (Rent & Deposit)		50.00	50.00
Wellington Pro Lawn		25,420.00	25,420.00
Walter Burgess		705.00	705.00
Zoom Meeting	79.95		79.95
Total Expenses	11,198.23	80,691.62	91,038.27
Account Balance 06/01/2024	549,643.82	5,000.00	554,643.82

REVENUES	2023-2024 ACTUAL					2023-2024 BUDGET			VAR				
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY		JUN	JUL	AUG	SEP
Rustic Ranch Assessment (PAM) (UNIT 1)		65,932.94	91,164.28	3,998.96	50,303.18	3,998.64	7,008.38	6,981.98			26,187.64		255,576.00
Agricultural Assessment (PBM) (UNIT 2)			21,387.78				4,183.06						25,570.84
Water Mgt (PCM) (UNIT 3)			259,889.38				33,906.02						293,795.40
Less Collection Allowance (5%)													
Discount on Taxes													
Excess Funds Collected													
Uncollectible-SFWM													
Interest Income													
Investment Earnings													
Permits													
Use of Reserves													
Total Revenues													
EXPENDITURES													
Administrative Costs													
Accounting													
Audit													
Banking Charges													
Dues													
Engineering													
Interest													
Legal													
PBG-Admin Service Fees													
Printing & Advertising(Mailing, Postage, etc)													
Rent													
Special District Fees													
Water Testing													
Website Expenses													
LawSuit													
Other Expenditures													
Road Repairs (Capital)													
Canal Weed Control & Testing													
Road Maintenance													
Swale Mowing													
Reserve													
Total Expenditures													
Net Income (Loss)													

Reserve Balance 06/01/2024
 Less:
 July
 August
 September
 Projected Reserve Balance

REVENUES

PRELIMINARY FY 2024-2025 BUDGET

Approved: 6/11/2024

	Units		Total	Total	
Rustic Ranch	638.940000	\$232.00	\$148,234.08	\$148,234.08	
Agricultura	274.960000	\$40.00	\$10,998.40	\$10,998.40	
	913.900000				
Water Mgt	2,566.244200	\$40.00	\$102,649.77	\$102,649.77	
			\$261,882.25	\$261,882.25	
Less Collection Allowance (5%)			-\$10,902.75	-\$10,902.75	-11.92992
Discount on Taxes			-\$5,500.00	-\$5,500.00	
Excess Funds Collected			-\$183.00	-\$183.00	
Uncollectible-SFWMD			\$0.00	\$0.00	
Interest			\$14,400.00	\$14,400.00	
Investment Earnings			\$478.00	\$478.00	
Permits			\$3,000.00	\$3,000.00	
Use of Reserves			-\$104,224.50	-\$104,224.50	
Total Revenues	3,480.144200		\$158,950.00	\$158,950.00	

EXPENDITURES

Administrative Costs

Accounting		\$9,000.00	
Audit		\$4,500.00	
Banking Charges		\$0.00	
Dues		\$150.00	
Engineering		\$10,000.00	
Legal		\$5,000.00	
Printing & Advertising(Mailing, Postage, etc)		\$1,200.00	
Rent		\$500.00	
Special District Fees		\$200.00	
Water Testing		\$3,200.00	
Website Expenses		\$2,000.00	
	913.9	\$35,750.00	39.11807

Other Expenditures

Road Repairs (Capital)		\$30,000.00	
Canal Weed Control & Testing		\$16,200.00	
Road Maintenance		\$17,000.00	
Swale Mowing		\$60,000.00	
Reserve			
	638.94	\$123,200.00	192.81936

Total Expenditures

\$158,950.00