

***Pine Tree
Water Control District***

August 31, 2026

Pine Tree

Water Control District

Seat 1: Rebekah Urbina – C.	
Seat 2: Ruben Ferrazzano – D.S.	
Seat 3: Charles Brown – D.S.	

Agenda

**Monday
August 31, 2026
6:00p.m.**

**Town of Loxahatchee Groves Town Hall
155 F. Road, Loxahatchee Groves, FL 33470**

Zoom Meeting Information

Meeting ID: 899 3393 0809 and Passcode: 835322

1 305-224-1968 or 1 309-205-3325

Phone Conference ID: 89933930809#

1. Roll Call
2. Pledge of Allegiance
3. Discussion of District Quorum Requirements, Resignation and Rescinding of Supervisor Seat(s)
4. Approval of Minutes for the July 30, 2026, Meeting
5. Audience Comments
6. Ratification of District Management Agreement between Governmental Management Services and Pine Tree Water Control District
 - A. **Resolution #2026-01** Appointing a District Manager
 - B. **Resolution #2026-02** Appointing and Removing Officers
 - C. **Resolution #2026-03** Establishing a Checking Account and Designating Account Signatories
 - D. **Resolution #2026-04** Designating District's Registered Agent
 - E. **Resolution #2026-05** Redesignating the Primary Administrative Office
7. Consideration of:
 - A. **Resolution #2026-06** Designating Michael J. Pawelczyk as the District's Registered Agent
 - B. **Resolution #2026-07** Setting the Public Hearing to Adopt the Fiscal Year Budget
 - C. Certificate to Non-Ad Valorem Assessment Roll
8. Discussion of:
 - A. Florida Division of Emergency Management (FDEM) Grant Program, Submissions, and Grant Committee
 - B. Insurance for Pine Tree Water Control District - **this item will be provided under separate cover as soon as it becomes available**
 - C. Website Improvements and Email Management
 - D. Sale of Excess District Property

E. Digitizing District Files

F. Underground Power Lines within the District by FPL

G. Accounts Receivable and Collections

H. Accounting and System Credentials

I. Road and Infrastructure Committee

9. Staff Reports

A. Attorney – District Policies on Enforcement of Drainage Violations

B. Engineer

1) Status Update on the Elevation Survey and Current Flash Riser Elevation - **this item will be provided under separate cover as soon as it becomes available**

2) Proposals For Canal Cleanup - **this item will be provided under separate cover as soon as it becomes available**

3) Update On 5-Year Maintenance Plan - **this item will be provided under separate cover as soon as it becomes available**

C. Field Manager

D. Manager

1) Upcoming Meeting Schedule

2) Discussion and Potential Action Regarding the District's Election Procedures and Any Related, Records, Certifications, Qualifications, Vacancies, or Other Matters Arising Under Chapter 298, Florida Statutes

10. Financial Reports

11. Supervisors Requests and Audience Comments

12. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <https://ptwcd.org/>

MINUTES
PINE TREE WATER CONTROL DISTRICT LANDOWNERS MEETING
HELD TUESDAY, JULY 30, 2026
AT TOWN OF LOXAHATCHEE GROVES 155 F ROAD
LOXAHATCHEE, FLORIDA 33470

Pursuant to the foregoing notice, a meeting was held for the Pine Tree Water Control District Board of Supervisors on Thursday, June 31, 2026 at 6:00 PM at Town of Loxahatchee Groves located at 155 F Road, Loxahatchee, Florida 33470.

1. Call the meeting to order.

Members Present: Rebekah Urbina and Charles Brown, Supervisors

(Rebekah Urbina) Good evening it's 6:00 o'clock. We're going to call the meeting of the board of Supervisors of the Pine Tree Water Control District to order.

(Speaker A) Thank you.

(Speaker C) Speak up a little bit.

(Rebekah Urbina) We are proceeding with the district's important business tonight in the best interest of the landowners. Please rise if you are able, for the Pledge of Allegiance. Thank you. Okay, so I will now call the roll to order. All right, Charlie Brown here. Reuben Farrazano and Becky Urbina here. A quorum is present. We may proceed. Excuse me. As I understand, Charlie Brown is a remain remaining seated supervisor of the Pine Tree Wart. May I please. May I please finish? You will have an opportunity to speak. As I understand it, Charlie Brown remains a sitting supervisor of the Pine Tree Water Control district under Chapter 298, Florida Statutes and the facts presented, no lawful vacancy was ever created. His seat was never vacated. The alleged resignation was not

properly submitted to the board. No board action ever accepted or declared a vacancy, and the revocation occurred the very next day before any successor was appointed or any formal action was taken. Ultimately, the attorneys can decide that. I'm not a lawyer. It is in the best interest of the landowners and district that we proceed with the important business today, including all the time sensitive things that we have.

(Speaker E) There are no today you can't do anything you don't have.

(Rebekah Urbina) The sheriff's office is here to help us maintain order. There will be time to speak. We're trying to implement Robert's rules. There will be time for the public to speak, and we do not want disruptions during the meeting.

(Speaker E) No, it's not.

(Speaker A) It's not a yes from a question.

(Speaker C) I was.

(Speaker A) It's a yes.

(Speaker E) I have a police report.

(Rebekah Urbina) This isn't the time.

(Speaker A) It doesn't matter. Let them do their job like they already told you. You're going to have time to speak. Nobody's telling you can't speak. You will have your time. That's what we, as everybody come together. Except that's why everyone see they're all sitting within their turn. Everyone would like to get up and start yelling, but we don't have to take our turn. So if. If you cannot do that, and I'm asking, please, from the bottom of my heart, please just wait your turn, say your. Your piece and we'll go about that. If not, we will have to ask you to. Okay.

(Speaker F) All Right.

(Mauricio Urbina) Anybody wants to speak, fill out one of his cards. You'll have an opportunity to speak. Without this, you will not be able to speak.

(Rebekah Urbina) There will be a timer. Sir, sir, please se.

(Speaker H) We are.

(Rebekah Urbina) We are following the same guidelines that the village of Wellington has. We have comment cards made. You're being disruptive. Please stop.

(Speaker H) Burke.

(Rebekah Urbina) Burke, I'm speaking.

(Speaker F) Burke.

(Mauricio Urbina) Burke.

(Rebekah Urbina) I'm going to ask you to stop.

(Speaker H) Burke,

(Speaker A) there's a. I've already. Hold on two seconds. Let me speak. I've done Wellington, Loxahy, Groves, Loxahatchee and Royal Palm. I've been to every town hall meeting you can get your hands on in the west side. There is always a list to speak. There's a list and there's a set time. I. I appreciate you, sir. Like her though, you have to sign up for. She's established the fact that we have a forum and we don't have a forum to speak this demand. Sir, I want resign. Do you want to speak? Do you want to sign up to speak? I don't need to sign up to speak. That you have. That's not at all. When did that law go into it?

(Rebekah Urbina) We are following Robert's rules of order and we're using comment cards so that we can maintain order in this and not be here for three hours.

(Speaker A) We don't have. There's one of three board members.

(Rebekah Urbina) Okay, so can we proceed, please? Okay, the next item up on the agenda is the assign. There will be a time to speak if you would like to speak. There will be cards that you may fill out any topic that's on the agenda.

(Speaker A) Item number two.

(Rebekah Urbina) We haven't opened up the floor for discussion. We have not opened up the floor yet for discussion. We. There will be a time for public comment. There will be a time for public comment. Okay, moving on. Agenda item number three is the assignment of board of officer titles President, Vice president and Secretary. I would like to make a. A comment here. I propose the following slate of officers for Becky Urbina as president, Charlie Brown as

treasurer and Reuben Farrazano as Secretary. Charlie is a CFO by trade and brings a strong financial experience to the board. Charlie, will you move that the board appoint Becky Urbina as president, Charlie Brown as treasurer and Reuben Farrazano as Secretary. So moved. Okay, I second the motion. Any. Any other discussion on that?

(Speaker F) All.

(Rebekah Urbina) All those in favor say I, I, I. The motion passes 2 to 0.

(Speaker E) Okay.

(Rebekah Urbina) The next item on the agenda is approval of the agenda. Charlie, will you move to approve the agenda as presented?

(Speaker I) So moved.

(Rebekah Urbina) Okay. All in Favor say I second. That motion passes 2 to 0. All right. Okay. We'd like to open the floor for general public comment. Do we have any comments cards filled out for general public comment? As a reminder, this is a public time to speak. Comments are for the board to hear. And this is not back and forth. We will reserve any board comments for the response at the end. And if you don't mind waiting till you get to the microphone so we can start your three minute times. Yeah, we'll wait for you.

(Speaker A) Okay.

(Mauricio Urbina) I can call.

(Speaker E) Sorry, can't.

(Speaker A) There's no car for the person who is.

(Rebekah Urbina) Please sit down, Ma.

(Speaker A) Well, I. For secretary.

(Rebekah Urbina) Okay. So, Chris, Judy submitted her card. Okay. Can you please sit down and let Judy go in order? Thank you. We will definitely give you. We will give you a moment to speak.

(Mauricio Urbina) Betty's not here today and she cannot

(Speaker A) fill it up for her.

(Speaker E) Betty has some time. It's not here.

(Rebekah Urbina) Okay. Enya, would you mind? Okay, thank you.

(Speaker E) I'm not able to. You're fine.

(Rebekah Urbina) All right, Judy, please.

(Speaker E) 16452 Poultry Way and 265 Skippix Way. I'm very concerned about what's happening here this evening. Many people in our development are under the impression that Charlotte Brown's. I did understand everything that you just said in terms of not having accepted. However, what I don't understand is what date did he turn the letter in? What was the effective date and why did the board.

(Speaker D) This.

(Rebekah Urbina) This isn't a back and forth. It's for the public to make comments. And we'll reserve our comments for the end.

(Speaker E) No, I was trying to find out a little bit more about what constituted for when there were only two people. When I was under the question it was you and Reuben. I found out that in order to replace what's up I thought was a vacant situation that you had to have the two of you here together to do it. I guess I'm about one at a time but I'm very, very concerned. I can tell from some of the comments behind me many of us are very concerned about whatever this process is that you guys have looked up. There's shenanigans going on and I'm not happy with it. And probably a lot of other people are.

(Rebekah Urbina) Thank you. Is there another speaker?

(Speaker A) Chris Wallace can come through the microphone.

(Speaker E) As well as holiday language. Have a lot of things to say. First off, Beck, we don't really know what you're doing. We have never had a management company since 1971.

(Speaker D) When.

(Speaker E) We.

(Speaker F) Do you want me to start Again, we've never had a management company.

(Speaker J) Hello.

(Speaker A) Save the timer.

(Speaker F) And look, you're interrupting me.

(Rebekah Urbina) We're going to reset the timer so you get your fair.

(Speaker F) Yeah. You're acting like you work here. Becky, I don't think you know what you're doing. The agenda is really ridiculous that you've made. You don't want people to talk if they're on a zoom meeting. What if these people are immobile or out of state and they do have an opinion of things to say. You're using Charlie Brown and you're saying that he makes you and him a quorum. Well, let me tell you this. You've been talking to him all along. And if you feel that you and him are a quorum and you have violated the Sunshine Law. And you too, Charlie. And Charlie, you should never be allowed on the board after that post you made and sent to people. That's ridiculous. Now, I went to the police station and I filled out an incident report. And I have that incident report. I intend on going further with it. If you stay on this board, if you consider yourself part of this board, this whole thing should be voided. Becky, your group came up at the last meeting and went through everybody's proxies and everybody's things and tried to get everything thrown out. And you had absolutely no business. You should not be past the state table and you should not handle anything. I have. I have a letter from the governor's office that says that once you resign, you are resigned, it is irrevocable, and I can bring that. I didn't bring it today because I wasn't. I wasn't really ready to bring it, but I do have it. Another thing is you can't tell people they can't talk and you can't make decisions. You can't consider talking to a management company. You don't have the authority. That's a board decision to talk or look into a. A management company. In a couple of months, we will be with Wellington and this whole board will be over. We feel that you are doing this for your own good.

(Speaker E) And Aldo, the.

(Rebekah Urbina) The comments are to be addressed to the board.

(Speaker F) They. This is for your benefit. You have Charlie on there now, and he has written in writing that he planned on coming back to support you and the things that you want. And I have a copy of that, too. You can't do that, Charlie. That's totally illegal. And what you all did at the vote last year, I mean last month with Kerry is totally out of order. And I have. I Have it that only one

member has to be a resident of Rustic Ranches. And that's the way it's always been. And Reuben qualifies as that. Reuben should be president and you two should be supervisors. There are no other titles. There's no president in charge, Vice president, supervisor, anything other than only supervisor and president. And you'd know that if you knew something about working a water management district.

(Rebekah Urbina) Thank you.

(Speaker E) Thank you.

(Speaker A) I'm the next one to speak. I'm also helping out here. So may I please address the. Is my turn.

(Rebekah Urbina) Okay.

(Speaker A) All right.

(Mauricio Urbina) Somebody told me recently that a guy went to a car dealership, drove a car for 300,000 miles, went to the oil shop and wanted to get a oil change. The guy said, sir, you don't need an oil change. You need a new engine. And he says that's rustic wrenches. And I think he's wrong because not only we need a oil change, we need a new transmission, new tires, new battery. The whole car needs to be replaced. And that's Pine Tree Water District right now. Fifteen years under the leadership of the Honorable Chris Wallace. In six years under the Honorable Kerry Hitt. Their legacy is a drainage system with no meaningful improvements in two decades. Rustic ranches floated in 2012. Couple of feet above water, above ground, and nothing meaningful has been done. South Florida Water Management District does not know as of right now where the flash riser is set to. The flash riser controls the discharge of water between Pine Tree and South Florida. Nobody knows what that riser is set up to. It could be. Excuse me. We might discharge in too little. We might discharge in too much. We don't know. The website is not ADA compliant. There is no elevation service for this wells from 23 years old for 23 years. We cannot find it. Some of the sections of the swells violate the South Florida Water Management District permit. Truckloads of roof tiles have sat for years blocking drainage at Cotton Trail. And what about our books? \$21,000 in accounts receivable with no

clear collection effort. Proxies signed by landowners were allowed for years. I'm sorry, not signed by landowners were allowed for years. We always done it like that. Is the answer. Chris Wallace submitted proxies herself and also a ballot in the. In the election in June last year, even the board supervisor was out of compliance. The one who presided the board for six years, he was not even qualified according to statute. Then there's the Wellington lawsuit. It was inherited, they said. The old board went after \$20,000 in assessments with Wellington. The Section 24, the Wellington Preserve. Wellington did not like that because they claimed there was no benefit from Pine Tree. Then they sue us. We Pine Tree, ignore mediation, walked away with \$80,000 in judgments plus \$171,000 in legal fees. You don't believe me? Stand this thing, you're going to see the lawsuit right there. You don't believe me about the proxies. Go ahead and scan this thing right here. All the proxies are there. Just scan it for giggles. So you don't have to believe me. The proof is right there. Their legacy is to pay the \$255,000 to Wellington all at once. There was not even an attempt to a payment plant. They drain every dollar of liquidity from our district, leaving it completely exposed. It will continue later.

(Rebekah Urbina) Thank you.

(Speaker E) Like to rebut something there?

(Rebekah Urbina) That's not the time to do that. Well, this is not. This is not the time to do that. Do we have any other public cards?

(Speaker A) No other public cards.

(Speaker E) I'm not sure.

(Rebekah Urbina) Okay, thank you. The next item on the agenda. We've already discussed. Charlie Brown is a supervisor. The next item on the agenda. The sub item.

(Speaker A) The agenda.

(Rebekah Urbina) The sub. The sub item. Please be quiet. I wanted to talk about the. Well, the vote that took place last meeting for Wellington dependency. Specifically, I believe that we had a clear violation of Sunshine State. Sunshine State laws because that agenda item was written in on the agenda and wasn't

properly noticed. And it was a very big vote. It was not something meaningless. It has a price tied to it. And in order to avoid legal exposure in the district, it's my opinion that that vote should be rescinded until we have a proper pro forma from Wellington outlining how much it's going to cost us as a district to change under the dependency of Wellington. We did ask for a three year performance from Wellington and I believe they're working on that. But until that takes place, I believe that it does require us, per the Sunshine State law and the notice requirement of controversial agenda items that we rescind that vote until. Until future, without prejudice. Because to be quite honest, I also voted on that. But it was a. It was a surprise vote. Nobody had time to plan per Sunshine State. And so I think that given the importance of the legal issues surrounding that, that we need to make a decision about that once we know the financial impact that it will be being dependent upon Wellington. So. We're not going to take comments like that. Yeah, well, we're going to open it up to public comment. That way we can we can make sure that we keep the meeting moving. So, yes, I believe that that pro forma is needed. And once it's complete, I feel like as the district, we can make a better decision of whether or not that is the right thing to do as a community. The second or the third sub subset item on that is \$2,300 travel reimbursement to carry hit. I was requested to approve that and I respectfully requested that we bring that to the meeting because I. I do think that that amount is excessive. I don't recall any prior board discussion or approval of. Of an expense of that amount. And given the district's financial situation, I really think it's a Disservice to reimburse \$2,300 to pay for airline tickets. So, Charlie, would you move to void the previous vote on the. What? Oh, excuse me. Are there any comments before we vote on that? Yes, thank you. Thank you for the reminder. Well, it's one, but it's one comment per agenda item and three minutes. So if it's different, we're going to open up comment for the different agenda items.

(Speaker F) Okay.

(Mauricio Urbina) There's one for agenda item and they're

(Speaker A) both under the same agenda item. So you're going to have to hit both on one.

(Rebekah Urbina) Oh, that's okay. You can take it.

(Speaker E) Okay.

(Speaker D) Judith Phelan, 1645 to Hollow Tree Lane. Also own property on Skipp.

(Speaker E) First, in terms of the fact that.

(Rebekah Urbina) Sorry, Judy, one second. Because we want to give you your full time and I don't want to. I can't hear you with the beeping. Thank you.

(Speaker D) Thank you.

(Rebekah Urbina) Go ahead.

(Speaker F) Okay.

(Speaker D) I'm. I'm really concerned. I'm going back to the issue of Charlie Brown as a supervisor again. And if I don't hear reinstatement of him. How can you reinstate somebody that you just told us a few minutes ago had not been accepted that he was resigned.

(Rebekah Urbina) It's a discussion. We're not going to go back and forth.

(Speaker D) I don't want you to go back. I just want you to understand this is illogical. If you didn't accept it, he didn't resign. So you don't have to re.

(Rebekah Urbina) It's a subject matter. It's not. It's not an. It's not a. I understand your point of view.

(Speaker D) I'm entitled to my point of view and to be able to discuss it with you. The next thing you just. About this Wellington dependency issue and it being scribbled in on the agenda item. It had to be planned. Because the lady from South Florida Water Management was here and she voted over 3,000 votes for it. So it was. Somebody knew about it, whether somebody forgot to write it, type it in on the agenda. But it was not just sprung on people.

(Speaker E) Thank you.

(Speaker A) Next one is Chris wall.

(Speaker E) This is Charlie Brown's resignation letter.

(Speaker F) Hi, Betty.

(Speaker E) I'm writing you to formally retract signing the board. Resigning from the board. That was his. One of his reinstatement.

(Speaker F) The other letter says that he. Sorry. Chris Wallace, Hollow Tree Lane. The other letter said that he's formally resigning from the board of Pine Tree effective immediately. The paperwork from the governor came and once the resignation has been written or spoke up at a meeting, it cannot be rescinded. So I don't even know why you two are up there together. It can't be done unless two valid supervisors approve it. And you're not a valid supervisor.

(Rebekah Urbina) Thank you. Do we have any other.

(Speaker F) Okay.

(Speaker A) All right.

(Mauricio Urbina) Mauricio from Nor Road. I love the new system. I'm. I'm not going to be here for four hours like the last 20 meetings that we had. So just so we know we're not repetitive. What I understand Becky saying is that you understand that Charlie Brown remains a seating supervisor of a Pine Tree water control district under chapter 298 comma Florida Statutes and the facts presented. No lawful vacancy was ever created. His seat was. Excuse me. His seat was never vacated. Excuse me. I want to reclaim my time. The alleged resignation was not properly submitted to the board. No more action ever accepted or declared a vacancy and the revocation occur occurred. I mean, he revoked his resignation the next day before any successor was appointed or any formal action was taken. Ultimately, attorneys can decide. I'm not a lawyer. I think you're saying the same. I also want to under. If I understand what you're saying, if I understand clearly, what you're saying is we don't know the financial impact of the Wellington dependency. If I understand correctly, you have requested for Wellington to fill out a pro forma so they can tell us what the last three years of financials would have looked like under Wellington. I also understand, if I understand correctly, that you're saying that it is Wellington's policy not to collect revenue for other agency. So if we collect \$255,000 from South Florida Water Management right now, then Wellington under the Wellington dependency, they will not collect \$255,000. The question is, where will the gap will come from landowners? Question mark. Especially given the fact that we have so many training drain infrastructure needs right now, 3,300. 300,000 miles cars, so to

peak. I just don't think that we have the luxury right now to be dependent until. Until we get all the financial facts. And I agree with the board that right now \$2,300, which to me seems excessive for a flight from Philadelphia to pbi, even if it was an Uber, it seems excessive. I don't think that we as a district have the financial strength to approve a bill like that. So hopefully you guys will vote against it.

(Speaker A) Thank you. How much time left? Do you have a minute? Should about.

(Rebekah Urbina) All right, Chris, go ahead, please.

(Speaker E) This was John Gr.

(Speaker F) Sorry. Hollow Tree Rank

(Speaker E) resignation. Hi. Hi, Betty. The instructions I received yesterday from our attorney. Please consider this email as my formal resignation from the PTWCD for effective immediate. According to our attorney, by resigning outside land owners meeting, the remaining members of the board will choose my successor to serve out the balance of my term. Many thanks for your assistance.

(Rebekah Urbina) Thank you.

(Speaker E) Thank you.

(Rebekah Urbina) All right.

(Speaker A) Yes.

(Speaker E) Okay. Yes.

(Rebekah Urbina) All right.

(Speaker A) Lori.

(Rebekah Urbina) Excuse me, we're calling up the next person. No, Chris, please. Chris. There'll be another opportunity, I promise, Sir.

(Speaker E) 16552 Norris Road.

(Speaker H) I have the email from the attorney who indicated that pursuant to Florida's law, a vacancy is created by the Pine Tree Water Control District Board of Supervisors unconditional letter of resignation stating that the resignation is effective immediately when the letter of resignation has been

submitted to the board, which has authority to fill the vacancy. At the time that he submitted it, there was only one person on the board, and that was Reuben. She has not been sworn in yet. And according to this, he resigned. So there was not a board with authority to fill the vacancy. This is from the email from the attorney. If he turned it in with a board that can fill the vacancy, maybe we would have an argument. But there was one effective member on the board, no authority to fill the vacancy. And that. And I'm an attorney, and that is my opinion.

(Rebekah Urbina) Excuse me, Chris.

(Speaker H) I would always like to know, why are we spending \$2300 for Carrie to fly here to be a board member? Every time we had a meeting, we had to pay \$2600.

(Rebekah Urbina) Chris, please fly here.

(Speaker H) How did this board allow something like that? Who gave them authority? I also saw an email from Carrie hit to many other people who is trying to turn over. Becky was trying to gain access to QuickBooks, the bank. And he said basically, to sum it up and paraphrase it, you're on your own. Figure it out. So here she is trying to Pull everything together, trying to get access to QuickBooks to bank accounts. Nobody's helping her. This is not the way to transition the board or to even run the board. And I'm sorry, Becky, that you even

(Speaker E) have to deal with this. Thank you.

(Speaker I) Let me just add that during this transition period with Betty, we ag. Betty resigned, and we were essentially left with no accounting or any sort of administrative support. So I asked Becky if she. Not Becky, Betty, if she would continue if we. And she said, if you pay me, I'll continue. And so she has all the materials. Betty does. She has the checkbook. She has all the prior minutes. All those sort of things are in her safekeeping to be turned over to her successor. So just clarify.

(Rebekah Urbina) And. And to further clarify, she did give us two or three boxes of old meeting minutes as well.

(Speaker I) There were four boxes for minutes, and then one box of what I'll call miscellaneous, which had the checkbook and

(Speaker A) all

(Speaker I) the stuff that you need to basically run her office. There was a small box of that, and she took it all.

(Speaker E) Okay.

(Rebekah Urbina) All right. Charlie, would you move to void the previous vote on the Wellington dependency proposal because it was added in an agenda to the agenda in a manner that did not comply with the notice requirements of Sunshine Law. This action is taken without prejudice to future consideration after proper notice and after the board has reviewed the requested three year Financial Performa.

(Speaker I) So moved.

(Rebekah Urbina) I second that. All in favor?

(Speaker I) I.

(Rebekah Urbina) So the motion passes. Also, Charlie, will you move to deny the request for \$2,300 to reimburse carry Hit for Travel?

(Speaker I) Just to clarify, you're. So you're asking whether I will move to pay Cherry Harry 2300 bucks?

(Rebekah Urbina) I'm moving. I'm. I'm asking you to move to deny the request for \$2,300 as I feel that it's excessive to.

(Speaker F) To.

(Rebekah Urbina) I second the motion. All in favor? If all right, the motion passes. Yeah. Motion number three I'm looking at is in regards to the district attorney. As you guys know, the district attorney also resigned this week. So, Charlie, will you move to allow the board's president to make a decision regarding the selection of the Chapter 298 experienced attorney under basic parameters without having to wait until the next board meeting?

(Speaker I) So moved.

(Rebekah Urbina) I second the motion. All in favor? I. I. Aye. So the motion passes.

(Speaker E) Two to zero.

(Rebekah Urbina) Okay, moving on. And we only have a few minutes of. Eric, are you still there?

(Speaker C) I am. Can you hear me?

(Rebekah Urbina) Thank you so much, Eric, for waiting. Eric wanted to be here, but he had a schedule conflict, so we only get him for about 10, 15 minutes and he's going to give us an engineer's report to the best of his ability for most recent occurrences.

(Speaker C) Not a problem. Yeah, as you mentioned, unfortunately I had a second meeting scheduled so I have to get off at 6:45pm But I do have about 10 minutes here, so let me go through the items. So since the last meeting we've had a field visit and a long and a long extensive and detailed inventory of what's been going on with the existing roadways and some of the facilities that affect the drainage of the existing properties. The number one item that came up that's of biggest concern in the short term is getting some resolution on what's called the flashboard elevation. That's actually a structure that affects our ability to be able to easily or less easily drain off our site into other canals and waterways that are tributary that we are tributary to. So just to read the update here that I sent you Becky, earlier today as we discussed, the flashboard elevation at the point where water leaves pine tree system and enters their seepage canal is currently unknown and as a result we have certain items that are unable to evaluate fully as we need that elevation to be known. I contacted the same surveyor that's doing work on sections for Norris Road and he advised we would need to schedule a half day at the canal location to set up proper control elevations and mark the flashboard elevations for current measurements and future use. Once this is done, the elevations of the flashboard will be able to be measured without the need to mobilize a surveyor. The cost for a half day and the office work required before and after the site visit is \$850. It's currently scheduled for next week on Thursday, weather permitting. So tonight, obviously, unless there's a objection to moving forward with that, that's the intent is to move forward with that item. Item number two is regarding obtaining South Florida Water Management District 298 permit requirements. The update on the status of that is we are

working through permit records and requests and preparing our write up for compliance with the above noted requirements. Our report will be ready on August 7, 2026, which is next week. Week item number three, resident reported district operation issues. I don't know that I need to go into line by line detail on these, but I'll just state that not only at 16420 Rustic Road, but also 16553 Norris, we've received some reports of swales that are underperforming or have been obstructed by either Debris or lack of maintenance. In short, we are working with the drainage district and looking at operational records and other standards to be able to provide a formal reply. It's our intent to have responses to both of those residents requests by the

(Speaker A) end of next week.

(Speaker C) We also plan on attempting to meet with one of the residents that requested this be addressed in person to have an on site discussion which we're trying to. Also, I will work on getting that set up for sometime next week. The elevation survey that we had discussed, which is regarding having an actual existing condition survey of the existing roads as we currently stand, we don't have any full survey of the community. We just have some scraps of records and other projects that have been done over the years. But we don't have anything that gives us a good level of detail on the streets overall. So as of right now, we're preparing detailed scope of work for bidding for surveyors so that we can decide if we're going to move forward with the elevation surveys Once we know the cost. The scope of work will be ready next week and we'll request bids be back within 14 days of the date of issuance of the scope of work. Item number five was regarding landscaping and canal maintenance clarifications. As I mentioned, this is something that needs to be discussed at the meeting. Most of this relates to past maintenance that we're trying to get a handle on and also how to handle maintenance moving forward. I'm already drafting an operation and maintenance plan for scheduling how the district will handle this work as it goes forward in the future. But with regard to past records and money that's been spent on it, that's something that we'll probably need to do some more research into our own records. And maybe you can have some discussion tonight

regarding how it's been handled. Seeing that Ruben's not there tonight. I'm not sure if we'll make much headway on discussion on how it's been handled in the past because I'm pretty sure he spearheaded most of that. But we could certainly I can have a discussion with him between now and next meeting to try and get my arms around that. The O and M document that I'm working on for the. For the future of how we're going to handle it will be ready in its first draft form and I will send that to the board by Thursday of next week. That's everything I have for an update at this time. If you have anything else you want me to speak on specifically, I'd be more than happy To.

(Rebekah Urbina) Okay, thank you so much, Eric. And yeah, we look forward to that update. Would anybody. Are there any comments, public comments for the. Chris?

(Speaker A) Yes, Number seven.

(Speaker E) This letter was. Mr. Box. I feel like the whole report of supervisors vote was compromised for the reason that I feel it should be deemed null. And boy, there were so many people from Norris Road that were handling the proxies and ballots. They came up with three different people that won. They were named as winners of the supervisor election. The last count was a tie between Chris Wallace and Becky Urbana. I'd like to know if you could be of any assistance in having or revisiting or advising us on that. Sorry, I'm having an eye problem right now.

(Speaker F) Advising us on that about what to do about having the election voided. I have been checking what constitutes to

(Speaker E) serve as a Pine Tree Management District.

(Speaker F) The answer was. And this was in the 298.11 paperwork. Also, land ownership is primary requirement to serve on the Chapter 211 Water Control District Board. Meaning a part time resident who owns property is fully eligible. That contradicts everything you all said about Carrie. However, your understanding regarding

(Speaker J) recent

(Speaker F) residency rules is partially correct. But it depends entirely on the district specific founding chapter rather than the standard of state. Under the baseline of Florida Statute 2 to 9811, the general requirements to be elected as a supervisor are minimal. They are land ownership. You must own acreage within the physical boundary of the district residency. There is no baseline state requirement that you be fully a full time resident. An out of state investor or corporate representative owning property is fully eligible. The requirements in the original chapter for 298 Special District was that one of the board members needed to be a resident representing Rustic Ranches. Supervisor Reuben Parrazzano meets those requirements. And you must be at least 18 years of age.

(Speaker E) Still have a minute. Okay.

(Speaker F) Charlie. By agreeing with everything Becky has proposed and said, you have shown that you are not a supervisor worthy of being part of Pine Tree. You are there as her helper, not as a member of the community that is watching out for the community as everybody else that has been on the board has done. Well, let's say almost everybody.

(Rebekah Urbina) Thank you, Chris. Your time is up

(Speaker A) next is Lori.

(Speaker E) I'm moving on from the election issue.

(Speaker H) I had another question. So in the last meeting Reuben said,

(Speaker E) I think you may have brought it

(Speaker H) up, but there's been letters that's been sent to the landowners who swale.

(Speaker E) Okay. All right.

(Speaker H) So I just wanted to know. He said he didn't know what to do. After he sent the letters. And they're overgrown. They look terrible. They're bad for the horses. Can you guys do something outside of these meetings in which you can. Now that the letter's been sent, maybe ask the attorney how you can go ahead and fix these problems and assess the landowners at this point, letters have been sent. Everything is done legally. Can we fix these problems and

assess the landowners? I want to make sure that gets done. I didn't see it on the agenda.

(Rebekah Urbina) We're definitely going to address. We're going to address that in a moment.

(Speaker A) Next one is, although,

(Speaker K) How you guys doing? First, I want to thank Becky. I'm going to be. I'm going to be less than a minute, so go. I want to thank you guys for drawing the attention of the swales and making sure that that gets. I'm saying dress. I know a couple weeks ago, you guys had a rainfall there and a lot of properties got flooded. And now that the swells are being addressed and you guys got in contact with South Florida Water Management about the. What was the flash elevation? That's being addressed because my property got flooded out also. And I hope that that gets addressed and make sure that everything starts working properly. And we're not dealing with this because for the past four meetings, everybody's talked about flooding, rustic ranches, flooding, flooding, flooding, but nothing has ever been done about it. Last meeting, Reuben said that I asked him regarding the notices that were sent out to people who have, all I'm saying, overgrown bushes and. And swales and everything else. He said he had no operating agreement on. On how to enforce when the letters are sent down. So you have 30 days. You guys give the any land or 30 days to address the issue. But then it's been almost six months and those items are still not being addressed. So I hope that the board can move forward in getting these things addressed and coming up with an operating agreement and how it's done, because Ruben had no clue on how to do it.

(Speaker A) Right.

(Rebekah Urbina) Thank you.

(Speaker K) I do want to make a few comments because Chris Wallace threw me out there. I'm saying we're moving forward. Chris. We're moving forward. And you put my name out there saying that I'm a part of this. I'm not a part of this. Okay. I just want to see the community fixed.

(Rebekah Urbina) Just address the board, please. Any other public comments for that? So it. The adaptation or the adoption of the Drainage Violation Enforcement SOP that we have been floating around in this. In this meeting is. And the Eric Briefly mentioned is specifically to address the situations where people are not keeping up with their swales, where there's roof tiles and where the. In some cases in the. In the site visit that we spent with Eric going around for three hours looking swale by swale, squiggly by squiggly, culvert by culvert, canal by canal. There are things that I know I've seen personally there for years in, in the case with the roof tiles, they're literally in the swale, preventing the drainage. So the property to the south of that has almost a whole canal created in the back of their property because the water's diverted. It's. It's just absolutely ridiculous. So it is something that I would like to make a movement on. I. I. Charlie, will you move to direct the district engineer to provide a written status update on the elevation survey, the current flash riser elevation, including recommended next steps. Also providing quotes for the canal cleaning. He said he's going to talk to. To Reuben so that we can increase our storage capacity declog our culverts along with a five year maintenance plan to be ready by our next meeting.

(Speaker I) So moved.

(Rebekah Urbina) I second that. All in favor?

(Speaker I) Aye.

(Rebekah Urbina) Aye. The motion passes. Charlie, will you move to approve the standard operating procedure for drainage violation enforcement, abatement and cost recovery subject to equality and legal review by retained district council. And if council recommends no meaningful changes be made to the sop, then the SOP shall be implemented immediately so we can get relief for our community with drainage without requiring another board action.

(Speaker I) Could I get clarity around who's going to draft these SOPs?

(Rebekah Urbina) That is a function of Erica's work. Excuse me, you. You may not. Okay.

(Speaker I) Standard operating procedure,

(Rebekah Urbina) Chris.

(Speaker I) So, so clarity around. Who's going to draft those?

(Rebekah Urbina) So I have drafted something and I have submitted it to Eric for review and his opinion as the district engineer. And we will rely on him to finalize that.

(Speaker E) The.

(Rebekah Urbina) The motion is for you to move to approve the standard operating procedure for the drainage violation enforcement, abatement and cost recovery subject to the legal review by the district council and so that we can move forward if the district council recommends no meaningful changes, that we don't have to be waiting for a whole another meeting to see some improvement in our district.

(Speaker I) So moved.

(Rebekah Urbina) I second it. All in favor?

(Speaker E) I. I. Aye.

(Rebekah Urbina) The motion passes. All right.

(Speaker C) Becky, this is Eric. Any final items before I have to sign off?

(Rebekah Urbina) I'm sorry, Eric, repeat.

(Speaker C) Do you have any final specific items for me that you have questions on before I have to sign off in the near future here.

(Rebekah Urbina) We're done. Thank you. Thank you for that. I appreciate your time, Eric.

(Speaker C) All right, great. Thank you so much.

(Rebekah Urbina) Have a nice night.

(Speaker C) You too.

(Rebekah Urbina) Section 8 on the agenda goes over the administrative and financial matters. The first bullet point, finalization of the trim. It's. It's already done. Per Palm Beach County. That was done. So we can move on from that. The second item is a landowner educational FAQ sheet. Charlie, what, what I think we should do is because there's so many questions in the community about what the district is responsible for and what is the responsibility of the

homeowner. I think that we should work together with, with Eric and council to have an FAQ sheet that is approved for our website so that homeowners can go to for a quick FAQ and understand if it pertains to them or if it pertains to the district. And then also in. In the spirit of getting things moving quicker rather than waiting for a meeting each time, we've created a new district ticket system where homeowners or landowners rather, if there is an issue that they need to document and report, they can submit the ticket issue. Much like. I had a meeting with South Florida Water Management District and this is something very similar that they do that they can keep track of different things and be made aware of situations from their, the land owners in real time. So we have, I've created a, a ticket reporting system and rolled it out just to see if it would work. But you know, that, that is something I think is going to be really helpful in making meaningful progress to our drainage district.

(Speaker I) So it's a good idea.

(Rebekah Urbina) Those, those are two. The next item on the next subsection of, of agenda number eight is the sale of the district grader and tractor. We have that. I believe this was pre, my ownership here, but we have a, for those of you who don't know, we have a, a big expensive grader and a tractor sitting in the field just basically rotting away. So we can actually, I spoke with the village of Wellington and they do recommend a site, a government site where we can put those items up for sale and get that money back into the budget of Pine Tree Water Control District to maybe use for, I don't know, updating our 23 year old elevation survey or something.

(Speaker I) But yeah, I think we paid \$50,000 for it.

(Rebekah Urbina) For the greater.

(Speaker I) Yeah.

(Rebekah Urbina) And then the tractor is a whole set with. There's two of them. So the accounts receivable and billing process.

(Speaker E) Let me just click here.

(Rebekah Urbina) All right, so right now we have discovered that we have \$21,000 more or less in accounts receivable for permits that were requested

before permit review, those sorts of things with the permits already closed in some cases. So we did approach Wellington, or I had a meeting with Wellington to ask if that is something that they would be open to collecting when they collect the permit fee for the village of Wellington. If they would perform that administrative function of collecting the fee at that time for a small admin management fee or administration fee, I should say. And of course they said that that would be something that they would be open to doing. So it would be. The district basically is not a bank, right. We, we got to get this money back in. And in agreement for doing that, we'd have to update the interlocal agreement which would authorize them to do that. So that's something that, that would also help us bring money into the district. And I believe, Charlie, with your CFO experience.

(Speaker I) Well, we're not really set up to run a, an accounting shop.

(Rebekah Urbina) Exactly.

(Speaker I) So. So I think to the extent we've talked to Jim Barnes in the past and he's been very open to us piggybacking onto their processes and as I recall, I mean he was not going to charge us anything. But that. That can be worked out. But. But we're not really set up to run an accounting shop.

(Rebekah Urbina) So Charlie, with your experience as CFO and collecting accounts receivable, performing, supervising full audits of companies and whatnot, I would love to see an audit of our expenses over the past three years to, you know what, what else is there? That's that we have outstanding, that we don't know that we're paying or.

(Speaker I) Well, the question becomes who's. Who's going to do the, the audit work? Do you have somebody in mind or.

(Rebekah Urbina) Yes, and we will. I'm going to get to that in just one second. But

(Speaker I) I mean normally in the past it would have been someone like say Betty who has the, the financial aspects of running the, the district. So it would probably be housed in that area.

(Rebekah Urbina) Most, most likely management company will have the ability to do that.

(Speaker A) Okay.

(Rebekah Urbina) Right now I would like to call up the management company GMS. I did reach out to three different companies, management companies, including Wellington to get. I submitted an RFP a proposal for them to help us get our utility run as it should be as a utility, not a mom and pop shop. We need transparency. We have permit 298 permit requirements that if we're out of compliance, there are serious consequences For. So right now, if you don't mind, start introducing yourself and your company and you have about 10 minutes. We're not opening to comments yet. There will be a public comment section in just a moment.

(Speaker A) Thank you,

(Speaker E) Andrew. Does he want me to put it.

(Rebekah Urbina) Would you like, Would you like the moderator to put it up on the.

(Speaker H) Yeah, yeah.

(Rebekah Urbina) Okay.

(Speaker A) Just making sure it'll be up on the screen. I only brought about.

(Speaker L) Thank you, Madam Chair and Supervisor Brown. My name is Andrew Gill.

(Speaker I) Do you speak into the microphone please?

(Speaker A) Okay.

(Speaker L) Thank you Madam Chair and Supervisor Brown for having me today. My name is Andrew Gill and I'm a district manager with Governmental Management Services. I'm joined on ZOOM today by two of my colleagues. One of my more senior colleagues, Paul Winklejohn and Jason Gattell. I provided you with the proposal which is listed on the screen as well. So I'll walk through that. Feel free to chime in if you have any questions. So first of all, GMS is a special taxing district management company. We manage over 300 different districts throughout the state of Florida in 27 different counties. We have a full in house staff that covers both district management, accounting administration and field

work all in one shop. With respect to a water control district, we have Valencia Water Control District located out of our Orlando office. So we do have experience there. Additionally, Florida statutes 298. I am familiar. Our assessment staff is familiar. It's very similar to chapter 190 for community development districts. So I am familiar with that. And almost all of the districts that I manage now have water control structures. And I work extensively with South Florida Water Management District and district engineers for all of my, all of my districts. As I said, GMS is broken up into management, accounting administration, assessment administration and field operations. My job as district manager would be a liaison to make the job of the board just much easier. You'd work with me in between meetings. We've sort of worked behind the scenes and then at the meeting, everything we've done just comes to life. Specifically accounting. We have an accountant that I see almost daily when I'm in the office to walk through all of the bank accounts, all of the spending, all of the financials that are provided to the board, monthly unaudited financials, and then audit financials annually. With respect to our team, I've been with GMS for five years doing district management work. Our principal, Darren Mossing has done this for 35 years. We've been in business since 2004. We have Rich Hans who's worked just as long as Darren doing assessment administration and is very familiar with Florida Statutes 298. Patty Powers is the accountant. She leads. She's the CFO of the company and she handles all of the accounts. She would be the lead for this district should we be selected. Jennifer McConnell, she handles administration board members. You will be in contact with her constantly. She is my lifeline with respect to public notices, calendars, agendas, minutes, preparation for everything leading up to a meeting. As for me, my background, I am an attorney from the state of New York. I've been in Florida for about six years. I transitioned from corporate regulatory work to district management work when I moved down to sunny and extremely hot Florida. I work on budgets, assessments. I plan the board meetings. I also can run the meetings and sort of handle the meetings and just call for any, any votes that the board needs or you as chairman can run. It's up to the board. It really just depends. I. You'll all have

my number. Running the meetings is sort of customizable. So some of my boards are very, very hands on throughout the month before the meeting. Other boards, they want everything done at the public meeting. So it really just depends on what the board wants and needs. Additionally, I work, Jason, I work with on a number of districts for field work. The district engineers I'm always in contact with. Based on what I've heard today, it seems as if sort of coordination with the district engineer and accounting is, is very much needed and just record keeping, which is something that we handle extensively. Again, accounting, as I said, we provide monthly financials, invoices, budget monitoring. I just had a call today about one of my districts is going a little bit over budget by a couple hundred bucks. The accountant pinged me on that and needed information. So this is something that I'm very familiar with. I know Paul, who's on the line is very familiar with it as well. Again, these are, all, these are, these are governed by Florida statute. So transparency is the most important. I get constant public records requests from individuals that work for my districts and sometimes it's reporters asking for information. So it's the utmost importance for us to maintain transparent records. Administrative services. As I said, Jennifer McConnell handles. She's the head of that with her team. She handles all of our agenda rollouts, the minutes, the recordings, the notices, the public requirements, any filings that are required for supervisors.

(Speaker A) Oh, yeah, sure, yeah. If you scroll down to our team, that's what I'm going through now. Okay, sorry about that. There we go.

(Speaker L) You can keep going right There. So as I was saying. So Darren Mossing is the principal. Paul Winkle, John's on the call. Patty Powers does accounting.

(Speaker A) That's me.

(Speaker L) Jason, field manager. Rich does assessments. And Jennifer McConnell handles our administration. Again, field operations. I work with Jason quite a bit. So we don't just attend the meetings. We work in the background. Based on this proposal that we provided, we would do site visits as needed. It sounds like I would work extensively with the engineer to provide plans and

timelines for what needs to get done. Specifically, I'm dealing with a number of districts that are dealing with flooding issues. And the board and members of the community have come in saying, hey, what should we do? How can we fix. So one of them. We're overhauling, cleaning all of the culverts. Right now, we're having them. Video camera. This district is very, very large. But for some of those problem areas, it sounds like that would be a step in the right direction.

(Speaker A) If you can just scroll to maybe the last. Not the last pitch and go through pricing here.

(Speaker L) And then if you have any questions, I can jump in. We have reference and we've listed in the proposal all of the districts that we currently manage.

(Rebekah Urbina) How many districts?

(Speaker L) It's over 300 and we're really integrated. So I had a call earlier today with one of the district managers in Orlando. Sometimes I talk to the district managers in Tampa.

(Speaker A) So the.

(Speaker L) The bench that we have is rather large. If I have any questions on any issues, I can send an email to somebody in the company. We're the largest district, like special taxing district company in the state of Florida. I'll be quick for this last part. So for pricing, we have it broken down for a total of \$33,800 annually. That's broken down into 15,000 for management, 15,000 for field, 2,000 for assessment, administration, and 1,800 for information technology and website. You have any questions on that or any specifics about how billing's done, how accounting's done? I can answer that. If I can't answer it, I can get you an answer. I'll give you all my card as well.

(Rebekah Urbina) Not right this second. Charlie, do you have any questions for them?

(Speaker L) I also don't mind answering questions.

(Rebekah Urbina) So we're going to open it up right now for if anybody has any questions for the management. We have comment cards here.

(Speaker A) So we have Chris Wallace first.

(Speaker E) Okay, this is just a question,

(Rebekah Urbina) Chris, if you could put in the microphone so everybody could hear your question.

(Speaker F) Since 1971, we've never needed a management company and when we have dependency with Wellington, they will manage us and not charge us. So that's a lot of money that we would be saving. Another. Another thing that I want to address is I don't know what you think gave you the right to bring in somebody without having a board discussion with supervisors. And you don't have any supervisors right now, except for Ruben. And you've made this decision, and that's not in your capabilities to do this has to be approved by members. Charlie is not on the board. As far as the debris that is on Cottontail, you can ask Wellington about that because Wellington granted them a permit to dump there. That has nothing to do with Pine Tree. We did not want that. We did not do it. They went to Wellington, Wellington said okay, and they gave them a permit to dump about the swales. There are times of the year, and this happened when I was on the board, that you could not do the squiggles and clean canal canals because the water was too high. That stuff only gets done in the wintertime. And to make it look like Ruben did everything or didn't do anything is not true. We've been spending more time with you and your water group, road group rather, for years all the arguments have been about that. And regular business ended up getting pushed to the curb because of this road that you all want that don't live here. Why is this so important to you? There are certainly ulterior motives here. And I think you need to take a look at yourself rather than try to find fault with Ruben.

(Rebekah Urbina) You have 37 seconds. You want to use them or we're not going to reclaim them later.

(Speaker E) I'll use them now.

(Speaker F) Charlie, I think you should get up and get out before anything else happens here. And Becky, I think you should resign. I don't feel you know what you're doing. You're putting in a lot of words, but you're really so misinformed.

(Rebekah Urbina) Thank you.

(Speaker A) Jenny Harson,

(Speaker J) Regarding item 8 here on the finalization of the TRIM assessment notices. Obviously with the vote that took place in South Florida Water Management, are they committed to paying the 2027 assessment? I know in the past that Carrie and the past board had discussed that they hadn't paid us for several years and then they made a big chunk of payments, which is what allowed us to pay Wellington. So from that perspective, I'd like to know and get the board's assurances that South Florida Water Management District is going to continue to pay what we are assessing them and that our TRIM will be acceptable in the 2027 year pending any additional votes on dependency etc. and pro forma statements. Secondly, in terms of the sale of the district, Greater Wellington did suggest a government site. There are also several more governmental agencies I'm aware of that have existing contracts for the auction and sale of equipment. I am happy to provide at least one or two of those contacts to staff at PVC, whatever. And if you guys would like to that all of those sites should produce a quote that tells you what they expect that to bring at auction to provide you a better situation. I know several of them do provide a minimum bid where at least you won't get less than some of those quotes have qualified it as being. And then in terms of selection of the professional. The question I had for this gentleman is are they using existing public bidding? You know, are, are we piggybacking existing bids to water situations?

(Rebekah Urbina) Could you please maybe not disrupt my time, please?

(Speaker J) Well I mean if you, if you turn your phone on silent this wouldn't be an issue. But are they using existing. Are we getting three separate bids or are. Is your company using a piggyback pricing structure that has been competitively bid and those would just be my questions regarding and my comments regarding number eight.

(Rebekah Urbina) Thank you. Do you want to answer that question?

(Speaker A) Who select the management company for the special district. I believe you guys went up for proposals and previously.

(Rebekah Urbina) No, I think she means that if there is some work to be done within the district that

(Speaker E) buy something in a public market the product there's a

(Speaker J) bit but you know or there is a. Is a. A bit that you can piggyback. Are you using a piggyback bid structure

(Speaker E) that's already been competitive bid or you

(Speaker J) just provided a bid and they're soliciting several others on an RFP. Okay, so this is a public RFP bid.

(Speaker E) They got simple submissions.

(Speaker A) Okay, anyone else who wants to speak,

(Rebekah Urbina) any other comment cards? Okay, so. Oh sorry, sorry.

(Speaker E) Larry, Lauren, myself, I think I have questions about your.

(Speaker H) So can we do the management administrative without the field operations? Because I see that's 15,000 and I

(Speaker E) understand we definitely need the top 150. Can we do one without the other or they're in conjunction with each other potentially.

(Speaker A) I'll take it back to my CFO generally for these types of districts because the field aspect so important here we try to merge the people together. I'll be working into with the engineer and the field work that you own field staff that you currently have. And what I've experienced in the past is attempting to Work with other field management companies. When we're doing digital management work, sometimes it's difficult.

(Speaker H) Okay. And then the website, I know we

(Speaker E) do have a website company. Can we omit that? Can we omit some of these to make it cheaper?

(Speaker A) I guess it's ultimately up to the board.

(Rebekah Urbina) I would like to say that the website administrator has stated that he is not capable of doing all the functions of the website. One of those being the creation of the emails and things like that. That's not his wheelhouse. And he did request to resign from that portion of it. Our website is currently not in compliance with the 298 statutes which state it has to be ADA

compliant. So. And, and the current administrator, website administrator stated that this is a part time thing for him. It's hard for him to get to because he has a full time job. So I, I personally would be open to us looking into that particular item being handled by a management company.

(Speaker E) Okay,

(Mauricio Urbina) So a comment was made. We haven't had a management company since 1971. We never had one. Yes, that's right. You never had a website that was compliant. You never had an SOP for violation of roof tiles. Whether you want to blame Wellington. What about the overgrown vegetation that is all over the community? Is Wellington also holding the board hostage on that? You never had anything to do with no leadership when it comes to \$21,000 of accounts receivable. I hear a plan for Wellington to become a clearinghouse and a collection so that we're not a bank anymore, if I understand correctly. So that we collect the money automatically through Wellington. I hear we've. Yeah, we've never had that since 1971. Yeah. Because there is no searchable records. We're out of compliance. We have four boxes of documents, documents that can be compromised through fire or through an accident. When we transfer boxes from one place to another versus digitized documents that can be classified, label and searchable in a database in compliance with 298 district. That's probably one of the things that I will probably ask the board to, to ask the company to go ahead and get those four boxes, digitize all those records and all that. So yeah, absolutely. There is none of that since 1971. And I, I encourage the, the board to start getting working on this, to start draining the canals, to start draining the squiggles, to start draining the culverts, to start draining the issues with the administrative part of the infrastructure and to drain the swamp. Thank you. Let's get to work.

(Rebekah Urbina) Thank you. Thank You.

(Speaker A) Okay, One last thing. So included in the packet, I've also added the necessary resolutions and the manual agreement should the board decide to go with my company. We can start as soon as possible.

(Rebekah Urbina) Thank you very much for that. All right, Charlie, will you move to direct the staff to finalize and post the land owner educational FAQ sheet on the district website, inclusive of the implementation of the flooding. The flood survey and posting the links that South Florida Water Management District provided to us, that's public, that are publicly public. Public links for the S361 portal so that at any time any homeowner can go and see what's happening with the pumps to see if we're in compliance or if there's a concern. Would you please make a move to direct the staff to finalize that?

(Speaker I) So moved.

(Rebekah Urbina) I second that. All in favor?

(Speaker I) I.

(Rebekah Urbina) The motion passes. Aye. No, I'm in favor. And the motion passes. And Charlie, will you move to approve the selection of GMS as the management services company, effective immediately?

(Speaker I) This. This was put to bid, right.

(Rebekah Urbina) We did re. Put three bids out, one to Wellington and they declined because they don't know once the tax laws change, I believe in November there's a vote to see property taxes and how they're. They're not. They don't know how much their expenses are going to be to manage. So they did not respond to our RFP. We received another one from another company that it was just their. The company was just too big. And so GMS was the third company. And this is the presentation that we just had.

(Speaker I) And, and who made that selection?

(Rebekah Urbina) We picked three of the top that we could find.

(Speaker I) No, but once we looked at the three. Once we looked at the three and dealt with each one. But in the end a decision was made to select them.

(Rebekah Urbina) So I. The decision was not made to select them. The decision was made to bring them in here to present to the community what the opportunities would be right now. As you know, Betty Kaplan is our. Was our clerk. Yep. So that's.

(Speaker I) She's through now.

(Rebekah Urbina) I guess that's gone. Our attorney for our district also resigned. We have very important business that needs to take place. We're out of compliance. We could be receiving a public request for documents at any time in which we would not have the ability to respond to because we have no documents. Digitized, searchable. And when I say we, I'm speaking about myself. I looked up the three companies, came up with them and sent out the RFP for them. And ADA Compliance, the website There's. There's a slew of things that they handle as experts as one of the largest governmental management services for 298 districts. I think that it's in the best interest of the community that we not stall the running of our community and by not moving forward and getting some help here quickly because we do need to be able to write checks, we do need to be able to do an audit, we do need to be able to pay vendors, we need to be able to do all the stuff that is required of our utility district. And right now we have none of that.

(Speaker I) I'm aware those boxes set in my garage for a month, so. So I. I agree. Let's move forward with.

(Rebekah Urbina) So, Charlie, will you move to approve the selection of GMS as the management service company, effective immediately?

(Speaker I) So moved.

(Rebekah Urbina) Okay. I second the motion. I second the motion. All in favor?

(Speaker I) Aye.

(Rebekah Urbina) Aye. I also. The motion passes. Charlie, will you move to authorize the sale of the district grader through the website, either that the village of Wellington uses to sell or one of the ones that Jenny Carlson has graciously agreed to share with us. Any. In order to bring that proceeds back into our drainage district for improvements for our district.

(Speaker I) And it's a tractor too, right?

(Rebekah Urbina) There are two, as a matter of fact. I don't know the details of the. I don't have the VIN numbers. I don't have any of that information readily available.

(Speaker I) There's a motor grader, and I think there's like a farm tractor.

(Rebekah Urbina) And where are these vehicles being stored?

(Speaker I) I have no idea.

(Rebekah Urbina) Okay, so we have to. We don't even know where they are. We have to find them. So we'll.

(Speaker J) Place on Hollow Tree, parked right at

(Speaker E) the front of her property. The rest I can't tell you, but that one is okay.

(Rebekah Urbina) So, Charlie, will you move to authorize the sale of those pieces of equipment?

(Speaker I) Did you have a question, Burke?

(Speaker A) Result. So there's three pieces of equipment.

(Rebekah Urbina) Thank you. Charlie, will you move to authorize the sale of all district equipment that we are no longer using, that is decaying and depreciating in value so that we can quickly sell those items and bring the money to the district?

(Speaker I) So moved.

(Rebekah Urbina) I second the motion. All in favor?

(Speaker I) Aye.

(Rebekah Urbina) The motion passes. Aye. The motion passes. Charlie, will you move to include the billing of pine tree permits in the interlocal agreement in Exchange for a 10% admin fee to Wellington? Wellington should charge the permit fee to include the expenses the district incurs with the vendor or vendors, a 10% admin fee to the Village of Wellington and a 20% admin fee to Pine Tree. And also, Charlie, with your CFO experience, would you be willing to work with the management company to start collecting this 21,000 in accounts receivable and performing a full audit of the last three years accounting?

(Speaker I) In terms of the second part, I agree. The first part, which was the 10%, I think that, in my experience, I think that's excessive.

(Rebekah Urbina) Okay. The 10% fee from Wellington, I think

(Speaker I) the 10% fee is excessive.

(Rebekah Urbina) So, Charlie, will you move to include the billing of Pine Tree permits in the interlocal agreement in exchange for a. Will you negotiate with Wellington?

(Speaker I) Yes.

(Rebekah Urbina) To come up with a fair. As per your experience as CFO amount that would help us get those accounts receivable in and not having district money outside of. Of the district?

(Speaker I) I agreed to. To do that.

(Rebekah Urbina) Okay. Do you make a move to do that?

(Speaker I) I move that I work with. With Wellington to collect these outstanding monies.

(Rebekah Urbina) Okay, I second that. All in favor?

(Speaker I) Aye.

(Rebekah Urbina) Aye. The motion passes. Okay. All right, so moving on to agenda item number nine, which is just.

(Speaker I) Sorry, Becky, just to be clear, do I. Am I going to contact Wellington? Do I. I mean, I don't want to go knocking around their offices and see if somebody will talk to me.

(Rebekah Urbina) You. You can definitely reach out to Wellington to see how that. That was discussed and how it would look.

(Speaker I) Yeah. Did you have a point?

(Rebekah Urbina) Okay, thank you. Thank you very much. All right, moving on to agenda number nine. Item number nine. Norris Road Paving Pilot project and Pavement Committee. This pilot project remains an important infrastructure item, and I think what we would like to do is reassign the Pavement committee chair to Aldo de Sorbo to improve transparency and remove Mauricio as the chair to remove any appearance of conflict. And I also think that the

committee should be called not just the paving committee, but also Paving and Drainage, because that's. That's the essence of what our district is. Do you have any comments on that?

(Speaker I) I would actually broaden it to say infrastructure.

(Rebekah Urbina) Infrastructure.

(Speaker I) That's the community. Or the Pine Tree Water Control District Infrastructure Committee. And to deal with the swales, to deal with roads.

(Rebekah Urbina) Speak up a little bit in the.

(Speaker I) To deal with all the different aspects of the infrastructure required to. For the community to function.

(Rebekah Urbina) Okay, so you're saying instead of calling it the paving and drainage committee, just call it the Infrastructure committee.

(Speaker I) Correct.

(Speaker E) Okay,

(Rebekah Urbina) Do we have any public comments for that section? Chris Wallace and who else? Okay,

(Speaker E) first,

(Rebekah Urbina) she's still working on her comment card, so if you would like to Go, Chris.

(Speaker A) Oh,

(Mauricio Urbina) Part of one of the things that has never been done in this community, even though some of the rest of the landowners have tried to procure an answer from the board regarding this issue and I didn't see it addressed earlier today, so I, I hope that we have an opportunity to talk about that is the procurement of grants.

(Rebekah Urbina) We're going to talk about that next.

(Mauricio Urbina) Okay. Because we have a car with 300, 000 miles. We don't need an oil change. We need, we need the whole entire infrastructure to be redone. Swells, canals, drainage, culverts, everything. And that's going to take a lot of money. And so we need grants. And Wellington is very aggressive with grants. So I think that there was something on WhatsApp that was circulating

about grants. I know Jenny has a little bit of experience bringing some of those grants. Grants have never been explored. But we need that money. We need every single dollar. We need dollar revenue from permits. We need revenue from permits, admin fees. We need revenue from selling equipment we don't use. We need revenue from violators that are not, that are not willing to, to fix their items. We need a lot of revenue. We need grants. We need a lot of grants. We need this 300,000 mile car to be repaired and that's going to be expensive. And whereas the only thing that I will say to Aldo as we pass the baton, if you will, I think that the pavement project has been seen by the community as a vanity pro project. Oh, it's nice to have paving and all that. I think that understanding the infrastructure, the state of affairs of the infrastructure and what it will take to fix it, the pavement is no longer a poverty, a vanity project. Let me tell you why. All that aggregate that we use for the roads, it's an aggregate that throughout time, throughout dust in the winter time or through runoff in the summertime, makes it to the swells. If you drive by a community, sometimes when you drive by the swells, you're going to see like yellow water or even white residue on the swells after the rain settles. That over time, over 23 years, it makes this, the, the, the, the swell less deeper and deeper. So this is going to be an ongoing program problem. Even if we fix all the swells and all the drainage. That being said, paving is no longer a luxury or a vanity. Paving is a necessity. So we don't have that reoccurring problem of this aggregate that is very repellent to water, by the way, impacting our, our drainage and our Infrastructure overall. So grants. Please don't forget to touch on grants before we leave tonight.

(Rebekah Urbina) Thank you, Chris.

(Speaker F) Chris Wallace, Hollow Tree Lane. Municipalities get grants.

(Speaker E) We don't get grants.

(Speaker F) It's first off. Secondly, Carrie hit. That's three trips that. It's not one trip and he should be compensated. Another. Another thing is the amount of money you're talking about. I don't know where the heck you're going to get it from. And there were so many things that you touched on before, and you're voting on it as though this is actually a viable meeting. It's not. Charlie, you

resigned. You're gone. And I'm sorry if you don't feel that way and you don't say it that way, but that's what the rule is. And you can't put him in. And you have no right to hire a management company without board approval. And he's not on the board. I don't care how much you call him supervisor and make a motion. And do you agree and do you second it? Whatever. It's not real. You need to learn that. And you would learn it if you knew anything about the Water Management District. As far as the swales go, yeah, there's problems with them. And as far as the drainage goes, we are pumped up for life in perpetuity for from South Florida water. That was part of our original agreement and it still stands in effect. You're talking about spending thousands of dollars on things that are done for you. And there are times during the year that you just can't do those things. The weather does not permit. Now, perhaps when everything's dry, you can enforce that. Cleaning your swales out. I get mine cleaned out. But I can do it, and I can pay somebody to do it. There are a lot of people that may be having a little of a bit of a hard time. Maybe it's been overgrown for a long time. But you're trying to blame everything on pass boards, like you're the only one that knows anything about it. You know squat. I think that I ask that you

(Rebekah Urbina) just simply remain respectful and you. Can you please remain respectful? Continue your time, but please remain respectful.

(Speaker F) Well, you know what? You blamed Ruben for everything. I mean, how is that being respectful?

(Speaker D) You.

(Speaker F) You're doing the bidding for your own good. You don't live here. What do you care if the roads

(Speaker E) are paved or not? What do you care if the roads are paved or not?

(Speaker F) I mean, this is a business thing. I understand it, but this is not really. Oh, I'm going to go in there and I want to pay for a ranches and I'm going to do this and I'm going to do that and it's unfortunate that we're all wasting our time with this meeting.

(Rebekah Urbina) Your time is up. Thank you.

(Speaker F) Okay, but we are wasting time with the.

(Rebekah Urbina) Thank you. Your time is up.

(Speaker E) I don't know if I do that.

(Speaker M) Hi, Cecilia Cochran. I have two properties on Rustic Road. I just have a couple of questions about the paving. A Didn't we vote this down? Didn't we vote this down? 70% and also if we are going to go under Wellington district eventually is it worthy of us having them do that in the future? Just a question. Just throwing out there and also. And then paying for it. I know it would go on our taxes but we also looked into possible crushed asphalt or another type of material that may millings that may cut down on dust and cost of paving. I'm just curious and how do we get into a discussion about this or how do I hear more about it? I just want info.

(Rebekah Urbina) Thank you. Thank you. Charlie, do you want to give a 30 second background on how we came down to a Norris Road only pilot paving program?

(Speaker I) Well the once upon a time in a land far away we had a committee that was called the roads Committee and I was on it. I think Becky was on it. I think you might have been on it. There was a few other people who were participating and it wasn't. It was open to anybody that want and so that committee was basically all volunteers. And so we looked at all the different treatment for the roads from at the high end paving and there was bridal paths and that. I mean that was at kind of the top end all the way down to. To basically just leaving them like they were. And ultimately they were put to a vote in the neighborhood and 80% of the people were against paving. So then it became working within the existing infrastructure so we could put something down on the road. There was. There's like a. A slurry that you could put on it that was like a. A mixture of asphalt and you just kind of spread it because the, the roads themselves are quite hard packed and you don't you know, you don't need to do so. You know one of the misleading things was when Willington originally had their engineer look at it they came back with a huge number. I mean it was a huge number but that implied that we had to scrape and then put different layers

of material and so on. We don't have to do any of that any whatever we put down can go directly on top. And, and, and so we, but we haven't moved forward because there just there really wasn't a lot of interest broadly in the community and doing more than what we have right now.

(Speaker M) Question on that. Are the residents of Norris Road paying for that? Who's paying for that?

(Speaker I) Well the, the, the Norris Road became a different issue and they, they kind of pulled out of so the, the, the overall conclusion was we're going to not going to do anything. Okay then with Norris Road because of the idea of creating that venue in the quote Castle area there. The idea was could he pave that road then that was separate from all the other residents. It was his paving. Of course you know getting contributions from anybody else although he has the, the largest piece of frontage on that road and that's currently where it stands was it was a proof that he could go ahead and, and pave that one piece that was approved.

(Rebekah Urbina) So let me just make some clarifications there and thank you. Your time is up. We're going to make some comments on that. So for a couple of clarifications the paving or the road committee was open and that that committee was open just a discovery committee. It wasn't for, it wasn't against. It was whoever wanted to do the work to find out what our options are or were as landowners. The vote went out with misinformation with an basically an open ended checkbook and I even who I want paved roads I voted against it as well. So it we got some examples from the village of Wellington where certain communities such as Saddle Trail had a situation that was very similar. The vast majority of one part of the community wanted the road to be paved and the other portion didn't. And so they moved forward and that's what they did. They. And if you go to Saddle Trail now you'll see the east and the west sides of the road or the north and south and south, north and the south sides of the road. You'll see that one side is paved and one side is not. And, and that was it. And, and so we, we talked with Wellington about that. We talked with that as a committee and it was approved that we can move forward with the scope to see what would it cost

for Norris Road. Do we want to have anybody else from the roads previous roads committee? Aldo, do you want to speak for a moment about the Norris Road project?

(Speaker E) Thank you.

(Speaker A) Thank you.

(Speaker K) I think it was two meetings ago there was, there was a ballot for paving the whole Community. The ballot came out when nobody knew it was \$6 million and \$12 million. The \$12 million I questioned because that was never discussed because Wellington, when they gave their proposal, they gave a proposal about \$6 million.

(Speaker I) Their original proposal. Sorry, just to interrupt was the engineer basically went to the book on the shelf and pulled it and said, paving a road, this is what it costs. Which did not reflect the actual circumstances of the road.

(Speaker K) So, so, so the last time that one thing came out here, they did their proposal. It came out to about \$6 million. Mauricio and I worked on different pricing, different pricing and we came up with about \$4 million that paid the whole community. You have four and a half miles of road, 900 something thousand dollars per mile. So when everybody voted, a lot of people voted no because of the \$12 million you got. You have an open checkbook that should have never gone forward.

(Speaker I) Right.

(Speaker K) Then we came up with a pilot project on Norris Road and there was \$10,000 that was allocated for Eric's company to give us surveys and everything else so we can get pricing and then bring it back to the Norris Road homeowners and see if they want to move forward with the project. So that was where the, the pilot project came from. So now, correct. Eric is, is getting his, his surveys and everything else. And then once he, he has everything for us, then, then we bring it out to bid and then go to Norris Road and they have a vote.

(Rebekah Urbina) So, so everything will be laid out prior to the co. Like we haven't gotten that far yet.

(Speaker H) Right.

(Rebekah Urbina) We're still in the scope section with, with the engineer at this point. I, I do want to bring up one other rent item, which is the grants. I did spend about an hour with South Florida Water Management District on the phone and the, the direct contact. That was a very informative meeting. I was added to emergency preparation calls so that in the event of, of a storm coming that I would automatically be added so that I can directly speak with our emergency contact. I do have that emergency contact now. Who is then in contact with the district water managers that, that handle specific concerns for our pump, our canals, et cetera. Prior to storm. I thought that was fantastic. She walked me through the different websites that are available to the public to see how the water is flowing, what, what the headwater is, how the pumps are functioning. We asked them during the last storm when we had all that water. We, we used the, the, the ticket system where many people sent in pictures of water on their property to provide a sense of urgency and they work together to, to lower what they needed to. But that's where we learned out that the weir, the flash riser is not marked properly so that they don't know the exact amount. Like, like was said earlier, it could be higher, low, or they, they could open it more or less. But it's very important because we don't know, we don't know what's, what's being drained. So that's really super important. But during that call also she added me to. I don't know what it stands for. Lms. It has to do with grants for the South Florida Water Management District. So I just wanted to read to you a quick post that I, I made about the information she gave to me. And if anybody feels it in their heart to participate in something like this, it is an option. There's a lot of money out there. We just have to know how to get it. And it's all for the betterment of our district and drainage. So there are FEMA grant opportunities. And then during that call with South Florida Water Management District, I learned that FEMA's flood mitigation assistance call, called FMA and building resistant infrastructure in communities with the acronym BRIC, they grant programs and they currently have a notice of interest, period, open right now. And these are potential funding sources that can help improve our canals, our culverts, our

control, our control structures and our overall drainage system. In order to be eligible for these projects, they must be listed on the Palm Beach County Local Mitigation Strategy. That's what LMS is for. Project priority list. And to get on that priority list, the process requires significant research and documentation. I, I was asking if anybody would simply like to volunteer to be a part of that. But any decision to form a, a committee to, to search out grants and I don't know, Andrew, do the, can you guys speak to that.

(Speaker A) Specifically? I do a little bit of research for this county, but I'm sure it's the same procedure. I think I talked to our engineer who said, and the accountant, Patty, and she said they're so strange. They come with the grant money, but she's done these in the past. So as I received more information.

(Rebekah Urbina) Thank you, thank you for that. And so if you are talking to your neighbors and anybody has experience with grant writing or project management wants to be involved in that. I mean, let us know. We can connect you maybe with. Aldo did volunteer. Thank you, Aldo. I forgot about that. But right now I, I would, I would like to hear anybody else's comments about the Grants or money that we can. Free money we can find. Any comments?

(Speaker J) I emailed staff. There were trail grants. Part of Pine Tree has the water district, roads, and also the trails. There is a private trail system. Even though it wears Wellington signs, I believe it actually belongs to Rustic Branch or belongs to Pine Tree Water Control District. It is also used as their access for the canal cleanouts. I've had email staff. I don't know that the email still there. I think I emailed staff and Carrie. There are open grants from the US Department who are building and rehabbing trail systems. And it is not. It says as long as you're a nonprofit.

(Speaker E) We're a nonprofit.

(Speaker J) You know, I will dig that email back up and I will resend it to the board as it exists today. But absolutely. I know that the trail on the north side could use significant rehabilitation with the footing after the past couple of seconds.

(Speaker E) Seasons.

(Rebekah Urbina) Thank you. Thank you, Jenny. So I would actually. Charlie, would you make a move to that? We create a. A grant committee for the interested people here in our district to maybe work with the management company to discover what grants are available. Money is available for us.

(Speaker I) Yeah. I move that we form a voluntary committee to work with, I guess, GSM to explore grants that are available for improving the trail systems.

(Rebekah Urbina) I second that. All in favor? I. I. Aye. Motion passes. Okay, one second here. We're almost out of time. And we are almost done. Okay, so now that we've discussed that, any other public comment cards awaiting Mauricio

(Speaker A) and one car for this Wallace.

(Speaker F) The trails in the park is. Chris Wallace. Are Wellington's. We've been taking care of them, but they are Wellington's responsibility. Cecilia, I just would like you to know that when we join Wellington.

(Rebekah Urbina) Chris, The. The meeting. The public speaking moments are to address the.

(Speaker F) The board when we join Wellington. At some point, if the neighborhood wants the roads paved, we would be entitled to Wellington getting grant money for us to do this. They would also make sure that the roads are done equally on every road. I've had some people look into the reports that Mr. Desorno. Sorry, Desorvo brought to us couple of months back. And I believe I heard that the engineer he had was related in some way. I don't know that as a fact, but I've heard that. Oh, please do. I figured with the. With the amount of work that would have to be done. We have about six miles of road. The project to do it properly would be more like \$20 million, maybe 18 if I'm a little bit high. But I know that Wellington would be able to get grant money for us if we did it. They would also absorb some of the costs and repairs for the road instead of it being just the homeowners, whether it's the whole road or just Norris road. And I really don't think you should sign anything yet because this meeting is really not a legal meeting.

(Rebekah Urbina) Are you done?

(Speaker F) Yes.

(Rebekah Urbina) Okay, thank you.

(Speaker F) Oh, one more thing. Is anybody taking into consideration the horses and how they would react on this paved road and do you think that that's going to help with keeping speeds down? It's not. People are going to fly on that road. They're going too fast now. But putting in a paved road, whether it's just Norris or the whole thing, is going to just invite speeders.

(Rebekah Urbina) Thank you. Thank you.

(Speaker E) We have about four horses that come out, come out of their barns, get out of their schools, break out of the polar fields and then run down the road. We try to catch them. We try to help everybody. It's just not a right thing for an equestrian community.

(Rebekah Urbina) Thank you. Thank you, Chris. Are there any other public comments, Andrew? Yes, yes, please. It's. It's the resolution I forgot to get to.

(Speaker D) Yeah.

(Speaker A) So you will build to. The first one is the agreement traditional management services the customary form and lays out the termity agreement. The proposals listed at the back has all of our insurance information, scope of services, Administration. Following that we have. I don't have the resolution numbers because I'm not sure what resolutions have been passed like this fiscal year. But we have the first resolution which was approved the district management company followed by second resolution. Which was appoint the officers of the board so I can go through those and list them Generally we appoint our CFO as a treasurer. Darren Mossing, who's the principal of the company is also the treasurer. Share attendees is the assistant to Natty. She also served as the president. Paul Winkle John, who was on the call secretary. Myself, I would serve as the deputy secretary. Board members will be Rebecca Vena president Charles Brown as deputy secretary and Ruben Barzano as deputy secretary. I believe you all wanted to put someone else on. On the board as treasurer as well.

(Rebekah Urbina) No, I. I misspoke.

(Speaker A) Okay.

(Rebekah Urbina) Yeah.

(Speaker A) So that, that's the, that's the second resolution. Again, these resolutions can be approved in substantial final form subject to any district attorney approval. The next resolution that we have here is a resolution which would establish a local bank account. We select the Truist bank which is what I see a region works with. We have regions kind of a number of other banks that can be used. It's up to the board. We can keep that blank for now. And I'd like to do this.

(Rebekah Urbina) That's the third one you're speaking of. What is it called?

(Speaker L) The Banking Board of Supervisors of the Pine Tree Water Control District directing governmental Management services, South Florida to establish a local bank account at. I'll leave the bank blank for now for the district and appoint the district manager, secretary and treasurer and deputy treasurer as signers on the account. Authorizing closure of other checking accounts and providing an effective date.

(Rebekah Urbina) Okay. Charlie, would you make a move to approve the district management company resolution 1, 2, and 3, subject to the district attorney approval?

(Speaker I) Yeah. Resolve that. Resolutions 1, 2, and 3 are approved subject to legal review.

(Rebekah Urbina) Okay. And the names of the second ones?

(Speaker L) Yeah, the last two. One is Florida statutes require that we have a registered agent. So this redesignates the registered agent and sets a registered office. For now, I would be the registered agent, and the registered office would be my office for recordkeeping. That would be Governmental Management Services, South Florida, 5385 North Knob Hill Road, Sunrise, Florida, 33351. And then the very last resolution is a resolution of the board of supervisors of the Pine Tree Water Control District redesignated the primary administrative office and principal headquarters of the district, redesignating the

location of the local district records office and providing an effective date again. That's the same location. It would be 5385 North Knob Hill Road, Sunrise, Florida. The principal headquarters for the purpose of establishing proper venue was be. Palm Beach County, Florida.

(Rebekah Urbina) Okay, I. I. Charlie, do you move to establish the last two resolutions that have been presented by GMS?

(Speaker I) Yeah, I moved.

(Rebekah Urbina) Subject to district attorney approval.

(Speaker I) I moved to establish to. To approve the last two resolutions from gsm.

(Rebekah Urbina) GMS.

(Speaker I) GMS. Subject to approval by our attorney.

(Speaker E) Okay.

(Rebekah Urbina) I second the motion on all accounts. All in favor?

(Speaker I) Aye.

(Rebekah Urbina) Aye. The motion is passed. And is there a motion to adjourn?

(Speaker I) Absolutely. I move that the meeting close.

(Rebekah Urbina) I second the motion.

(Speaker I) All in favor?

(Speaker E) I. I.

(Rebekah Urbina) The motion passes. The meeting's adjourned. Thank you, guys.

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PINE TREE WATER CONTROL DISTRICT APPROVING AN AGREEMENT WITH GOVERNMENTAL MANAGEMENT SERVICES – SOUTH FLORIDA, LLC, THEREBY APPOINTING A MANAGER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Pine Tree Water Control District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 298, Florida Statutes, being situated entirely within Palm Beach County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) must employ and fix compensation of a District Manager; and

WHEREAS, the Board desires to appoint and fix the compensation of the District Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PINE TREE WATER CONTROL DISTRICT:

Section 1. The Agreement attached hereto as **Exhibit A** is approved, pursuant to which Governmental Management Services – South Florida, LLC, shall serve as District Manager of the District.

Section 2. This Resolution shall become effective at 12:01 a.m. on July 31, 2026.

PASSED AND ADOPTED THIS 30th DAY OF JULY 2026.

ATTEST:

**PINE TREE WATER CONTROL
DISTRICT**

Signed by:

828FFA082586420...
Secretary/Deputy Secretary

Signed by:

844D6069534B42B...
President
Board of Supervisors

Exhibit A: District Management Agreement

EXHIBIT A
District Management Agreement

AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Agreement for District Management Services (“**Agreement**”) is entered into as of July 30th, 2026 (“**Execution Date**”) and shall be effective as of 12:01 a.m. on July 31st, 2026 (“**Effective Date**”), by and between:

PINE TREE WATER CONTROL DISTRICT, an independent special district and local unit of special-purpose government created by special act of the Florida Legislature and existing pursuant to Chapter 298, *Florida Statutes*, and its charter as codified at Chapter 2009-270, *Laws of Florida*, being situated in Palm Beach County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("District"); and

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC, a Florida limited liability company, with a mailing address of 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("Manager" or "GMS-SF," together with District, "Parties")

RECITALS

WHEREAS, the District is an independent special district and local unit of special-purpose government created by special act of the Florida Legislature, whose charter is codified at Chapter 2009-270, *Laws of Florida*, and which exists and operates pursuant to Chapters 298 and 189, *Florida Statutes*, for the purpose of reclaiming, draining, and protecting the lands within the District from the effects of water by means of the construction, operation, and maintenance of canals, ditches, levees, dikes, pumping plants, water control structures, and other drainage and water control works and improvements, and, as authorized by its charter, the construction, improvement, paving, and maintenance of roadways and roads necessary and convenient to the exercise of the District’s powers; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto (“**Services**” or “**District Management Services**”) and Manager has agreed to provide such Services; and

WHEREAS, the District and Manager warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

C. The initial term of this Agreement commences on the Effective Date, and continues until September 30, 2026, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager or Manager's breach of this Agreement, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement.

B. The Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, or intentionally wrongful acts or omissions of the Manager in connection with the performance of this Agreement. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon 60 days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. If to District: Pine Tree Water Control District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: President, Rebekah Urbina
RUrbina@ptwcd.org

With a copy to: Pine Tree Water Control District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Counsel

B. If to Manager: Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager, Andrew Gill
AGill@gmssf.com

With copies to: Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road

Sunrise, Florida 33351
Attn: President, Darrin Mossing
DMossing@gmstnn.com

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmssf.com

Governmental Management Services-South Florida, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Palm Beach County, Florida.

SECTION 10. E-VERIFY REQUIREMENTS. The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. MUNICIPAL ADVISOR STATEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

SECTION 14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable) *	\$1,000,000
<i>Bodily Injury and Property Damage</i>	
<i>Covering owned, non-owned, and hired</i>	
<i>vehicles</i>	

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Andrew Gill** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 721-8681, INFO@GMSSE.COM WITH A COPY TO AGILL@GMSSE.COM, 5385 N. NOB HILL ROAD, SUNRISE, FLORIDA 33351.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such

counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. If applicable, the Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 22. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Manager acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Manager acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Manager acknowledges that the District may terminate this Agreement if the Manager is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Manager certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Manager shall immediately notify the District. By entering into this Agreement, Manager agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Manager certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Manager agrees to execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

Attest:

PINE TREE WATER CONTROL DISTRICT

Signed by:
Charles Brown
828FFA082596420...
Secretary / Deputy Secretary
Board Of Supervisors

Charles Brown
Print Name

Signed by:
By: Rebekah Urbina
844D6069534B42B...

Print: Rebekah Urbina

Its: President

President,
Board of Supervisors

GOVERNMENTAL MANAGEMENT
SERVICES-SOUTH FLORIDA, LLC

Shannon Rinkus
Witness

Shannon Rinkus
Print Name of Witness

By: [Signature]

Print: Patti Powers

Its: Vice President

- Exhibit A: Scope of Services
- Exhibit B: Schedule of Fees
- Exhibit C: Certificate of Insurance
- Exhibit D: Anti-Human Trafficking Affidavit
- Exhibit E: District Management Services Proposal

EXHIBIT A
SCOPE OF SERVICES

**GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING
SERVICES**

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.
- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain the “Record of Proceedings” for the District in accordance with Section 298.15, Florida Statutes, including meeting minutes, agreements, resolutions, proceedings, certificates, and other records required by law or contract, and provide access to such records as necessary for proper District function or compliance with Florida’s public records laws.
- The Manager will serve as the Custodian of Public Records for the District and fulfill the duties imposed upon the District by Florida Statutes, Chapter 119.

District Operations

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District’s public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.

- The Manager will recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - Provide the regular meeting schedule of the Board to County.
 - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - Transmit Public Facilities Report and related updates to appropriate agencies.
 - Prepare and file annual public depositor report.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.
- The Manager will prepare reports as appropriate under applicable law and accounting standards. The Manager will track the District's general fund and capital fund activities and provide monthly and annual financial statements (including budget-to-actual summary).
- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.
- The Manager will oversee District's capital and general fund accounts.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and

workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.

- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.
- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

Field Operations Management

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, the Field Operations Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in **Exhibit B**.
- Create and maintain a fluid monthly report or action item list and present this report at all regularly scheduled Board of Supervisors Meetings.
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subs.
- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance.
- Correspond and communicate with the Board of Supervisors and District Staff to respond to the various needs of the District and Community.
- Provide regular reports to the Board regarding the status of pending and completed activities and operations affecting the District and the Property.

Field Maintenance Services

- Not Applicable

FINANCIAL SERVICES

Assessments & Revenue Collection

- The Manager will develop and administer the annual assessment roll for the District.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will issue estoppel letters as needed for property transfers.

CHAPTER 298 WATER CONTROL DISTRICT SERVICES

Landowners' Meeting and Election of Supervisors

- The Manager will administer the annual landowners' meeting and election of Supervisors in accordance with Sections 298.11 and 298.12, Florida Statutes, including publication of notice, preparation and distribution of proxy forms and instructions, administration of voting on the basis of acreage owned, tabulation and certification of results, and preparation of the record of the election. The Manager will advise the Board of the charter requirement that at least one member of the Board of Supervisors be a legal resident of Rustic Ranches.
- The Manager will assist the Board in organizing following each election or appointment, including the election of a President of the Board and a Secretary in accordance with Section 298.14, Florida Statutes, and will prepare the annual report to landowners required by that section.

Water Control Plan and Regulatory Coordination

- The Manager will maintain and administer the District's water control plan and, at the direction of the Board and in coordination with the District Engineer, administer amendments to the plan in accordance with Sections 298.225 and 298.301, Florida Statutes, including preparation and publication of required notices, coordination of objections and hearings, and recording of the Board's action.
- The Manager will coordinate with the South Florida Water Management District on permitting, permit compliance, reporting, and other regulatory matters affecting the District's works, and will advise the Board of applicable requirements under Chapter 373, Florida Statutes. The Manager will file copies of the District's Record of Proceedings with the South Florida Water Management District upon request, as contemplated by Section 298.15, Florida Statutes.

Assessment Methodology and Collection

- The Manager will administer the District's non-ad valorem assessments and maintenance taxes in accordance with Sections 298.305, 298.349, 298.353, and 298.54, Florida Statutes,

apportioned on the basis of the land classification and benefit methodology adopted by the Board.

- The Manager will administer certification of the assessment roll to the Palm Beach County Tax Collector and Property Appraiser and will administer direct billing and collection for parcels not collected on the tax roll, in accordance with Sections 298.36, 298.365, and 298.366, Florida Statutes. The Manager will assist the Board in the enforcement of delinquent assessments in accordance with Section 298.345, Florida Statutes, and will advise the Board regarding readjustment of assessments under Section 298.77, Florida Statutes, when circumstances warrant.

Roadway Administration

- To the extent the District exercises the authority granted by its charter to construct, improve, pave, and maintain roadways and roads, the Manager will administer the District's roadway maintenance activities, including contract administration, coordination with Palm Beach County and adjacent municipalities, and administration of any interlocal agreement providing for roadway maintenance or the funding thereof.

Website and Registered Agent Filings

- The Manager will establish and maintain the District's official website and post all information required by Section 189.069, Florida Statutes, including the District's charter, budget, audit, meeting schedule, agendas, assessment and fee schedules, code of ethics, and governing body contact information.
- The Manager will file the name and location of the District's Registered Agent and Registered Office with Palm Beach County and the Florida Department of Commerce in accordance with Section 189.014, Florida Statutes.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

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EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. DISTRICT MANAGEMENT SERVICES:

Services Description	Fiscal Year 2026 GMS Fees **	Fiscal Year 2027 GMS Fees ***
Management, Administrative, and Accounting Services - Annual Fee paid in equal monthly payments (plus reimbursable expenses) - Our Agreement contemplates up to Five (5) meetings annually	\$15,000	\$15,000
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector) - One-time Annual Fee charged when the annual assessment is certified.	\$2,000	\$2,000
Information Technology Fees& Annual Website Maintenance - Annual Fee paid in equal monthly payments (Does not include the cost of creating an ADA-compliant website, if applicable. If needed, the external website vendor charges a one-time \$2,500 fee.)	\$1,800	\$1,800
Field Operations Management - Annual Fee paid in equal monthly payments - Monthly On-Site Inspections Vendor Coordination - One (1) Visit per Month	\$15,000	\$15,000
Annual GMS Fees (Prorated As Appropriate)	\$33,800	\$33,800

2. OTHER FEES SCHEDULE:

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Digitize, Organize, and Inventory District Paper Records One-time fee to inventory and create permanent electronic district records. Four (4) Boxes have been delivered to the District from a former vendor.	One Time \$500 Per Box Fee
Other Services - New Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance w/ Petition - Prepaid Estoppel Letter – One Lot - Prepaid Estoppel Letter – Multiple Lots	\$17,500 \$20,000 \$3,500 \$100 \$250
Financial Records Conversion Fee: One-time fee to recreate historical Accounting and Administrative Record Needs For The Transition. Will Include Required coordination to complete the Fiscal Year 2025 Audit.	One Time \$3,500 Fee
Extended or Extra Board Meetings: - Our agreement includes five (5) meetings in the management fee. - Extra meetings are available at a \$2,000 fee per meeting. - Any meeting duration exceeding the noted 3-hour duration may be charged a meeting overage fee.	\$2,000 / Mtg. \$250.00 / Hour

Item	Cost
Additional Services: All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District.	To Be Negotiated
Standard Hourly Rates: - The Hourly rate for the District Manager is \$175/Hour. - The Hourly rate for the District Accountant is \$125/Hour. - The Hourly rate for the Field Supervisor is \$100/Hour. - The Hourly rate for the District Administrative Assistant is \$80/Hour.	As Defined
Out-of-Pocket Reimbursable Expenses Reimbursable expenses to be itemized on invoicing each month.	At GMS Standard Rate or Costs
Public Records Requests: Public Records request will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS-SF by the District at the same rate.	As Defined
** For Fiscal Year 2026, with dates effective from the Effective Date through September 30th, 2026. Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date. *** For Fiscal Year 2027, with dates effective from October 1st, 2026 to September 30th, 2027	
Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.	

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT C

CERTIFICATE OF INSURANCE

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 07/14/2026																																																																																																																																														
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																																																																																																																																																		
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220			CONTACT NAME: PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): E-MAIL: vicky@zelenrisk.com ADDRESS:																																																																																																																																															
INSURED Governmental Management Services-South Florida, LLC 1001 Bradford Way Kingston TN 37763			INSURER(S) AFFORDING COVERAGE		NAIC #																																																																																																																																													
			INSURER A : Northfield Insurance Company		27987																																																																																																																																													
			INSURER B : Travelers Property Casualty Co		25674																																																																																																																																													
			INSURER C : The Princeton Excess and Surplus Lines Ins Co		10786																																																																																																																																													
			INSURER D : Hartford Fire Insurance Company		19682																																																																																																																																													
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ACORD 25 (2016/03)

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CERTIFICATE OF INSURANCE

ISSUE DATE: July 14, 2026

Producer Edie Williams EDIE WILLIAMS STATE FARM AGENCY 330 A1A N Ste 324 Ponte Vedra Beach, FL 32082-1826 Producer Code #: 596720 Producer Fax #: (904) 425-4049		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE, TERMS, EXCLUSIONS AND CONDITIONS AFFORDED BY THE POLICIES BELOW.	
		INSURER AFFORDING COVERAGE	
Named Insured GOVERNMENTAL MANAGEMENT SERVICES- SOUTH FLORIDA, LLC 5385 North Nob Hill Road Sunrise, FL 33351		State Farm Fire and Casualty Company BLOOMINGTON, IL	
COVERAGES THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICY(IES) DESCRIBED HEREIN IS SUBJECT TO ALL THE COVERAGE, TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			
POLICY NUMBER		POLICY EFFECTIVE DATE	
PS0000003414117		April 5, 2026	
		POLICY EXPIRATION DATE	
		April 5, 2027	
TYPE OF INSURANCE		LIMIT OF LIABILITY	
Miscellaneous Errors and Omissions Liability Insurance Policy		\$3,000,000 - Limit of Liability Each Wrongful Act \$3,000,000 - Total Limit of Liability	
CERTIFICATE HOLDER PINE TREE WATER CONTROL DISTRICT 5385 N. Nob Hill Road Sunrise, FL 33351		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.	
		 AUTHORIZED REPRESENTATIVE	

EXHIBIT D **ANTI-HUMAN TRAFFICKING AFFIDAVIT**

Anti-Human Trafficking Affidavit

I, Kelly Adams, as Director of HR, on behalf of Governmental Management Services-South Florida LLC. (the "Manager"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.
2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Manager does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: June 18, 2026.
FURTHER AFFIANT SAYETH NAUGHT.

Manager:
GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA LLC.



By: Kelly Adams
Name: Kelly Adams
Title: Director of Human Resources

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Amanda Jones, as manager, of Governmental Management Services-South Florida LLC., who is personally known to me or who produced _____ as identification this 18 day of June, 2026.

Amanda Jones
Notary Public

(Notary Seal)

EXHIBIT E
DISTRICT MANAGEMENT SERVICES PROPOSAL

[31 Pages To Follow]



Governmental Management Services

Serving Florida's Communities

July 29th, 2026

Rebekah Urbina, President
Pine Tree Water Control District
PO Box 2811
Clewiston, Florida 33440

Via email to rurbina@ptwcd.org

RE: Proposal for District Management Services

Dear Ms. Urbina,

Governmental Management Services-South Florida L.L.C. ("GMS") is pleased to provide for your review our revised Proposal associated with providing District Management Services to the Pine Tree Water Control District ("PTWCD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 300+ CDDs and Special Districts in 27 counties across the State of Florida.
- ❖ We currently manage the Valencia Water Control District in Orange County, Florida, and GMS staff have historically been involved in the management of other Water Control Districts such as Sunshine Water Control District and Pine Tree Water Control District (Broward), etc.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients, with full compliance with Chapter 298, Florida Statutes, including:
 - ❖ Direct coordination with the South Florida Water Management District on permitting and water control;
 - ❖ Assessment administration built around land classification methodologies;
 - ❖ Field oversight tailored to PTWCD's water control infrastructure (e.g.. canals, water control structures, and drainage/irrigation systems).
- ❖ We also respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.
- ❖ GMS is prepared to begin services immediately once all documents have been received by GMS and approvals have been secured.

We appreciate the opportunity to submit our proposal. Should you require any additional information, please do not hesitate to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

JACKSONVILLE

1200 Riverplace Blvd
Suite 705
Jacksonville, FL 32207
(904) 940-5850

ST. AUGUSTINE

475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

www.govmgtsvc.com

Proposal For District Management Services Prepared For The Pine Tree Water Control District:



GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC



DISTRICT
MANAGEMENT
SERVICES

www.govmgtsvc.com

Revised Proposal
Submitted
July 29th, 2026

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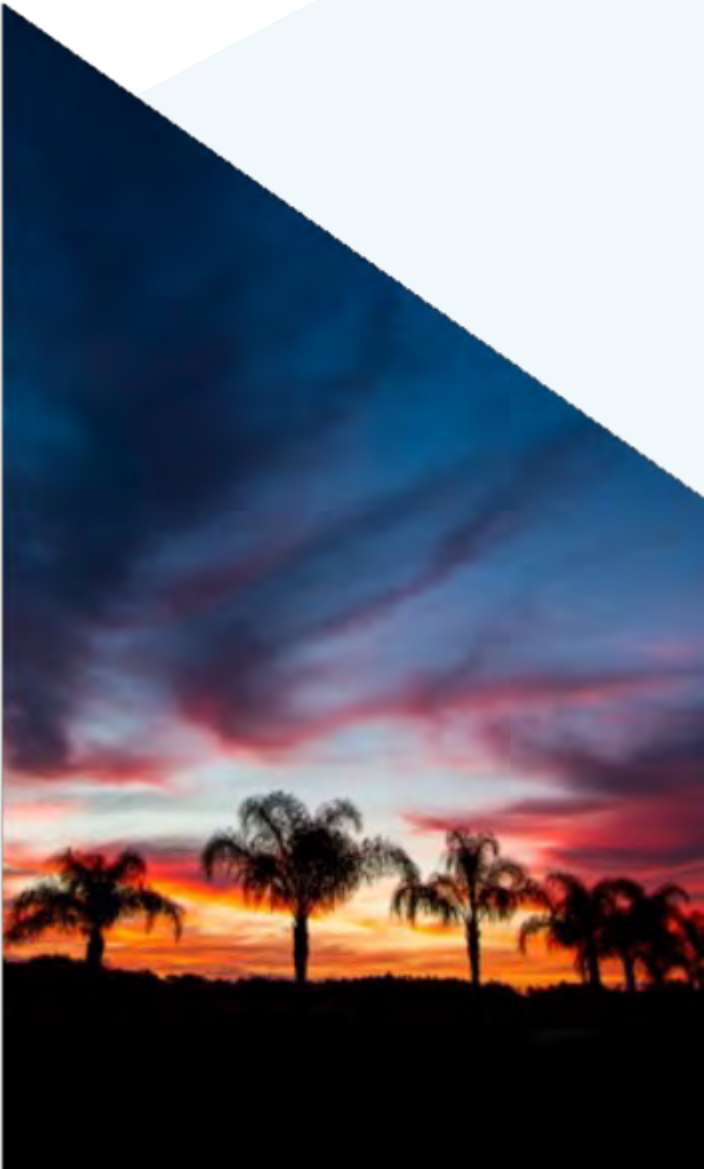
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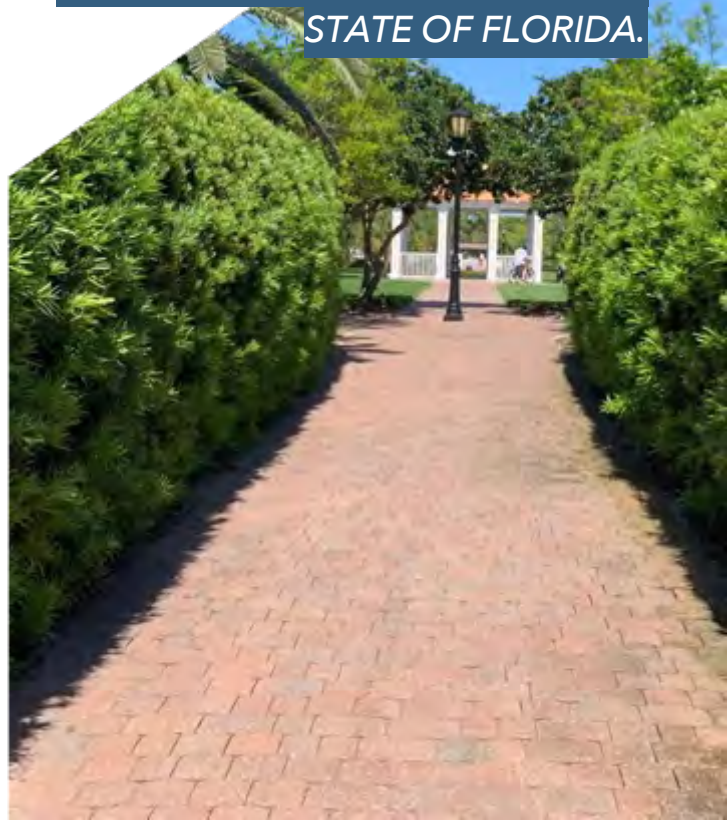
COMPANY INFORMATION

Governmental Management Services

("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by the geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective, and comprehensive management services possible. GMS currently manages over 300 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well-known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 300 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 350 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers, all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 300 Community Development Districts in 27 counties across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(863)-225-1186

GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard, Suite 705
Jacksonville, FL 32207

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida



GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING

PRESIDENT

KEITH NELSON

CHIEF OPERATING
OFFICER

HUMAN RESOURCES ♦ RECRUITING ♦ TRAINING
COMPLIANCE ♦ CORPORATE FINANCE

RIVERSIDE (NF)

ALISON MOSSING
VICE PRESIDENT

SOUTH FLORIDA

PATTI POWERS
VICE PRESIDENT

CENTRAL FLORIDA

GEORGE FLINT
VICE PRESIDENT

NORTH FLORIDA

JIM OLIVER
MANAGING PARTNER

TAMPA

JASON GREENWOOD
MANAGING PARTNER

FIELD OPERATIONS

- RICARD GRAY
- CHRISTIAN DELLINGER
- JEFF JOHNSON
- JAMES SCHIESZER

AMENITIES

- TIMI WRIGHT
- NATALIE CLEM
- MARIA CRANFORD
- ROBERT ALBA
- FREDDIE OCA
- KAYLA RINKER
- & 18 OTHERS

ACCOUNTING

- PATTI POWERS, VP
- TIZIANA CESSNA
- SHANNON RINKUS
- ASHLEY COOPER
- NIKI MARINO
- JENNIFER WASSERMAN, CPA

DISTRICT MANAGEMENT

- PAUL WINKELJOHN
- JULIANNA DUQUE
- ANDREW GILL
- PATRICK BURGESS
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ACCOUNTING

- KATIE COSTA, DIRECTOR
- TERESA VISCARRA
- INDIRA ARAUJO
- LISA CRUZ
- NANCY SOLER
- ZUNYI YAN
- CAROL WRIGHT
- SHEIK NEEROO
- & 6 OTHERS

DISTRICT MANAGEMENT

- JILL BURNS, MANAGING PARTNER
- JASON SHOWE
- TRICIA ADAMS
- JEREMY LEBRIN
- ROB SZOZDA
- CHRISTINE WELLS
- KATIE O'ROURKE

ACCOUNTING

- OKSANA KUZMUK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO
- SAVANNAH SZOZDA

DISTRICT MANAGEMENT

- MATTHEW BIAGETTI
- CORBIN DENAGY
- MARILEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ACCOUNTING

- SHARYN HENNING, CPA
- HANNAH HENRY
- LEAH POPELKA
- SAVANNAH SZOZDA
- ALEXANDRA WOLFE, CPA

DISTRICT MANAGEMENT

- JASON GREENWOOD
- AMANDA FERGUSON
- RICHARD McGRATH
- BRIAN YOUNG

MAINTENANCE

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSNA & 13 OTHERS

LIFEGUARDS & POOL ATTENDANTS

- 30 - 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

ASSESSMENT ADMINISTRATION

- RICHARD HANS, VP
- DARRIN MOSSING JR
- DANIEL HARVEY

ADMINISTRATION

- JENNIFER McCONNELL
- LATOYA FLOWERS
- ELLEN ACOSTA
- REGINE LUCAS
- & 3 OTHERS

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING JR.
- MICHAEL CORTESE

ADMINISTRATION

- STACE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 8 OTHERS

ASSESSMENT ADMINISTRATION

- SHERYL FULKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION

- COURTNEY HOGGE
- LISA PELKEY
- SARAH SWEETING
- KATELYN BEACH

ASSESSMENT ADMINISTRATION

- MICHAEL CORTESE
- BRADFORD NELSON

ADMINISTRATION

- NICOLE VIVERTO
- REBECCA SANTOS
- SAVANNAH SZOZDA

FIELD OPERATIONS

- PAT SZOZDA
- PATRICK BURGESS
- JASON GITEL
- JULIO PADILLA

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- ALAN SCHEERER
- MARSHALL TINDAL
- JARETT WRIGHT
- ROB SZOZDA
- & 4 OTHERS

AMENITIES

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PENAGOS
- & 11 OTHERS

FIELD OPERATIONS

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES

- KELLY MULLINS
- DANIELLE DEMARCO
- RYAN WILSON
- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- CLAYTON SMITH
- MICK SHEPPARD
- GARETT DUBOIS
- MATT AZRIEL

AMENITIES

- KAYLEE SANTANA
- DREAMA LONG
- MARANGELY HIRALDO
- & 14 OTHERS

MAINTENANCE

- GARETT DUBOIS
- STEVEN WENTZ
- JEFF BACHELOR
- & 3 OTHERS

MAINTENANCE

- ANGEL GUZMAN
- JULIO COLON
- ABNER DEJESUS
- JOSE SOTO
- & 3 OTHERS

INFORMATION TECHNOLOGY

- DAN BRADLEY



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

Your Proposed Pine Tree Water Management District GMS District Management Service Team

Trusted & Service Oriented



Darrin Mossing
President, District
Management



Paul Winkeljohn
District Management



Patti Powers
Partner,
District Accounting



Andrew Gill
District Management



Jason Gitel
Field Operations
Management



Rich Hans
Partner
District Assessment
Administration



Jennifer McConnell
District Administration



DISTRICT MANAGEMENT :
• PAUL WINKELJOHN • JULIANNA DUQUE • ANDREW GILL • PATRICK BURGESS • ANDRESSA PHILLIPS • BEN QUESADA • JESUS LORENZO

DISTRICT ACCOUNTING :
• PATTI POWERS, VP • TIZIANA CESSNA • SHANNON RINKUS • ASHLEY COOPER • NIKI MARINO • JENNIFER WASSERMAN, CPA

DISTRICT ACCT/PAYABLE :
• ALEXANDRA SALISBURY • NATASHA BROWNFIELD

DISTRICT ADMINISTRATION :
• JENNIFER MCCONNELL • LATOYA FLOWERS • REGINE LUCAS • ELLEN ACOSTA

ASSESSMENT ADMINISTRATION :
• RICHARD HANS • DANIEL HARVEY

DISTRICT WEBSITE ADMINISTRATION :
• APRIL DODSON • KAYLA RINKER

See Page 7
Of Our Proposal
For The Rest
Of The
GMS Organization

DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.





DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor’s degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 300 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

EDUCATION	EXPERIENCE
Ohio University, 1988, Bachelor of Science, Major: Accounting	37+ Years - President and Founder – GMS Organization - Corporate Operations & District Management



RICHARD HANS

DISTRICT MANAGER

& PARTNER

EDUCATION	EXPERIENCE
- Masters Degree, Virginia Tech University - Bachelors Degree, Rutgers University	24+ Years - District Management - Assessment Methodologies - Assessment Roll Administration

Mr. Hans is a partner in the GMS Organization and has been in the Community Development District industry since June 2000. Rich currently oversees the management and administrative departments, certification of annual assessment rolls, preparation of assessment methodologies, and management of individual Districts for the GMS-South Florida Division.



PAUL WINKELJOHN

DISTRICT MANAGER

Mr. Winkeljohn has been in government administration since 1990 and in the Community Development District industry since 2003. Paul currently provides district and municipal management to over 20 Districts and regional and local municipalities. He has extensive experience in Public Finance, Utility, Construction, and Emergency Management.

EDUCATION	EXPERIENCE
• Masters Degree, Public Administration	20+ Years • Government and District Management Administration • Public Finance • Assessment Roll Administration



ANDREW GILL

DISTRICT MANAGER

EDUCATION	EXPERIENCE
• Juris Doctorate, Howard University • Bachelor of Science, Duke University	• 5+ Years District Management • Budget • Assessment Methodologies

Mr. Gill joined the organization in June 2023. His experience includes providing management and assessment administration services to special districts throughout South Florida. Before joining GMS, Mr. Gill was a District Manager for 3 years in South Florida after working as an attorney in New York State, where he was admitted to practice law.

ACCOUNTING SERVICES

Patti Powers is Vice President and Partner of the GMS-South Florida Business. She started in the industry in 1995 has supported hundreds of discrete special district clients in her tenure. She oversees the entire GMS-South Florida financial services practice and supports all facets of the Community Development District business. She has a Bachelor's Degree in Accounting from the Statue University of New York.

EDUCATION

B.S. in Accounting,
Florida Atlantic University

EXPERIENCE

22 Years, CPA

- Accounting
- Financial Reporting

Sharyn Henning is a Certified Public Accountant with over 18 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Henning's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, and statutory and bond compliance. She has a Bachelor of Science Degree in Accounting from Florida Atlantic University. Ms. Henning currently serves as District Accountant to 20+ Community Development Districts in the state of Florida.

EDUCATION

Bachelor's Degree in
Accounting, State
University of New
York

EXPERIENCE

30+ Years

- Accounting
- Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances. Prepare accounts payable and present to Board of Supervisors for approval or ratification. Prepare annual budget for review and approval by the Board of Supervisors. Transmit proposed budget to local governing authorities 60 days prior to adoption. Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

ADMINISTRATIVE SERVICES

Jennifer McConnell and her team will prepare agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since joining the organization in 2005. Ms. McConnell has performed various functions in her 20+ years with GMS. Her education with the New York Institute of Finance has positioned her favorably to support 90+ CDD clients with fully compliant administrative services.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to the Board of Supervisors and staff seven days prior to the Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisor Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
 - Publish and circulate the annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
 - Transmit Registered Agent information to Florida Commerce and local governing authorities.
 - File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Richard Hans and Daniel Harvey perform our assessment administration services for the South Florida Division.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax-roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect pre-payment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, in which are recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the South Florida Division.



FIELD OPERATIONS MANAGEMENT SERVICES

GMS provides comprehensive operations/field management services to 130+ Districts throughout Florida. Our team members have significant industry experience and have deep customer service orientation. They routinely attend Boards of Supervisor meetings to ensure status reporting on key activities with the community. **Jason Gitel** would be the assigned Field Operations Manager assigned to this proposal.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater, and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Field Operations & Maintenance
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment requests, etc. during the construction phase
- We can also develop landscaping RFPs as requested



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients, as well as other CDD industry professionals, have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our GMS references:

Achal Aggarwal

Deputy Treasurer
Valencia Water Control District
5200 Vineland Road, Suite 200
Orlando, FL 32811
(407) 421-3148
aagarwal@parksquarehomes.com

Mauricio Pelaez

Chair
Palm Glades CDD
24364 SW 113th Avenue
Miami, FL 33032
(305) 970-2117
PelaezMG@gmail.com

Carolina Herrera

Developer, Vice President
of Land Acquisition
Lennar Southeast Division
730 NW 107th Avenue, 3rd Floor
Miami, FL 33172
(305) 485-2023
Carolina.Herrera@Lennar.com

Michael Luton

Chair
Portofino Shores CDD
5762 Sunberry Circle
Fort Pierce, FL 34951
(304) 544-7590
JMLuton@msn.com

Valerie Moss

Chair
River Place On The St. Lucie CDD
572 NE Canoe Park Circle
Port St. Lucie, FL 34983
(618) 771-0581
ValMoss2026@gmail.com

Michele Harris

Chair
Lakes By The Bay CDD
22521 SW 88th Path
Cutler Bay, FL 33190
(305) 608-1642
mrhulse61@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astoria	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		✓
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Bellaviva	Osceola	✓	✓	✓		
27	Belmont	Hillsborough	✓	✓	✓		✓
28	Bent Creek	St. Lucie	✓	✓	✓		
29	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
30	Bonita Village	Lee	✓	✓	✓		
31	Bonnet Creek	Orange	✓	✓	✓		✓
32	Botaniko	Broward	✓	✓	✓		
33	Bradbury	Polk	✓	✓	✓		✓
34	Brandy Creek	St. Johns	✓	✓	✓		
35	Bridgewalk	Osceola	✓	✓	✓		✓
36	Bridgewater	Polk	✓	✓	✓		✓
37	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
38	Campo Bello	Miami-Dade	✓	✓	✓		
39	Candler Hills East	Marion	✓	✓	✓		
40	Canopy	Leon	✓	✓	✓		✓
41	Capital Region	Leon	✓	✓	✓		
42	Captiva Erosion Prevention Distric	Lee	✓				
43	Central Lake	Lake	✓	✓	✓	✓	
44	Centre Lake	Miami-Dade	✓	✓	✓		✓
45	ChampionsGate	Osceola	✓	✓	✓		

CLIENT LISTING

www.govmgtsvc.com


GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
47	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		
48	Chapel Creek	Pasco	✓	✓	✓		✓
49	City of Coral Gables**	Miami-Dade	✓	✓			
50	Coastal Ridge	Duval	✓	✓	✓		
51	Coconut Cay	Miami-Dade	✓	✓	✓		✓
52	Cocoplum Lights	Miami-Dade	✓	✓			
53	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
54	Copper Creek	St. Lucie	✓	✓	✓		✓
55	Copper Oaks	Lee	✓	✓	✓		
56	Coquina Shores	Flagler	✓	✓	✓		
57	Coral Bay	Broward	✓	✓	✓		✓
58	Coral Keys Homes	Miami-Dade	✓	✓	✓		
59	Cordova Palms	St. Johns	✓	✓	✓		✓
60	Cory Lakes	Hillsborough	✓	✓	✓		
61	Country Greens	Lake	✓	✓	✓		✓
62	County Road 33	Polk	✓	✓	✓		
63	Creekside	St. Lucie	✓	✓	✓		
64	Crossings	Osceola	✓	✓	✓		✓
65	Crossroads Village Center	Polk	✓	✓	✓		
66	Crosswinds East	Polk	✓	✓	✓		✓
67	Crosswinds West	Polk	✓	✓	✓		
68	Crystal Cay	Miami-Dade	✓	✓	✓		
69	Cypress Bluff	Duval	✓	✓	✓		
70	Cypress Cove	Broward	✓	✓	✓		✓
71	Cypress Park Estates	Polk	✓	✓	✓		✓
72	Cypress Ridge	Hillsborough	✓	✓	✓		✓
73	Darby	Duval	✓	✓	✓		✓
74	Davenport Road South	Polk	✓	✓	✓		✓
75	Deer Island	Lake	✓	✓	✓		✓
76	Deer Run	Flagler	✓	✓	✓		
77	Dewey Robbins	Lake	✓	✓	✓		
78	Double Branch	Clay	✓	✓	✓		✓
79	Dowden Central	Orange	✓	✓	✓		✓
80	Dowden West	Orange	✓	✓	✓		✓
81	Downtown Doral	Miami-Dade	✓	✓	✓		
82	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
83	Dunes	Flagler	✓	✓	✓		
84	Dupree Lakes	Pasco	✓	✓	✓		✓
85	Durbin Crossings	St. Johns	✓	✓	✓		
86	Eagle Bend	St. Lucie	✓	✓	✓		
87	Eagle Hammock	Polk	✓	✓	✓		✓
88	Eagle Trace	Polk	✓	✓	✓		
89	East 547	Polk	✓	✓	✓		✓
90	Eden Hills	Polk	✓	✓	✓		✓

CLIENT LISTING

www.govmgtsvc.com


GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Elevation Pointe	Orange	✓	✓	✓		
92	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
93	Epmore	Miami-Dade	✓	✓	✓		
94	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
95	Eureka Grove	Miami-Dade	✓	✓	✓		
96	Falcon Trace	Orange	✓	✓	✓		✓
97	Falls at Drake Pointe	Lake	✓	✓	✓		
98	Forest Brooke	Hillsborough	✓	✓	✓		✓
99	Founders Ridge	Lake	✓	✓	✓		
100	Fronterra	Collier	✓	✓	✓		
101	Gardens at Hammock Beach	Flagler	✓	✓	✓		
102	Golden Gem	Lake	✓	✓	✓		
103	Grand Oaks	St. Johns	✓	✓	✓		✓
104	Grande Pines	Orange	✓	✓	✓		✓
105	Green Corridor	Multiple	✓	✓			
106	Griffin Lakes	Broward	✓	✓	✓		✓
107	Hamilton Bluff	Polk	✓	✓	✓		
108	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
109	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
110	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
111	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
112	Hammock Reserve	Polk	✓	✓	✓		✓
113	Harbor Reserve	Osceola	✓	✓	✓		✓
114	Hartford Terrace	Polk	✓	✓	✓		✓
115	Hemingway Point	Broward	✓	✓	✓		✓
116	Heritage Park	St. Johns	✓	✓	✓		✓
117	Heron Isles	Nassau	✓	✓	✓		
118	Hickory Tree	Osceola	✓	✓	✓		
119	Hicks Ditch	Lake	✓	✓	✓		
120	Hidden Creek	Hillsborough	✓	✓	✓		✓
121	Highland Meadows	Polk	✓	✓	✓		✓
122	Highland Meadows West	Polk	✓	✓	✓		✓
123	Hilliard Isle	Osceola	✓	✓	✓		✓
124	Holly Hill Road East	Polk	✓	✓	✓		✓
125	Hollywood Beach 1	Broward	✓	✓	✓		
126	Horseshoe Creek	Polk	✓	✓	✓		
127	Hunt Club Grove	Polk	✓	✓	✓		✓
128	Indigo	Volusia	✓	✓	✓		
129	Indigo East	Marion	✓	✓	✓		
130	Islands of Doral III	Miami-Dade	✓	✓	✓		
131	Isle of Bartram Park	St. Johns	✓	✓	✓		
132	Jennings Farms HOA	Clay	✓				
133	Kepler Road	Volusia	✓	✓	✓		
134	Kingman Gate	Miami-Dade	✓	✓	✓		✓
135	Kings Bay Security Guard Station	Miami-Dade	✓	✓			

CLIENT LISTING

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GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Knightsbridge	Osceola	✓	✓	✓		✓
137	Lake Ashton	Polk	✓	✓	✓		
138	Lake Ashton II	Polk	✓	✓	✓		
139	Lake Deer	Polk	✓	✓	✓		✓
140	Lake Emma	Lake	✓	✓	✓		✓
141	Lake Harris	Lake	✓	✓	✓		✓
142	Lake Lizzie	Osceola	✓	✓	✓		✓
143	Lake Mattie Preserve	Polk	✓	✓	✓		
144	Lakehaven	Lake	✓	✓	✓		✓
145	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
146	LakeShore Ranch	Pasco	✓	✓	✓		✓
147	Lakeside Plantation	Sarasota	✓	✓	✓		
148	Landings	Flagler	✓	✓	✓		
149	Landings At Miami	Miami-Dade	✓	✓	✓		
150	Lawson Dunes	Polk	✓	✓	✓		✓
151	Live Oak Lake	Osceola	✓	✓	✓		✓
152	Lucaya	Lee	✓	✓	✓		
153	Lucerne Park	Polk	✓	✓	✓		✓
154	Mainstreet at Coconut Creek	Broward	✓	✓	✓		
155	Majorca Isles	Miami-Dade	✓	✓	✓		
156	Mayfair	Brevard	✓	✓	✓		
157	McCarty's Choice	St. Lucie	✓	✓	✓		
158	McJunkin At Parkland	Broward	✓	✓	✓		
159	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
160	Mediterranea	Palm Beach	✓	✓	✓		
161	Metropica	Broward	✓	✓	✓		
162	Middle Village	Clay	✓	✓	✓		
163	Mirada (Lee)	Lee	✓	✓	✓		
164	Mirada (Pasco)	Pasco	✓	✓	✓		✓
165	Narcoossee	Orange	✓	✓	✓		✓
166	New River	Pasco	✓	✓	✓		
167	Newton Road	Miami-Dade	✓	✓	✓		
168	Nokomis Groves	Sarasota	✓	✓	✓		
169	North Boulevard	Polk	✓	✓	✓		✓
170	North Dade	Miami-Dade	✓	✓	✓		
171	North Powerline Road	Polk	✓	✓	✓		✓
172	North Springs	Broward		✓	✓	✓	
173	Northern Riverwalk	Palm Beach	✓	✓	✓		
174	Oakridge	Broward	✓	✓	✓		
175	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
176	Old Hickory	Osceola	✓	✓	✓		✓
177	Orchid Grove	Broward	✓	✓	✓		✓
178	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
179	OTC	Duval	✓	✓	✓		
180	Palm Coast Park	Flagler	✓	✓	✓		

CLIENT LISTING

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GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Palm Glades	Miami-Dade	✓	✓	✓		✓
182	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
183	Panama City North	Bay	✓	✓	✓		
184	Park Creek	Hillsborough	✓	✓	✓		✓
185	Parkside Trails	Lake	✓	✓	✓		
186	Paulucci Acres	Orange	✓	✓	✓		
187	Peace Creek	Polk	✓	✓	✓		✓
188	Peace Creek Village	Polk	✓	✓	✓		✓
189	Pine Air Lakes	Collier	✓	✓	✓		✓
190	Pine Bay Estates Security Roving	Miami-Dade	✓	✓			
191	Pine Isles	Miami-Dade	✓	✓	✓		
192	Pine Ridge Plantation	Clay	✓	✓	✓		
193	Poinciana	Polk	✓	✓	✓		✓
194	Poinciana West	Polk	✓	✓	✓		✓
195	Pollard Road	Polk	✓	✓	✓		
196	Portofino Isles	St. Lucie	✓	✓	✓		
197	Portofino Landings	St. Lucie	✓	✓	✓		✓
198	Portofino Shores	St. Lucie	✓	✓	✓		✓
199	Portofino Springs	Lee	✓	✓	✓		
200	Portofino Vineyards	Lee	✓	✓	✓		
201	Portofino Vista	Osceola	✓	✓	✓		
202	Post Oak Ranch	Pasco	✓	✓	✓		
203	Preston Cove	Osceola	✓	✓	✓		✓
204	Princeton Commons	Miami-Dade	✓	✓	✓		
205	Quail Roost	Miami-Dade	✓	✓	✓		✓
206	Radiance	Flagler	✓	✓	✓		
207	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
208	Rancho Grande	Miami-Dade	✓	✓	✓		
209	Randal Park	Orange	✓	✓	✓		✓
210	Randal Park POA *	Orange	✓	✓			
211	Randal Park THOA *	Orange	✓	✓			
212	Randal Walk HOA-	Orange	✓	✓			
213	Remington	Osceola	✓	✓	✓		✓
214	Renaissance	Lee	✓				
215	Reserve	St. Lucie	✓	✓	✓	✓	
216	Residences at Tohoqua Communit	Osceola	✓	✓			
217	Reunion East	Osceola	✓	✓	✓		✓
218	Reunion West	Osceola	✓	✓	✓		✓
219	Rhodine Road North	Hillsborough	✓	✓	✓		✓
220	Ridge at Apopka	Orange	✓	✓	✓		✓
221	Ridgecrest	Polk	✓	✓	✓		✓
222	Ridgewood Trails	Clay	✓	✓	✓		
223	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
224	Riverbend	Hillsborough	✓	✓	✓		
225	Rivercrest	Hillsborough	✓	✓	✓		✓

CLIENT LISTING

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GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Rivers Edge	St. Johns	✓	✓	✓		
227	Rivers Edge II	St. Johns	✓	✓	✓		
228	Rivers Edge III	St. Johns	✓	✓	✓		
229	Riverwalk	Orange	✓	✓	✓		✓
230	Rolling Hills	Clay	✓	✓	✓		
231	Rolling Oaks	Osceola	✓	✓	✓		✓
232	Sabal Palm	Broward	✓	✓	✓		✓
233	Sampson Creek	St. Johns	✓	✓	✓		
234	San Diego Villas	Miami-Dade	✓	✓	✓		
235	San Simeon	Miami-Dade	✓	✓	✓		✓
236	Sand and Silica	Polk	✓	✓	✓		✓
237	Sandmine Road	Polk	✓	✓	✓		✓
238	Sawyer's Landing	Miami-Dade	✓	✓	✓		
239	Scenic Highway	Polk	✓	✓	✓		✓
240	Scenic Terrace North	Polk	✓	✓	✓		✓
241	Scenic Terrace South	Polk	✓	✓	✓		✓
242	Schaller Preserve	Polk	✓	✓	✓		
243	Seaton Creek Reserve	Duval	✓	✓	✓		✓
244	Sedona Point	Miami-Dade	✓	✓	✓		
245	Seminole Palms	Flagler	✓	✓	✓		
246	Seminole Palms of Flagler*	Flagler	✓	✓			
247	Shingle Creek	Osceola	✓	✓	✓		✓
248	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
249	Shotgun Road	Broward	✓	✓	✓		
250	Siena North	Miami-Dade	✓	✓	✓		
251	Silver Palms West	Miami-Dade	✓	✓	✓		
252	Six Mile Creek	Clay	✓	✓	✓		✓
253	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
254	Solterra	Miami-Dade	✓	✓	✓		
255	South Bay	Hillsborough	✓	✓	✓		
256	South Village	Clay	✓	✓	✓		
257	South Village New Smyrna Beach	Volusia	✓	✓	✓		✓
258	South-Dade Venture	Miami-Dade	✓	✓	✓		
259	St. Augustine Lakes	St. Johns	✓	✓	✓		
260	Stillwater	St. Johns	✓	✓	✓		
261	Stoneybrook South	Osceola	✓	✓	✓		✓
262	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
263	Stoneybrook West	Orange	✓	✓	✓		✓
264	Storey Creek	Osceola	✓	✓	✓		✓
265	Storey Drive	Orange	✓	✓	✓		✓
266	Storey Park	Orange	✓	✓	✓		✓
267	Summit View	Pasco	✓	✓	✓		✓
268	Summit View II	Pasco	✓	✓	✓		
269	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
270	Talis Park	Collier	✓	✓	✓		✓

CLIENT LISTING

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GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Tapestry	Osceola	✓	✓	✓		✓
272	Terra Bella	Pasco	✓	✓	✓		✓
273	Tesoro	St. Lucie	✓	✓	✓		✓
274	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
275	The Gardner Trails	Polk	✓	✓	✓		✓
276	TIFA	Brevard	✓	✓	✓		
277	Tison's Landing	Duval	✓	✓	✓		
278	Tohoqua	Osceola	✓	✓	✓		✓
279	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
280	Tohoqua Master Association *	Osceola	✓	✓			
281	Tohoqua Reserve *	Osceola	✓	✓			
282	Tolomato	St. Johns	✓	✓	✓		
283	Towne Park	Polk	✓	✓	✓		✓
284	Townhomes at Tohoqua *	Osceola	✓	✓			
285	Tranquility	Brevard	✓	✓	✓		
286	Turnbull Creek	St. Johns	✓	✓	✓		
287	Turtle Run	Broward	✓	✓	✓		✓
288	Valencia Water Control District	Orange	✓	✓	✓	✓	
289	Venice Grand Oaks	Sarasota	✓	✓	✓		
290	Ventana	Hillsborough	✓	✓	✓		✓
291	Veranda Landing	St. Lucie	✓	✓	✓		
292	Verano #1	St. Lucie	✓	✓	✓		
293	Verano #2	St. Lucie	✓	✓	✓		✓
294	Verano #3	St. Lucie	✓	✓	✓		✓
295	Verano #4	St. Lucie	✓	✓	✓		
296	Verano #5	St. Lucie	✓	✓	✓		
297	Verano Center	St. Lucie	✓	✓	✓		
298	Viera East	Brevard	✓	✓	✓		
299	Villa Portofino East	Miami-Dade	✓	✓	✓		
300	Villa Portofino West	Miami-Dade	✓	✓	✓		
301	Villages of Biscayne Park**	Miami-Dade	✓	✓			
302	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
303	Villamar	Polk	✓	✓	✓		✓
304	Water Tank Road	Polk	✓	✓	✓		
305	Water's Edge	Manatee	✓	✓	✓		✓
306	Waterford Estates	Charlotte	✓	✓	✓		
307	Waterleaf	Hillsborough	✓	✓	✓		
308	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
309	Waterstone	St. Lucie	✓	✓	✓		✓
310	Weiberg Road	Polk	✓	✓	✓		
311	Wellness Ridge	Lake	✓	✓	✓		✓
312	Westside	Osceola	✓	✓	✓		✓
313	Westside Haines City	Polk	✓	✓	✓		
314	Westview North	Miami-Dade	✓	✓	✓		✓
315	Westwood OCC	Orange	✓	✓	✓		

CLIENT LISTING

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GOVERNMENTAL MANAGEMENT SERVICES

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	White Clay	Polk	✓	✓	✓		
317	Wilford Preserve	Clay	✓	✓	✓		✓
318	Willow Creek	Brevard	✓	✓	✓		✓
319	Willow Creek II	Brevard	✓	✓	✓		
320	Willowbrook	Polk	✓	✓	✓		
321	Wind Meadows South	Polk	✓	✓	✓		✓
322	Windsor at Westside	Osceola	✓	✓	✓		✓
323	Windsor Cay	Lake	✓	✓	✓		✓
324	Windward	Osceola	✓	✓	✓		✓
325	Woodland Crossing	Sumter	✓	✓	✓		
326	Woodland Ranch Estates	Polk	✓	✓	✓		
327	Woodlands Section 9	Broward	✓	✓	✓		
328	Wynnfield Lakes	Duval	✓	✓	✓		
329	Wynnmere West	Hillsborough	✓	✓	✓		✓
330	Yarborough Lane	Polk	✓	✓	✓		
331	Zephyr Ridge	Pasco	✓	✓	✓		✓
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CLIENT LISTING

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RISK MANAGEMENT REQUIREMENTS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION is WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: PHONE (Int. Ext.): (904) 262-8080 FAX: E-MAIL: vicky@zelenrisk.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A.: Northfield Insurance Company 27987 INSURER B.: Travelers Property Casualty Co 25674 INSURER C.: The Princeton Excess and Surplus Lines Ins Co 10786 INSURER D.: Hartford Fire Insurance Company 19682 INSURER E.: INSURER F.:
--	--

INSURED
Governmental Management Services-South Florida, LLC
1001 Bradford Way
Kinston TN 37763

COVERAGES
CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A ☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO ☐ LOC OTHER:	WS681662	11/10/2025	11/10/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
B ☒ AUTOMOBILE LIABILITY ANY AUTO OWNED ☐ SCHEDULED AUTOS ONLY HIRED ☐ NON-OWNED AUTOS ONLY	BA-7R250297-25	12/07/2025	12/07/2026	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C ☒ UMBRELLA LIAB EXCESS LIAB ☐ CLAIMS-MADE REG. ☐ RESTRICTIONS	82A3FF0004913-01	11/10/2025	11/10/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
D WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in WA) If yes, describe under DESCRIPTION OF OPERATIONS below	21 WEC BY7A8G	01/01/2026	01/01/2027	PER STATUTE ☒ PER POLICY ☐ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER Pine Tree Water Control District 5385 N Nob Hill Rd Sunrise, FL 33351	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Vicky M. Zelen
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CERTIFICATE OF INSURANCE

ISSUE DATE: July 14, 2026

PRODUCER
Edie Williams
EDIE WILLIAMS STATE FARM AGENCY
330 ATA N Ste 324
Porto Vendra Beach, FL 32082-1826
Producer Code #: 596720
Producer Fax #: (904) 425-4049

INSURER AFFORDING COVERAGE
State Farm Fire and Casualty Company
BLOOMINGTON, IL

NAMED INSURED
GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA, LLC
5385 North Nob Hill Road
Sunrise, FL 33351

COVERAGES
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICY(IES) DESCRIBED HEREIN IS SUBJECT TO ALL THE COVERAGE, TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
PS0000003414117	April 5, 2026	April 5, 2027
TYPE OF INSURANCE Miscellaneous Errors and Omissions Liability Insurance Policy		LIMIT OF LIABILITY \$3,000,000 - Limit of Liability Each Wrongful Act \$3,000,000 - Total Limit of Liability

CERTIFICATE HOLDER PINE TREE WATER CONTROL DISTRICT 5385 N. Nob Hill Road Sunrise, FL 33351	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Steven G. Hawkins
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CERT (Rev5) (08/11)

Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District on an annual basis.

COST OF SERVICES

MANAGEMENT SERVICES

District Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and are due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.





EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

Services Descriptions	FY '27 GMS Fees
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Our Agreement contemplates up to five (5) meetings per year	\$15,000
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing the tax collector) (Beginning with the first assessment to individual landowners, direct assessment, or utilizing the tax collector)	\$2,000
Information Technology Fees & Annual Website Maintenance - Annual Fee paid in equal monthly payments - The website will be designed and will provide the information required to stay in compliance with FL Statute Section 189.069 (Does not include the cost of creating an ADA-compliant website, if applicable. If needed, the external website vendor charges a one-time \$2,500 fee.)	\$1,800
Field Operations Management Services - Annual Fee paid in equal monthly payments - Monthly On-Site Inspections Vendor Coordination - One (1) Visit per Month	\$15,000
Proposed GMS Fiscal Year '27 Fees For The Pine Tree Water Control District	\$33,800



Governmental Management Services

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EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS	Actual Cost
Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Digitize, Organize, and Inventory District Paper Records One-time fee to inventory and create permanent electronic district records. Four (4) Boxes have been delivered to the District from a former vendor.	One Time \$500 Per Box Fee
Other Services ** - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance w/ Petition - Prepaid Estoppel Letter - One Lot - Prepaid Estoppel Letter - Multiple Lots	\$ 25,000 \$ 15,000 \$ 20,000 \$ 5,000 \$ 100 \$ 250
Financial Records Conversion Fee: One-time fee to recreate historical Accounting and Administrative Record Needs For The Transition. Will Include Required coordination to complete the Fiscal Year 2025 Audit.	One Time \$3,500 Fee
Extended or Extra Board Meetings: - Our agreement includes five (5) meetings in the management fee. - Extra meetings are available at a \$2,000 fee per meeting. - Any meeting duration exceeding the noted 3-hour duration may be charged a meeting overage fee.	\$2,000 / Mtg. \$250.00 / Hour
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations (Additional per trip fee minimum is four hours)	\$ 175/Hour \$ 125/Hour \$ 75/Hour \$ 100/Hour

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE **Pine Tree Water Control District**



SERVING
FLORIDA'S
COMMUNITIES



Certificate Of Completion

Envelope Id: 52DB1A7B-3D3B-89BC-81C4-BCAB9E231B8E

Status: Completed

Subject: Pine Tree WCD: Complete with Docusign: Pine Tree Water Control District - District Management Agreeem

Source Envelope:

Document Pages: 60

Signatures: 12

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

7/31/2026 11:54:18 AM

eacosta@gmssf.com

Signer Events

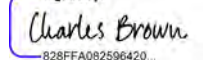
Charles Brown

kwc53@yahoo.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


828FFA082596420...

Signature Adoption: Pre-selected Style

Using IP Address: 108.197.182.139

Timestamp

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Resent: 8/17/2026 12:58:08 PM

Resent: 8/18/2026 10:01:39 AM

Resent: 8/19/2026 2:12:20 PM

Resent: 8/19/2026 2:12:32 PM

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Signed: 8/19/2026 2:19:13 PM

Electronic Record and Signature Disclosure:

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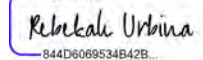
Rebekah Urbina

rurbina@ptwcd.org

President

Security Level: Email, Account Authentication
(None)

Signed by:


844D6069534B42B...

Signature Adoption: Pre-selected Style

Using IP Address: 77.36.61.185

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Viewed: 8/17/2026 12:25:00 PM

Signed: 8/17/2026 12:27:52 PM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Keith Nelson

knelson@gmstnn.com

Chief Operating Officer

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 8/19/2026 2:19:17 PM

Electronic Record and Signature Disclosure:

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Signing Complete	Security Checked	8/17/2026 12:27:52 PM
Completed	Security Checked	8/19/2026 2:19:17 PM

Payment Events	Status	Timestamps
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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pine Tree Water Control District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 298, *Florida Statutes*, and situated entirely within Palm Beach County, Florida; and

WHEREAS, in connection with the appointment of a new District Manager, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT THAT:

SECTION 1. The following are appointed as Officers of the District effective 12:01 a.m. on July 31, 2026:

District Manager Officers:

Patti Powers	is appointed Treasurer;
Darrin Mossing	is appointed Deputy Treasurer;
Sharyn Henning	is appointed Deputy Treasurer;
Paul Winkeljohn	is appointed Secretary;
Andrew Gill	is appointed Deputy Secretary;

Board Member Officers:

Rebekah Urbina	is confirmed as President;
Charles Brown	is confirmed as Deputy Secretary;
and	
Ruben Ferrazzano	is confirmed as Deputy Secretary.

SECTION 2. As of 12:01 a.m. on July 31, 2026, any Officer who is a past or present employee of _____ PTWCD _____, is removed without further action of the Board.

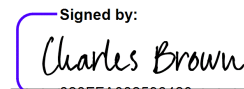
SECTION 3. This Resolution supersedes any prior appointments made by the Board.

SECTION 4. This Resolution shall take effect at the date and time set forth herein and shall remain in effect unless rescinded or repealed.

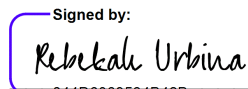
PASSED AND ADOPTED THIS 30TH DAY OF JULY, 2026.

ATTEST:

**PINE TREE WATER CONTROL
DISTRICT**

Signed by:


828FFA082596420...
Secretary/Deputy Secretary

Signed by:


844D6069534B42B...
President
Board of Supervisors

Certificate Of Completion

Envelope Id: 52DB1A7B-3D3B-89BC-81C4-BCAB9E231B8E

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Source Envelope:

Document Pages: 60

Signatures: 12

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

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Holder: Ellen Acosta

Location: DocuSign

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eacosta@gmssf.com

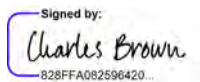
Signer Events

Charles Brown

kwc53@yahoo.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

828FFA082596420...

Signature Adoption: Pre-selected Style
Using IP Address: 108.197.182.139

Timestamp

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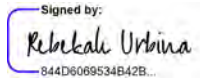
Electronic Record and Signature Disclosure:
Not Offered via Docusign

Rebekah Urbina

rurbina@ptwcd.org

President

Security Level: Email, Account Authentication
(None)

Signed by:

844D6069534B42B...

Signature Adoption: Pre-selected Style
Using IP Address: 77.36.61.185

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Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

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Carbon Copy Events

Status

Timestamp

Keith Nelson

knelson@gmstnn.com

Chief Operating Officer

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 8/19/2026 2:19:17 PM

Electronic Record and Signature Disclosure:

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Completed	Security Checked	8/19/2026 2:19:17 PM

Payment Events	Status	Timestamps
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RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT DIRECTING GOVERNMENTAL MANAGEMENT SERVICES – SOUTH FLORIDA, LLC, TO ESTABLISH A LOCAL BANK ACCOUNT AT TRUIST BANK FOR THE DISTRICT AND APPOINT THE DISTRICT MANAGER, SECRETARY, TREASURER, AND DEPUTY TREASURER AS SIGNORS ON THE ACCOUNT; AUTHORIZING CLOSURE OF OTHER CHECKING ACCOUNTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pine Tree Water Control District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 298, *Florida Statutes*, and situated entirely within Palm Beach County, Florida; and

WHEREAS, the District’s Board of Supervisors desires to establish a local bank account for the District and appoint the District Manager, Secretary, Treasurer, and Deputy Treasurer as signors on the account.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT THAT:

SECTION 1. Governmental Management Services – South Florida, LLC, is directed to establish a local bank account at Truist Bank for the District.

SECTION 2. The District Manager, Secretary, Treasurer, and Deputy Treasurer shall be appointed as signors on the account.

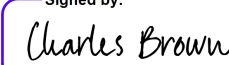
SECTION 3. The District Manager, Secretary, Treasurer, and Deputy Treasurer are authorized to close any existing checking accounts and transfer the funds to the new bank account identified herein or as otherwise directed by the Board.

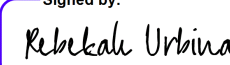
SECTION 4. This Resolution shall take effect at 12:01 a.m. on July 31, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 30th day of July, 2026

ATTEST:

PINE TREE WATER CONTROL DISTRICT

Signed by:

828FFA082596420...
Secretary / Deputy Secretary

Signed by:

844D6069534B42B...
President
Board of Supervisors

Certificate Of Completion

Envelope Id: 52DB1A7B-3D3B-89BC-81C4-BCAB9E231B8E

Status: Completed

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Source Envelope:

Document Pages: 60

Signatures: 12

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

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eacosta@gmssf.com

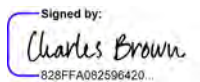
Signer Events

Charles Brown

kwc53@yahoo.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

828FFA082596420...

Signature Adoption: Pre-selected Style
Using IP Address: 108.197.182.139

Timestamp

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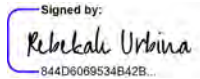
Electronic Record and Signature Disclosure:
Not Offered via Docusign

Rebekah Urbina

rurbina@ptwcd.org

President

Security Level: Email, Account Authentication
(None)

Signed by:

844D6069534B42B...

Signature Adoption: Pre-selected Style
Using IP Address: 77.36.61.185

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In Person Signer Events

Signature

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

Status

Timestamp

Keith Nelson

knelson@gmstnn.com

Chief Operating Officer

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

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Electronic Record and Signature Disclosure:

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Payment Events	Status	Timestamps
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RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT RE-DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pine Tree Water Control District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 298, *Florida Statutes*, being situated entirely within Palm Beach County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PINE TREE WATER CONTROL DISTRICT:

SECTION 1. Andrew Gill is hereby designated as the Registered Agent for the Pine Tree Water Control District.

SECTION 2. The District’s Registered Office shall be located at Governmental Management Services-South Florida, 5385 N. Nob Hill Road, Sunrise, FL 33351.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Palm Beach County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective at 12:01 a.m. on July 31, 2026.

PASSED AND ADOPTED THIS 30TH DAY OF JULY 2026.

ATTEST:

PINE TREE WATER CONTROL DISTRICT

Signed by:

828FFFA082596420...
Secretary/Deputy Secretary

Signed by:

844D6069534B42B...
President
Board of Supervisors

Certificate Of Completion

Envelope Id: 52DB1A7B-3D3B-89BC-81C4-BCAB9E231B8E

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Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

7/31/2026 11:54:18 AM

eacosta@gmssf.com

Signer Events

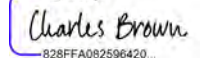
Charles Brown

kwc53@yahoo.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


828FFA082596420...

Signature Adoption: Pre-selected Style

Using IP Address: 108.197.182.139

Timestamp

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Signed: 8/19/2026 2:19:13 PM

Electronic Record and Signature Disclosure:

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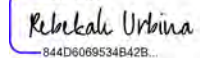
Rebekah Urbina

rurbina@ptwcd.org

President

Security Level: Email, Account Authentication
(None)

Signed by:


844D6069534B42B...

Signature Adoption: Pre-selected Style

Using IP Address: 77.36.61.185

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In Person Signer Events

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Timestamp

Editor Delivery Events

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Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Keith Nelson

knelson@gmstnn.com

Chief Operating Officer

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 8/19/2026 2:19:17 PM

Electronic Record and Signature Disclosure:

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RESOLUTION 2026-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pine Tree Water Control District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 298, *Florida Statutes*, being situated entirely within Palm Beach County, Florida; and

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 298.15, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 5385 N. Nob Hill Road, Sunrise, FL 33351.

SECTION 2. The District’s principal headquarters for the purpose of establishing proper venue are in Palm Beach County, Florida.

SECTION 3. The District’s local records office shall be located at 5385 N. Nob Hill Road, Sunrise, FL 33351, where the District’s records are maintained and made available electronically. Any records not available electronically shall be made available for in-person inspection at a location within Palm Beach County, Florida, to be arranged upon request, until such time as the District establishes a permanent local records office within Palm Beach County.

SECTION 4. This Resolution shall take effect at 12:01 a.m. on July 31, 2026.

PASSED AND ADOPTED THIS 30TH DAY OF JULY 2026.

ATTEST:

**PINE TREE WATER CONTROL
DISTRICT**

Signed by:

Charles Brown

828FFA082596420...

Secretary/Deputy Secretary

Signed by:

Rebekah Urbina

844D6069534B42B...

President
Board of Supervisors

Certificate Of Completion

Envelope Id: 52DB1A7B-3D3B-89BC-81C4-BCAB9E231B8E

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Ellen Acosta

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1001 Bradford Way

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Kingston, TN 37763

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eacosta@gmssf.com

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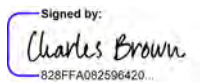
Signer Events

Charles Brown

kwc53@yahoo.com

Security Level: Email, Account Authentication
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Signature

Signed by:

828FFA082596420...

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Resent: 8/5/2026 5:44:30 AM
Resent: 8/14/2026 8:24:40 AM
Resent: 8/17/2026 12:58:08 PM
Resent: 8/18/2026 10:01:39 AM
Resent: 8/19/2026 2:12:20 PM
Resent: 8/19/2026 2:12:32 PM
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Signed: 8/19/2026 2:19:13 PM

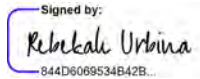
Electronic Record and Signature Disclosure:
Not Offered via Docusign

Rebekah Urbina

rurbina@ptwcd.org

President

Security Level: Email, Account Authentication
(None)

Signed by:

844D6069534B42B...

Signature Adoption: Pre-selected Style
Using IP Address: 77.36.61.185

Sent: 7/31/2026 12:13:24 PM
Resent: 8/3/2026 6:13:42 AM
Resent: 8/5/2026 5:44:31 AM
Resent: 8/14/2026 8:24:41 AM
Viewed: 8/17/2026 12:25:00 PM
Signed: 8/17/2026 12:27:52 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Keith Nelson

knelson@gmstnn.com

Chief Operating Officer

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 8/19/2026 2:19:17 PM

Electronic Record and Signature Disclosure:

Carbon Copy Events	Status	Timestamp
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Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	7/31/2026 12:13:24 PM
Envelope Updated	Security Checked	8/19/2026 2:12:18 PM
Certified Delivered	Security Checked	8/17/2026 12:25:00 PM
Signing Complete	Security Checked	8/17/2026 12:27:52 PM
Completed	Security Checked	8/19/2026 2:19:17 PM

Payment Events	Status	Timestamps
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RESOLUTION 2026-06

A RESOLUTION OF THE PINE TREE WATER CONTROL DISTRICT MICHAEL PAWELCZYK AS THE DISTRICT'S AGENT REGISTERED AND DESIGNATING THE OFFICE OF BILLING COCHRAN, PA AS THE REGISTERED OFFICE

WHEREAS, Chapter 298 of the Florida Statutes requires each District to designate a registered office and a registered agent within 30 days after the first meeting of its governing board; and

WHEREAS, the Board of Supervisors designates Michael Pawelczyk as its registered agent and designates his business address of 515 East Las Olas Boulevard, Suite 600 Fort Lauderdale, Florida 33301, as its registered office:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT:

1. Michael Pawelczyk is designated as registered agent and the office at Billing Cochran, P.A., 515 East Las Olas Boulevard, Suite 600 Fort Lauderdale, Florida 33301 is designated as registered office of the District.
2. The District Manager shall transmit copies of this resolution to the Local Governing Authority(s) and to the State of Florida Department of Community Affairs.

Adopted this _____ day of _____ 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

RESOLUTION 2026-07

A RESOLUTION OF THE PINE TREE WATER CONTROL DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027;
and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 298, Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE TREE WATER CONTROL DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____

Chairman/Vice Chairman

Secretary/Assistant Secretary



CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of Pine Tree Water Control District, located in Palm Beach County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the 31st day of August, 2026 year.

Chairman of the Board or authorized agent
of Pine Tree Water Control District
Name of local government

Palm Beach County, Florida

Exhibit: Non-Ad Valorem Assessment Roll

Folio	PACode	Acres	Rate	Annual Assmnt	PAM -Acres	PBM - Acres	PCM -Acres	address1	legal1	legal2
73404413000001310	001PAM	5.26	\$235	\$1,236.29	5.26			49 RIVER RD	13-44-40, W 368.59 FT OF E	825.51 FT OF S 622.04 FT OF N
73404413000001320	001PAM	5.26	\$235	\$1,236.29	5.26			16198 RUSTIC RD	13-44-40, W 368.59 FT OF E	1194.10 FT OF S 622.04 FT OF N
73404413000001330	001PAM	5.26	\$235	\$1,236.38	5.26			9758 SCRIBNER LN	13-44-40, W 368.59 FT OF E	1562.69 FT OF S 622.04 FT OF N
73404413000001340	001PAM	5.00	\$235	\$1,175.00	5.00			16358 RUSTIC RD	13-44-40, W 368.59 FT OF E	1931.28 FT OF S 591.13 FT OF N
73404413000001350	001PAM	5.00	\$235	\$1,175.07	5.00			16420 RUSTIC RD	13-44-40, W 368.59 FT OF E	2299.87 FT OF S 591.13 FT OF N
73404413000001360	001PAM	5.00	\$235	\$1,175.07	5.00			16490 RUSTIC RD	13-44-40, W 368.59 FT OF E	2668.46 FT OF S 591.13 FT OF N
73404413000001460	001PAM	5.00	\$235	\$1,175.05	5.00			11496 PIERSON RD STE C6	13-44-40, W 333.69 FT OF E	2668.46 FT OF S 652.04 FT OF
73404413000001470	001PAM	5.00	\$235	\$1,175.07	5.00			320 BUSINESS PARK WAY	13-44-40, W 333.69 FT OF E	2334.47 FT OF S 652.95 FT OF N
73404413000001480	001PAM	5.00	\$235	\$1,175.07	5.00			PO BOX 500	13-44-40, W 333.69 FT OF E	2001.08 FT OF S 652.95 OF N
73404413000001500	001PAM	5.00	\$235	\$1,175.71	5.00			1464 STALLION DR	13-44-40, S 622.04 FT OF N	1941.11 FT OF W 700.69 FT OF E
73404413000001510	001PAM	5.00	\$235	\$1,174.95	5.00			16311 HOLLOW TREE LN	13-44-40, S 622.04 FT OF N	1941.11 FT OF W 344.93 FT
73404413000001520	001PAM	5.00	\$235	\$1,174.60	5.00			16123 HOLLOW TREE LN	13-44-40, S 622.04 FT OF N	1941.11 FT OF W 350.13 FT OF E
73404413000003090	001PAM	6.40	\$235	\$1,505.06	6.40			16559 RUSTIC RD	13-44-40, W 344.38 FT OF E	2981.05 FT OF N 697.03 FT OF N
73404413000003100	001PAM	5.00	\$235	\$1,175.07	5.00			16625 RUSTIC RD	13-44-40, W 312.59 FT OF E	3293.64 FT OF N 697.03 FT OF N
73404413000003110	001PAM	5.00	\$235	\$1,175.07	5.00			16691 RUSTIC RD	13-44-40, W 312.59 FT OF E	3606.23 FT OF N 697.03 FT OF N
73404413000003120	001PAM	5.00	\$235	\$1,175.07	5.00			16757 RUSTIC RD	13-44-40, W 312.59 FT OF E	3918.82 FT OF N 697.03 FT OF N
73404413000003130	001PAM	5.00	\$235	\$1,175.07	5.00			16823 RUSTIC RD	13-44-40, W 312.59 FT OF E	4231.41 FT OF N 697.03 FT OF N
73404413000003140	001PAM	5.28	\$235	\$1,240.47	5.28			16881 RUSTIC RD	13-44-40, W 330 FT OF E	4561.41 FT OF N 697.03 FT OF N
73404413000003150	001PAM	5.00	\$235	\$1,174.93	5.00			8795 OLD DUMFRIES RD	13-44-40, S 316.79 FT OF N	928.74 FT OF WLY 712.27 FT
73404413000003160	001PAM	5.00	\$235	\$1,174.95	5.00			525 OKEECHOBEE BLVD STE 1100	13-44-40, S 320.83 FT OF N	1570.48 FT (LESS E 4594.99 FT)
73404413000003170	001PAM	5.47	\$235	\$1,284.58	5.47			525 OKEECHOBEE BLVD STE 1100	13-44-40, S 350.66 FT OF N	1921.14 FT (LESS E 4594.99 FT)
73404413000003181	001PAM	5.00	\$235	\$1,174.60	5.00			16956 HOLLOW TREE LN	13-44-40, W 303.59 FT OF S	717.51 FT OF N 2638.65 FT OF
73404413000003182	001PAM	5.00	\$235	\$1,175.24	5.00			2688 DUNLAP RODDEY RD	13-44-40, E 303.95 FT OF W	607.54 FT OF S 717.52 FT OF N
73404413000003190	001PAM	5.00	\$235	\$1,174.93	5.00			2688 DUNLAP RODDEY RD	13-44-40, E 310.30 FT OF W	917.44 FT OF S 717.52 FT OF N
73404413000003200	001PAM	5.00	\$235	\$1,174.93	5.00			16872 HOLLOW TREE LN	13-44-40, W 312.37 FT OF E	4356.99 FT OF S 697.53 FT OF N
73404413000003210	001PAM	5.00	\$235	\$1,174.95	5.00			6761 SW 13TH ST	13-44-40, W 312.36 FT OF E	4044.62 FT OF S 697.54 FT OF N
73404413000003221	001PAM	5.00	\$235	\$1,174.91	5.00			16676 HOLLOW TREE LN	13-44-40, W 312.36 FT OF E	3732.26 FT OF S 697.55 FT OF N
73404413000003222	001PAM	5.00	\$235	\$1,174.93	5.00			264 VERNON VALLEY RD	13-44-40, W 312.36 FT OF E	3419.90 FT OF S 697.56 FT OF
73404413000003223	001PAM	5.00	\$235	\$1,174.95	5.00			16600 HOLLOW TREE LN	13-44-40, W 312.36 FT OF E	3107.54 FT OF S 697.57 FT OF
73404413000003370	001PAM	5.00	\$235	\$1,175.07	5.00			16556 RUSTIC RD	13-44-40, W 350.28 FT OF E	3018.74 FT OF S 622.04 FT OF N
73404413000003381	001PAM	5.00	\$235	\$1,175.78	5.00			16688 RUSTIC RD	13-44-40, W 350.28 FT OF E	3369.02 FT OF S 622.04 FT OF N
73404413000003382	001PAM	5.00	\$235	\$1,174.44	5.00			16738 RUSTIC RD	13-44-40, W 350.28 FT OF E	3719.30 FT OF S 622.04 FT OF N
73404413000003390	001PAM	5.00	\$235	\$1,175.78	5.00			16762 RUSTIC RD	13-44-40, W 350.28 FT OF E	4069.58 FT OF S 622.04 FT OF N
73404413000003400	001PAM	5.00	\$235	\$1,175.07	5.00			10682 OLD HAMMOCK WAY	13-44-40, W 525.41 FT OF E	4594.99 FT OF S 414.69 FT OF N
73404413000003410	001PAM	5.00	\$235	\$1,175.07	5.00			2250 COTTON TAIL DR	13-44-40, W 525.41 FT OF E	4594.99 FT OF S 414.70 FT OF N
73404413000003420	001PAM	5.00	\$235	\$1,175.07	5.00			16871 HOLLOW TREE LN	13-44-40, W 525.41 FT OF E	4594.99 FT OF S 414.69 FT OF N
73404413000003430	001PAM	5.00	\$235	\$1,175.42	5.00			13291 BEDFORD MEWS CT	13-44-40, W 350.28 FT OF E	4069.58 FT OF S 622.04 FT OF N
73404413000003440	001PAM	5.00	\$235	\$1,175.42	5.00			121 MARINER WAY	13-44-40, W 350.28 FT OF E	3369.02 FT OF S 622.04 FT OF
73404413000003450	001PAM	5.00	\$235	\$1,174.74	5.00			16555 HOLLOW TREE LN	13-44-40, W 350.28 FT OF E	3018.74 FT OF S 622.04 FT OF N
73404413000003500	001PAM	10.00	\$235	\$2,350.16	10.00			2059 COTTON TAIL DR	13-44-40, N 611.95 OF W 711.93 OF N	1/2 A/K/A NLY PT OF LT 15
73404413000003510	001PAM	5.00	\$235	\$1,174.77	5.00			16676 HOLLOW TREE LN	13-44-40, W 350.28 FT OF E	3719.30 FT OF S 622.04 FT OF
73404413000003520	001PAM	5.00	\$235	\$1,174.91	5.00			17681 SHETLAND LN	13-44-40, S 320.91 FT OF N	1249.65 FT OF W 679.05 FT
73404413000005010	001PAM	20.00	\$235	\$4,700.21	20.00			16155 NORRIS RD	13-44-40, N 658.99 FT OF S	1312.72 FT OF E 1322.40 FT
73404413000005020	001PAM	5.00	\$235	\$1,174.13	5.00			16028 NORRIS RD	13-44-40, SLY 653.73 FT OF ELY	333.83 FT
73404413000005030	001PAM	5.00	\$235	\$1,174.22	5.00			16096 NORRIS RD	13-44-40, SLY 653.72 FT OF WLY	333.83 FT OF ELY 667.66 FT
73404413000005040	001PAM	5.00	\$235	\$1,174.18	5.00			1586 D RD	13-44-40, SLY 653.71 FT OF WLY	333.83 FT OF ELY 1001.49 FT
73404413000005050	001PAM	5.00	\$235	\$1,174.67	5.00			17303 SW 87TH AVE	13-44-40, SLY 653.71 FT OF WLY	333.97 FT OF ELY 1335.49 FT
73404413000005060	001PAM	5.01	\$235	\$1,176.62	5.01			12460 SUNNYDALE DR	13-44-40, SLY 683.69 FT OF WLY	333.97 FT OF ELY 1669.46 FT
73404413000005070	001PAM	5.00	\$235	\$1,174.46	5.00			1441 SW 29TH AVE	13-44-40, SLY 683.69 FT OF WLY	319.33 FT OF ELY 1988.79 FT
73404413000005080	001PAM	10.26	\$235	\$2,412.16	10.26			1441 SW 29TH AVE	13-44-40, SLY 683.67 FT OF S	1/2 OF SE 1/4 (LESS ELY
73404413000005090	001PAM	10.01	\$235	\$2,352.51	10.01			14309 CALYPSO LN	13-44-40, N 628.99 FT OF SLY	1312.75 FT OF W 347.09 FT OF
73404413000005110	001PAM	14.19	\$235	\$3,333.55	14.19			16451 NORRIS RD	13-44-40, N 628.99 FT OF S	1312.75 FT OF W 668.35 FT OF E
73404413000005250	001PAM	5.00	\$235	\$1,175.14	5.00			1205 BAY VIEW WAY	13-44-40, S 629 FT OF N 3965.25 FT OF W	353.07 FT OF
73404413000005280	001PAM	5.00	\$235	\$1,175.05	5.00			16296 DEER PATH LN	13-44-40, S 629 FT OF N 3965.25 FT OF W	346.41 FT OF
73404413000005290	001PAM	5.00	\$235	\$1,175.05	5.00			347 PINE TER	13-44-40, S 629 FT OF N 3965.25 FT OF W	346.41 FT OF
73404413000005300	001PAM	5.00	\$235	\$1,175.05	5.00			16098 DEER PATH LN	13-44-40, S 629 FT OF N 3965.25 FT OF W	346.41 FT OF
73404413000005310	001PAM	5.00	\$235	\$1,175.05	5.00			16098 DEER PATH LN	13-44-40, S 629 FT OF N 3965.25 FT OF W	346.41 FT OF
73404413000005320	001PAM	5.00	\$235	\$1,174.91	5.00			1315 GREAT RD	13-44-40, S 629 FT OF N 3965.25 FT OF ELY	346.41 FT A/K/A
73404413000005510	001PAM	6.25	\$235	\$1,469.03	6.25			2501 FLYING COW RD	13-44-40, S 300 FT OF N	2706.27 FT OF E 921.15 FT
73404413000005520	001PAM	5.79	\$235	\$1,361.00	5.79			16033 DEER PATH LN	13-44-40, SLY 629.98 FT OF N	3336.25 FT OF E 400.58 FT
73404413000005530	001PAM	5.79	\$235	\$1,361.00	5.79			4095 LIVE OAK BLVD	13-44-40, W 400.57 FT OF E	801.15 FT OF SLY 629.97 FT OF
73404413000005540	001PAM	6.20	\$235	\$1,457.59	6.20			15840 MEADOW WOOD DR	13-44-40, W 392.95 FT OF E	1194.10 FT OF S 697.48 FT OF N
73404413000005550	001PAM	5.00	\$235	\$1,175.16	5.00			16265 DEER PATH LN	13-44-40, W 312.40 FT OF E	1506.5 FT OF S 697.48 FT OF N
73404413000005560	001PAM	5.00	\$235	\$1,175.16	5.00			PO BOX 765	13-44-40, S 697.48 FT OF N	3336.25 FT OF W 312.40 FT OF
										1319.07 FT OF N 1/2 A/K/A LOT 31 RUSTIC RANCHES UNREC
										1319.07 FT OF N 1/2 A/K/A LOT 32 RUSTIC RANCHES UNREC
										1319.07 FT OF N 1/2 A/K/A LOT 33 RUSTIC RANCHES UNREC
										1288.16 FT OF N 1/2 A/K/A LOT 34 RUSTIC RANCHES UNREC
										1288.16 FT OF N 1/2 A/K/A LOT 35 RUSTIC RANCHES UNREC
										1288.16 FT OF N 1/2 A/K/A LOT 36 RUSTIC RANCHES UNREC
										N 1941.11 FT OF N 1/2 A/K/A LT 46 RUSTIC RANCHES UNREC
										1941.11 FT OF N 1/2 A/K/A LT 47 RUSTIC RANCHES UNREC
										1941.11 FT OF NE 1/4 A/K/A LT 48 RUSTIC RANCHES UNREC
										1322.46 FT OF N 1/2 A/K/A LT 49 (LESS W 344.93 FT & E 350.13
										OF E 1667.39 FT & S 30.91 FT OF N 1319.07 FT OF W 104.70 FT
										971.90 FT OF N 1/2 A/K/A E 350.13 FT OF LT 49 RUSTIC RANCHES
										1/2 A/K/A PT OF LT 8 & LT 9 RUSTIC RANCHES UNREC
										1/2 A/K/A LOT 10 RUSTIC RANCHES UNREC
										1/2 A/K/A LT 11 RUSTIC RANCHES UNREC
										1/2 A/K/A LOT 12 RUSTIC RANCHES UNREC
										1/2 A/K/A LOT 13 RUSTIC RANCHES UNREC
										1/2 A/K/A LOT 14 RUSTIC RANCHES UNREC
										(LESS ELY 33.58 FT OF SLY 231.69 FT) A/K/A LT 15C RUSTIC
										OF N 1/2 A/K/A LOT 16 RUSTIC RANCHES UNREC
										OF N 1/2 A/K/A LOT 17 RUSTIC RANCHES UNREC
										N 1/2 A/K/A W 1/2 OF LOT 18 RUSTIC RANCHES UNREC
										2638.66 FT OF N 1/2 A/K/A E 1/2 LOT 18 RUSTIC RANCHES
										2638.66 FT (LESS N 20 FT OF E 238.01 FT) OF N 1/2 A/K/A LOT
										2638.64 FT OF N 1/2 A/K/A LOT 20 RUSTIC RANCHES UNREC
										2638.65 FT OF N 1/2 A/K/A LOT 21 RUSTIC RANCHES UNREC
										2638.66 FT OF N 1/2 A/K/A W 1/3 LOT 22 RUSTIC RANCHES
										N 2638.67 FT OF N 1/2 A/K/A W 1/2 OF E 2/3 OF LT 22 RUSTIC
										N 2638.68 FT OF N 1/2 A/K/A LT22E RUSTIC RANCHES UNREC IN
										1319.07 FT OF N 1/2 A/K/A LOT 37 RUSTIC RANCHES UNREC
										1319.07 FT OF N 1/2 A/K/A E 1/2 LOT 38 RUSTIC RANCHES
										1319.07 FT OF N 1/2 A/K/A W 1/2 LOT 38 RUSTIC RANCHES
										1319.07 FT OF N 1/2 A/K/A LT 39 RUSTIC RANCHES UNREC
										1111.72 FT OF N 1/2 A/K/A LOT 40 RUSTIC RANCHES UNREC

Folio	PACode	Acres	Rate	Annual Assmnt	PAM -Acres	PBM - Acres	PCM -Acres	address1	legal1	legal2
73404413000005570	001PAM	5.00	\$235	\$1,175.19	5.00			1496 BREAKERS WEST BLVD	13-44-40, W 312.40 FT OF E 2131.30 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-7 RUSTIC RANCHES PHASE II UNREC
73404413000005580	001PAM	5.00	\$235	\$1,175.21	5.00					
73404413000005590	001PAM	5.00	\$235	\$1,175.21	5.00			91 GEORGE LEVEN DR	13-44-40, W 312.40 FT OF E 2756.10 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-9 RUSTIC RANCHES PHASE II UNREC
73404413000005600	001PAM	5.00	\$235	\$1,175.02	5.00			5090 MISTY MORN RD	13-44-40, N 658.99 FT OF S 1312.72 FT OF WLY 330.60 FT OF	ELY 1653 FT
73404413000007000	001PAM	0.49	\$235	\$115.88	0.49			2633 VISTA PKWY	13-44-40,	S 713.45 FT OF ELY 30.10 FT OF SW 1/4
73404413000007100	001PAM	5.00	\$235	\$1,175.24	5.00			16557 DEER PATH LN	13-44-40, W 312.40 FT OF E 3068.5 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-10 RUSTIC RANCHES PHASE II UNREC
73404413000007110	001PAM	5.00	\$235	\$1,175.26	5.00			PO BOX 213506	13-44-40, W 312.40 FT OF E 3380.9 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-11 RUSTIC RANCHES PHASE II UNREC
73404413000007120	001PAM	5.00	\$235	\$1,175.28	5.00			16693 DEER PATH LN	13-44-40, W 312.40 FT OF E 3693.3 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-12 RUSTIC RANCHES PHASE II UNREC
73404413000007130	001PAM	5.00	\$235	\$1,175.28	5.00			16759 DEER PATH LN	13-44-40, W 312.40 FT OF E 4005.7 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-13 RUSTIC RANCHES PHASE II UNREC
73404413000007140	001PAM	5.00	\$235	\$1,175.31	5.00			4215 BIRCHWOOD DR	13-44-40, W 312.40 FT OF E 4318.1 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-14 RUSTIC RANCHES PHASE II UNREC
73404413000007150	001PAM	5.00	\$235	\$1,175.38	5.00			1811 WALDORF DR	13-44-40, WLY 321.62 FT OF E 4639.72 FT OF S 697.48 FT OF N	3336.25 FT A/K/A LOT R-15 RUSTIC RANCHES PHASE II UNREC
73404413000007160	001PAM	5.00	\$235	\$1,175.26	5.00			603 E HILLEDALE RD	13-44-40, N 340.62 FT OF S 2639.21 FT (LESS ELY 4639.72	FT) A/K/A LOT R-16 RUSTIC RANCHES PHASE II UNREC
73404413000007170	001PAM	5.00	\$235	\$1,175.14	5.00			935 GRAVIER ST STE 1940	13-44-40, NLY 314.81 FT OF S 2298.59 FT (LESS ELY 4639.72	FT) A/K/A LOT R-17 RUSTIC RANCHES PHASE II UNREC
73404413000007180	001PAM	5.00	\$235	\$1,174.91	5.00			10663 BOCA ENTRADA BLVD	13-44-40, NLY 354.20 FT OF S 1983.78 FT (LESS ELY 4621.28	FT) A/K/A LOT R-18 RUSTIC RANCHES PHASE II UNREC
73404413000007190	001PAM	5.00	\$235	\$1,174.98	5.00			2729 SKIPKIS WAY	13-44-40, N 333.07 FT OF S 1629.58 FT (LESS E 4621.28 FT)	A/K/A LOT R-19 RUSTIC RANCHES PHASE II UNREC
73404413000007200	001PAM	5.00	\$235	\$1,175.14	5.00			3501 CARLTON LN	13-44-40, W 368.67 FT OF E 4621.28 FT OF S 591.03 FT OF N	3927.28 FT A/K/A LOT R-20 RUSTIC RANCHES PHASE II UNREC
73404413000007210	001PAM	5.00	\$235	\$1,175.14	5.00			16820 DEER PATH LN	13-44-40, W 368.67 FT OF E 4252.61 FT OF S 591.03 FT OF N	3927.28 FT A/K/A LOT R-21 RUSTIC RANCHES PHASE II UNREC
73404413000007220	001PAM	5.00	\$235	\$1,175.14	5.00			23 BEDFORD BANKSVILLE RD STE E	13-44-40, W 368.67 FT OF E 3883.94 FT OF S 591.03 FT OF N	3927.28 FT A/K/A LOT R-22 RUSTIC RANCHES PHASE II UNREC
73404413000007230	001PAM	5.00	\$235	\$1,175.14	5.00			23 BEDFORD BANKSVILLE RD STE E	13-44-40, W 368.67 FT OF E 3515.27 FT OF S 591.03 FT OF N	3927.28 FT A/K/A LOT R-23 RUSTIC RANCHES PHASE II UNREC
73404413000007240	001PAM	5.00	\$235	\$1,175.07	5.00			16560 DEER PATH LN	13-44-40, W 368.67 FT OF E 3146.6 FT OF S 591.03 FT OF N	3927.28 FT A/K/A LOT R-24 RUSTIC RANCHES PHASE II UNREC
73404413000007330	001PAM	5.00	\$235	\$1,175.14	5.00			415 CROSSWAYS PARK DR STE C	13-44-40, N 669.35 FT OF S 1350.67 FT OF E 325.53 FT OF W	2607.82 FT A/K/A LOT R-33 RUSTIC RANCHES PHASE II UNREC
73404413000007340	001PAM	5.00	\$235	\$1,175.05	5.00			16623 NORRIS RD	13-44-40, E 325.53 FT OF W 2282.29 FT OF N 669.35 FT OF	S 1350.73 FT A/K/A LOT R-34 RUSTIC RANCHES PHASE II UNREC
73404413000007350	001PAM	5.00	\$235	\$1,175.05	5.00			12683 HEADWATER CIR	13-44-40, N 669.35 FT OF S 1350.67 FT OF E 325.53 FT OF W	1956.76 FT A/K/A LT R-35 RUSTIC RANCHES PHASE II UNREC
73404413000007360	001PAM	10.00	\$235	\$2,350.07	10.00			147 LONG PLAIN RD	13-44-40, E 325.53 FT OF W 1630.88 FT OF N 669.36 FT OF S	1350.72 FT A/K/A LT R-36 & E 651.06 FT OF W 1305.54 FT OF N
73404413000007380	001PAM	5.00	\$235	\$1,175.02	5.00			7754 OKEECHOBEE BLVD STE 655	13-44-40, N 334.68 FT OF S 1350.67 FT OF E 651.06 FT OF	W 1305.7 FT A/K/A LT R-38 RUSTIC RANCHES PHASE II UNREC
73404413000007390	001PAM	5.00	\$235	\$1,175.00	5.00			2785 SKIPKIS WAY	13-44-40, N 332.98 FT OF S 1296.51 FT (LESS E 4621.28 FT)	A/K/A LOT R-39 RUSTIC RANCHES PHASE II UNREC
73404413000007400	001PAM	5.01	\$235	\$1,177.21	5.01			240 FLINT ST	13-44-40, N 330.95 FT OF S 963.53 FT (LESS N 282.21 FT OF	E 4621.28 FT & S 48.74 FT OF E4586.85 FT) A/K/A LOT R-40
73404413000007410	001PAM	5.00	\$235	\$1,175.00	5.00			2923 SKIPKIS WAY	13-44-40, N 316.50 FT OF S 632.58 FT (LESS E 4586.85 FT)	A/K/A LOT R-41 RUSTIC RANCHES PHASE II UNREC
73404413000007420	001PAM	5.00	\$235	\$1,174.93	5.00			PO BOX 5	13-44-40, S 316.08 FT (LESS E 4586.85 FT) A/K/A LOT R-42	RUSTIC RANCHES PHASE II UNREC
73404413000007430	001PAM	5.00	\$235	\$1,174.86	5.00			2952 SKIPKIS WAY	13-44-40, E 319.80 FT OF W 1009.25 FT OF SLY 681.34 FT	A/K/A LOT R-43 RUSTIC RANCHES PHASE II UNREC
73404413000007440	001PAM	5.00	\$235	\$1,174.84	5.00			3149 BRICKELL AVE	13-44-40, E 319.78 FT OF W 1329.03 FT OF SLY 681.35 FT	A/K/A LOT R-44 RUSTIC RANCHES PHASE II UNREC
73404413000007450	001PAM	5.00	\$235	\$1,174.88	5.00			1066 HAYWAGON TRL	13-44-40, E 319.78 FT OF W 1648.81 FT OF SLY 681.36 FT	A/K/A LOT R-45 RUSTIC RANCHES PHASE II UNREC
73404413000007460	001PAM	5.00	\$235	\$1,174.93	5.00			16688 NORRIS RD	13-44-40, E 319.78 FT OF W 1968.59 FT OF SLY 681.37 FT	A/K/A LOT R-46 RUSTIC RANCHES PHASE II UNREC
73404413000007470	001PAM	5.00	\$235	\$1,174.98	5.00			16622 NORRIS RD	13-44-40, E 319.78 FT OF W 2288.37 FT OF SLY 681.38 FT	A/K/A LT R-47 RUSTIC RANCHES PHASE II UNREC
73404413000007480	001PAM	5.00	\$235	\$1,175.12	5.00			7999 N FEDERAL HWY STE 202	13-44-40, E 319.78 FT OF W 2607.15 FT OF SLY 681.39 FT	A/K/A LOT R-48 RUSTIC RANCHES PHASE II UNREC
73404413000001010	001PAM	5.00	\$235	\$1,174.44	5.00			16031 RUSTIC RD	13-44-40, E 312.33 FT OF N 697.03 FT OF N 1/2 OF NE 1/4	A/K/A LOT 1 RUSTIC RANCHES UNREC
73404413000001020	001PAM	5.00	\$235	\$1,175.07	5.00			15783 CYPRESS PARK DR	13-44-40, W 312.59 FT OF E 624.92 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A LOT 2 RUSTIC RANCHES UNREC
73404413000001030	001PAM	5.00	\$235	\$1,175.00	5.00			15783 CYPRESS PARK DR	13-44-40, W 312.59 FT OF E 937.51 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A LOT 3 RUSTIC RANCHES UNREC
73404413000001040	001PAM	5.00	\$235	\$1,175.02	5.00			16229 RUSTIC RD	13-44-40, W 312.59 FT OF E 1250.10 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A LOT 4 RUSTIC RANCHES UNREC
73404413000001050	001PAM	5.00	\$235	\$1,175.00	5.00			22606 SW 6TH ST	13-44-40, W 312.59 FT OF E 1562.69 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A LOT 5 RUSTIC RANCHES UNREC
73404413000001060	001PAM	5.00	\$235	\$1,175.00	5.00			224 BLOOMFIELD DR	13-44-40, W 368.59 FT OF E 1931.28 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A LT 6 RUSTIC RANCHES UNREC
73404413000001070	001PAM	5.90	\$235	\$1,385.51	5.90			224 BLOOMFIELD DR	13-44-40, W 368.59 FT OF E 2299.87 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A LT 7 RUSTIC RANCHES UNREC
73404413000001080	001PAM	5.39	\$235	\$1,265.97	5.39			3741 BUTLER RD	13-44-40, W 336.80 FT OF E 2636.67 FT OF N 697.03 FT OF	N 1/2 OF NE 1/4 A/K/A PT OF LT 8 RUSTIC RANCHES UNREC
73404413000001230	001PAM	5.00	\$235	\$1,174.91	5.00			10690 BARN RD	13-44-40, W 312.35 FT OF E 2795.18 FT OF S 697.58 FT OF N	2638.69 FT OF N 1/2 A/K/A LOT 23 RUSTIC RANCHES UNREC
73404413000001240	001PAM	5.00	\$235	\$1,174.93	5.00			16452 HOLLOW TREE LN	13-44-40, W 312.34 FT OF E 2482.83 FT OF S 697.59 FT OF N	2638.70 FT OF N 1/2 A/K/A LOT 24 RUSTIC RANCHES UNREC
73404413000001250	001PAM	5.00	\$235	\$1,174.93	5.00			16418 HOLLOW TREE LN	13-44-40, W 312.34 FT OF E 2170.49 FT OF S 697.60 FT OF N	2638.71 FT OF N 1/2 A/K/A LOT 25 RUSTIC RANCHES UNREC
73404413000001261	001PAM	5.00	\$235	\$1,174.95	5.00			16210 HOLLOW TREE LN	13-44-40, W 312.33 FT OF E 1233.48 FT OF S 697.63 FT OF N	2638.74 FT OF N 1/2 A/K/A E 1/3 LOT 26 RUSTIC RANCHES
73404413000001262	001PAM	5.00	\$235	\$1,174.95	5.00			225 HOLLAND FORD RD	13-44-40, W 312.34 FT OF E 1545.81 FT OF S 697.60 FT OF N	2638.73 FT OF N 1/2 A/K/A E 1/2 OF W 2/3 LOT 26 RUSTIC
73404413000001263	001PAM	5.00	\$235	\$1,174.93	5.00			16330 HOLLOW TREE LN	13-44-40, W 312.34 FT OF E 1858.15 FT OF S 697.60 FT OF N	2638.73 FT OF N 1/2 A/K/A W 1/3 LOT 26 RUSTIC RANCHES
73404413000001270	001PAM	5.00	\$235	\$1,175.00	5.00			2501 FLYING COW RANCH RD	13-44-40, W 465.34 FT OF E 921.15 FT OF S 478.01 FT OF N	2406.27 FT OF N 1/2 A/K/A/LT 27 RUSTIC RANCHES UNREC
73404413000001280	001PAM	5.00	\$235	\$1,175.05	5.00			2501 FLYING COW RD	13-44-40, E 455.81 FT OF S 478.01 FT OF N 2406.27 FT OF N	1/2 A/K/A LT 28 RUSTIC RANCHES UNREC
73404413000001290	001PAM	10.21	\$235	\$2,399.51	10.21			4705 NW 7TH AVE # 308	13-44-40, E 621.77 FT OF S 753.97 FT OF N 1928.26 FT	(LESS N 144.78 FT OF W 164.65 FT) OF N 1/2 A/K/A LT 29 OF
73404413000001300	001PAM	4.99	\$235	\$1,172.65	4.99			49 RIVER RD	13-44-40, E 456.92 FT OF S 476.09 FT OF N 1174.29 FT OF	SEC A/K/A/LT 30 RUSTIC RANCHES UNREC
73404424000001060	001PBM	25.00	\$45	\$1,125.00		25.00		1480 SKEES RD	24-44-20, N 691.09 FT OF S 1898.89 FT OF W 1567.03 FT OF	E 3781.67 FT
73404424000001080	001PBM	34.37	\$45	\$1,546.73		34.37		13638 GREENTREE TRL	24-44-40, N 691.09 FT OF S 1898.89 FT OF E 2214.64 FT (LESS	E 30 FT FLYING COW RD R/W)
73404424000005010	001PBM	98.68	\$45	\$4,440.67		98.68		3921 ALTON RD # 465	24-44-40, S 1209.60 FT LYG E OF & ADJ TO L-40 CNL R/W	(LESS ELY 100 FT 160TH TRL S R/W)
73404424000007010	001PBM	20.00	\$45	\$900.00		20.00		3921 ALTON RD # 465	24-44-40, N 691.07 FT OF S 1898.89 FT OF TH PT OF W	1562.47 FT OF SW 1/4 LYG NELY OF L-40 R/W
73404425000001030	001PBM	2.83	\$45	\$127.53		2.83		3921 ALTON RD # 465	25-44-40, PT OF S 1/2 OF N 1/2 LYG NELY OF & ADJ TO L-40 CNL	R/W
73404425000001040	001PBM	49.09	\$45	\$2,208.99		49.09		3921 ALTON RD # 465	25-44-40, PT OF N 1/2 OF N 1/2 LYG NELY OF & ADJ TO L-40 CNL	R/W (LESS E 30 FT 160TH TRL S R/W) & ABND 50 FT ACME
73404333000005010	001PCM	175.77	\$45	\$7,909.57			175.77	3301 GUN CLUB RD	33-43-40, ALL S OF WPB CNL (LESS E 293 FT)	
73404334000005010	001PCM	12.36	\$45	\$556.41			12.36	3301 GUN CLUB RD	34-43-40, ELY 376.27 FT OF SE 1/4 LYG S OF & ADJ TO	WPB CNL R/W & E OF & ADJ TO BDRY LI IN DB1161P371
73404335000003010	001PCM	7.10	\$45	\$319.28			7.10	3301 GUN CLUB RD	35-43-40, W 200 FT OF SEC S OF CNL R/W	
73404338000000021	001PCM	1.49	\$45	\$67.05			1.49	3301 GUN CLUB RD	43/44-40, W 200 FT OF LT 2	
73404339000000032	001PCM	2.31	\$45	\$103.81			2.31	3301 GUN CLUB RD	43/44-40, ELY 400 FT OF LT 3	
73404340000000041	001PCM	13.50	\$45	\$607.61			13.50	3301 GUN CLUB RD	43/44-40, LT 4 LYG N & E OF L-40 (LESS WLY 4010.56 FT &	TRGLR PT E OF A LI FROM SE CORTO A POINT 293 FT W OF NE COR)
73404340000000043	001PCM	51.37	\$45	\$2,311.85			51.37	3301 GUN CLUB RD	43/44-40, WLY 4010.56 FT OF LT 4 LYG ELY OF & ADJ TO L-40	CNL R/W & TRGLR PAR OF LT 5 LYG NELY OF & ADJ TO L-40 CNL

Folio	PACode	Acres	Rate	Annual Assmnt	PAM -Acres	PBM - Acres	PCM -Acres	address1	legal1	legal2
73404402000003000	001PCM	24.36	\$45	\$1,096.14			24.36	3301 GUN CLUB RD	2-44-40, WLY 200 FT OF SEC	
73404403000001010	001PCM	48.74	\$45	\$2,193.19			48.74	3301 GUN CLUB RD	3-44-40, E 400 FT OF E 1/2	
73404404000001000	001PCM	470.44	\$45	\$21,169.67			470.44	3301 GUN CLUB RD	4-44-40, ALL LYG N & E OF NELY BDRY LI OF L-40 CNL R/W	
73404409000001000	001PCM	14.63	\$45	\$658.35			14.63	3301 GUN CLUB RD	9-44-40, TH PT OF E 1/2 AS IN OR1949P921	
73404409000001010	001PCM	137.27	\$45	\$6,177.37			137.27	3301 GUN CLUB RD	9-44-40, ALL LYG N & E OF L-40(LESS TH PT AS IN OR1949P921)	
73404410000001000	001PCM	482.95	\$45	\$21,732.54			482.95	3301 GUN CLUB RD	10-44-40, ALL (LESS S 2584.34 FT OF SW 1/4)	
73404410000007000	001PCM	156.33	\$45	\$7,034.85			156.33	3301 GUN CLUB RD	10-44-40, S 2584.34 FT OF SW 1/4 (LESS R/W L-40)	
73404414000009000	001PCM	639.32	\$45	\$28,769.43			639.32	3301 GUN CLUB RD	14-44-40, ALL	
73404415000001010	001PCM	152.17	\$45	\$6,847.65			152.17	3301 GUN CLUB RD	15-44-40, TH PT OF N 1/2 LYG N& E OF NELY R/W LI OF L-40	(LESS E 1404.02 FT)
73404415000001030	001PCM	84.98	\$45	\$3,824.11			84.98	3301 GUN CLUB RD	15-44-40, N 2637.48 FT OF E 1404.6 FT	
73404415000005000	001PCM	89.01	\$45	\$4,005.31			89.01	3301 GUN CLUB RD	15-44-40, SE 1/4 LYG NELY OF & ADJ TO L-40 CNL R/W	
73404422000001000	001PCM	0.59	\$45	\$26.46			0.59	3301 GUN CLUB RD	22-44-40, ALL LYG N & E OF NELY BDRY L-40	
73404423000001000	001PCM	229.42	\$45	\$10,323.72			229.42	3301 GUN CLUB RD	23-44-40, ALL N & E OF L-40 CNL R/W	
		3662.50		\$286,114.22	638.43	229.98	2794.10			

August 14th, 2026

GOVERNMENTAL MANAGEMENT SERVICES – SOUTH FLORIDA, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Attn: Andrew J. Gill

SUBJECT: FDEM FY 2026 Notice of Interest for Flood Mitigation Assistance (FMA) and
Building Resilience and Infrastructure Communities (BRIC)
Pine Tree Water Control District (PTWCD)
Rustic Ranches Community
Wellington, FL

Andrew,

As a follow-up to our recent discussions and other correspondence, I am providing this summary of proposed Pine Tree Water Control District (PTWCD) improvements for flood mitigation, which as proposed will consist of modifications that will affect flood mitigation measures, and as a result, require formal drainage analysis and permitting of the pre and post improvements. It is our goal to seek any available assistance for the cost of these projects via grant programs that may be available, including the FMA and BRIC funding opportunities that we discussed this week.

Please see below, information regarding the to planned projects;

PROPOSED PUMP STATION – PROJECT # PTWCD 26-0812.01

Currently the PTWCD would like to implement the construction of a new pump station, in response to the previous evaluation of the need for a newly installed, separate 18,000 GPM Pump Station to serve The Rustic Ranches Subdivision.

The proposed Pump Station will consist of two electric pumps, discharging into the STA-1E Seepage Canal with eventual discharge into STA-1E through the existing South Florida Water Management District (SFWMD) S-361 Pump Station.

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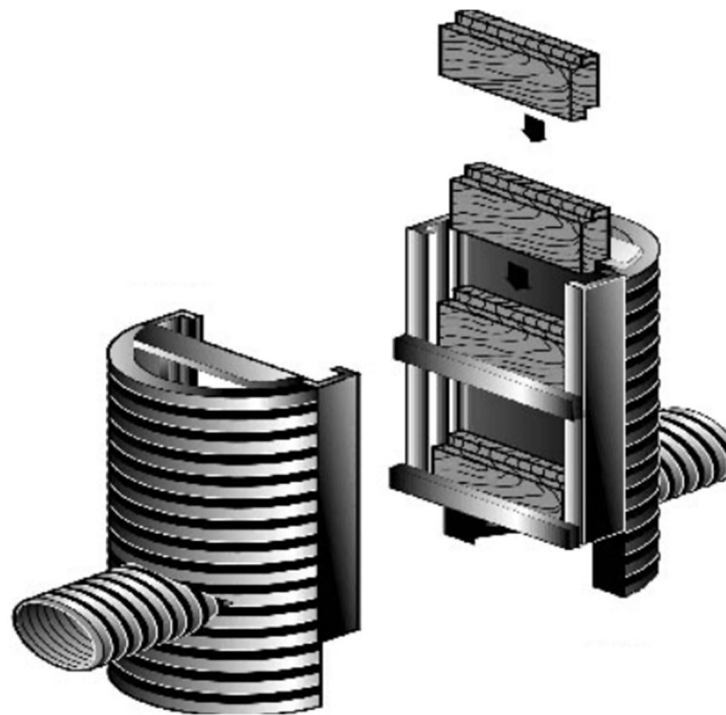
1825 NW Corporate Boulevard - Suite 110 - Boca Raton, FL 33431

954.234.3287

EXISTING CONFIGURATION

Rustic Ranches currently utilizes an outfall into the STA-1E Seepage Canal, located at the west line of Section 13. Discharge is conveyed via a 48-inch Corrugated Metal Pipe (CMP) Culvert and Flash Board riser water control structure. The Seepage Canal then flows north where it meets with SFWMD Pump Station S-361 and where excess runoff and seepage is pumped into STA 1-E. Since the Section 24 project has been completed, the discharge water control structures to Section 24, simultaneously with the development of the storage areas associated, now outfall east to the Acme Improvement District C-1 Canal, per permit records.

FLASHBOARD RISER - SAMPLE DIAGRAM

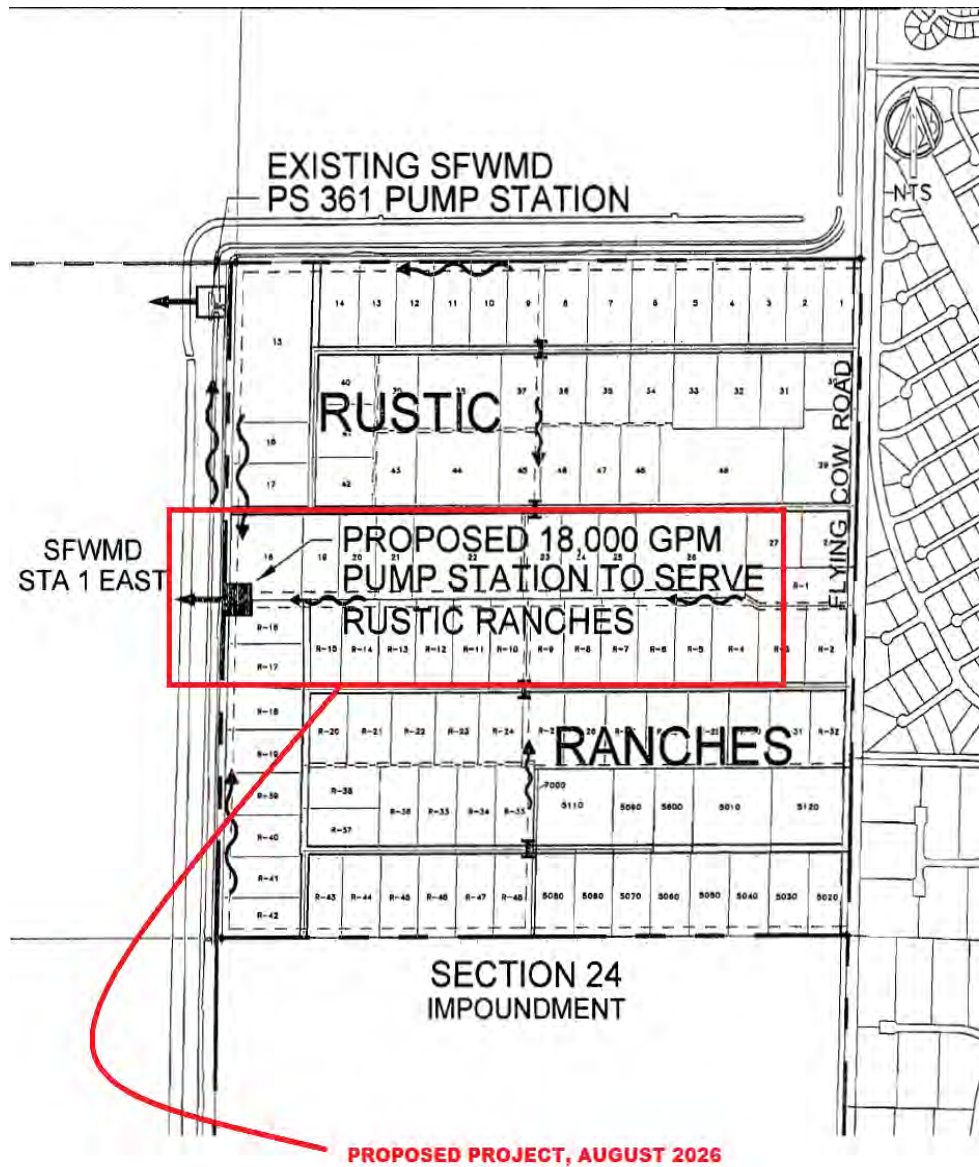


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SITE MAP – PROPOSED PUMP STATION



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PINE TREE WATER CONTROL DISTRICT
ENGINEERS ESTIMATE OF PROBABLE COST
PROPOSED 18,000 GPM PUMP STATION
PTWCD PROJECT 26-0812.01

<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Amount</u>
Site Work/sheeting/culverts	1	L.S.	300000	\$300,000
Electric Service to site	1	L.S.	50000	50000
Pump Building	1	L.S.	60000	60000
Pumps	2	each	40000	80000
Generator/fuel tanks	2	each	40000	<u>80000</u>
		Sub Total		\$570,000
Engineering, Surveys and Contingencies at 20 percent				\$114,000
Total				\$ 684,000

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PROPOSED SWALE IMPROVEMENTS – PROJECT # PTWCD 26-0812.02

Currently the district plans to implement the construction of a new pump station, in response to the previous evaluation of the need for a newly installed, separate 18,000 GPM Pump Station to serve The Rustic Ranches Subdivision.

Originally the Pine Tree Water Control District drained northward into the South Florida Water Management District C-51 Canal, which is located along in southern boundary of Southern Boulevard. District drainage improvements were made throughout the 1970s, including other sub areas and basins, which were constructed, and Water Management criteria changed.

With the evolving development of the Rustic Ranches Community, and many homes constructed in the last 20 years being much larger than originally anticipated, the percentage of areas that are impervious has increased, creating a further demand of runoff to be handled by existing roadside swales. There is also a potential plan underway to move forward with paving of the existing gravel roadways within the PTWCD District, as the volume of traffic has increased over the past several decades and maintaining existing roads in their current configuration is becoming infeasible, and the dust generated is a health hazard, as well as the detrimental impacts of sediment that becomes surface water runoff which adversely affects the existing swales by reducing their volume and conveyance performance. To address this, the district would like to expand the volume and capacity of the existing roadside swales.

In general, parcels within the District are expected to reserve 12% of the parcel area to be used for flood detention storage. Even with this requirement in place, there is still a need for expansion of the roadside swales to better handle the conveyance of stormwater as it makes its way west to the receiving canals and water bodies. The District would like to undertake a project that would expand the existing swales and increase their capacity by 33% beyond what was originally designed in the District's original 1978 Water Control Plan prepared by William G. Wallace. In order to accomplish this, there will be dredging and re-grading required in numerous areas. The District is currently undertaking an effort to develop a Survey of existing conditions to allow the proposed design of these swales to be implemented and properly budgeting.

At this time the summary below is our best evaluation of the expected cost of expanding the existing swales along the roadways;

PINE TREE WATER CONTROL DISTRICT ENGINEERS ESTIMATE OF PROBABLE COST EXPANSION OF EXISITNG ROADSIDE SWALES PTWCD PROJECT 26-0812.02

<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Amount</u>
Dredging/Excavation	30,000	C.Y.	\$28	\$840,000
<u>Swale Restoration</u>	125,000	S.F.	\$4.50	\$562,500
<u>Survey/Design/Permits</u>	1	L.S.	\$54,000	\$54,000
<u>Materials Testing</u>	30	Test	\$150	\$4,500
TOTAL				\$1,461,000

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EXISTING ROADSIDE SWALES, SAMPLE AREAS FOR EXPANSION



As noted in the FDEM Mitigation NOI form, the General Cost Share is 75% Federal and 25% Non-Federal with select exemptions.

Please see below, our project costs, and the resultant 75/25 breakdown(s);

PROPOSED 18,000 GPM PUMP STATION - PTWCD PROJECT 26-0812.01

Total Project Cost	\$ 684,000
75% Portion	\$ 513,000
25% Portion	\$ 171,000

EXPANSION OF EXISTING ROADSIDE SWALES - PTWCD PROJECT 26-0812.02

Total Project Cost	\$ 1,461,000
75% Portion	\$ 1,095,750
25% Portion	\$ 365,250

I expect the summary of planned flood mitigation projects included here will be useful for you NOI submittal. If you have any questions, need any further details, or require my attendance at any upcoming meeting, please contact me.

Regards,



Eric Grainger
Xtant, Inc
1825 NW Corporate Boulevard
Suite 110
Boca Raton, FL 33431
Eric.Grainger@Xtant-Inc.com



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Notice of Interest Form

Flood Mitigation Assistance (FMA) and Building Resilient Infrastructure and Communities (BRIC) Grant Programs

Form Submittal Deadline: August 14, 2026

Please complete this form to determine the applicability of a potential mitigation project for the FEMA Flood Mitigation Assistance (FMA) and/or the Building Resilient Infrastructure and Communities (BRIC) Grant programs, administered by the Florida Division of Emergency Management (FDEM). This Notice of Interest Form is **REQUIRED** in order to submit a subapplication to the State for the next anticipated FMA and BRIC funding opportunities.

For assistance or to submit the completed form, email non-disasterprograms@em.myflorida.com.

Point of Contact Information *		
First Name: Andrew	Last Name: Gill	
Organization: Pine Tree Water Control District		
Title: District Manager		
Email: (to receive response) agill@gmsstf.com ; rurbina@ptwcd.org ; eric.grainger@xtant-inc.com		

Potential Project Information *	
☐ Building Resilient Infrastructure and Communities (BRIC)	☒ Flood Mitigation Assistance (FMA)
Sub-Applicant Name:	
Is the community in good standing with the NFIP?	
☒ Yes	☐ No
Is the activity included in an approved local hazard mitigation plan?	
☐ Yes	☒ No
Expiration date of approved local hazard mitigation plan: (MM/DD/YY)	
Has this proposed project been submitted for funding consideration under any other Hazard Mitigation Assistance program?	
☐ Yes	☒ No

*Eligible Sub-Applicants include State Agencies, Federally-recognized Tribes, Local Governments/Communities (Local Governments/community may include non-federally recognized tribes consistent with the definition of local government in 44 CFR 201.2, including any federally recognized Indian tribe or authorized tribal organization, or Alaska Native village or organization that is not federally recognized per Title 25 of the United States Code Section 479a et seq.)

*General cost share is 75% Federal and 25% Non-federal with select exceptions.

*Capability and Capacity Building refers to new plan creation and plan updates, project scoping, building codes and standards updates, partnership building activities, etc.

(*) all fields required



MITIGATION

Potential Project Information *

Project Title: *(Please include location in title, i.e., Anywhere County, Main St. Elevation)*

Pine Tree Water Control District Flood Mitigation Projects

Is this a Phased Project?

Yes



No



Location: *(if applicable)* Pine Tree Water Control District

Estimated Length of Project: *(in months)* Pump Station: 18 months, Swale Improvements: 24 months

Estimated Project Cost: *(Total Cost)* \$2,145,000

Anticipated Cost Share Percentage: 75%: \$1,608,750 25%: \$536,250

Activity Type: Localized Flood Risk Reduction

Activity Description: *(Provide a detailed description of the problem, the proposed solution, and a sketch/map of the project; add additional pages if necessary)*

See attached.

() all fields required*



We're improving the electric grid in your area

Dear Customer,

FPL understands how much you depend upon reliable energy and we are continuously working to make it better. To that end, we have identified an opportunity in your area that, once implemented, will enhance the reliability of the electric service provided to your home or business.

The power line that serves your neighborhood has been identified as a potential candidate to convert from overhead to underground. The advantages of undergrounding your neighborhood power line include:

- Greater resiliency in normal and severe weather conditions, such as lightning and wind;
- Reduced power interruptions, especially due to trees and other vegetation issues.

In fact, underground power lines perform 50 percent better than overhead power lines day to day, and 85 percent better during severe weather conditions, such as hurricanes and tropical storms.

To place your neighborhood power line underground, which will be at no additional cost to you, it may be necessary for FPL to obtain an easement (access rights) to install and maintain above-ground equipment on your property. An FPL representative will contact you to answer questions and explain the project in greater detail.

Bowman Consulting is an authorized contractor representing FPL on this project. Please contact Matt Mongold, Customer Outreach Supervisor (COS), at (561) 424-7090 or mmongold@bowman.com for assistance or to schedule a meeting at your convenience.

As part of this project, we will also be undergrounding the service to your home. Enclosed you will find the "Junction Box" agreement. This agreement allows FPL to provide underground service to your meter box and attach a junction box for service connection. You may return in the pre-paid envelope provided. The document needs to be signed by at least one owner, on the title, and does NOT require a notary. Please contact the Customer Outreach office, at the number or email above, with any questions. Authorized FPL agents will be available to discuss or meet, in person.

The existing power poles in your area typically include other utilities such as cable, internet and phone. Because these facilities do not belong to FPL, the other utility companies will decide whether to keep their lines overhead or place them underground.

In closing, we know how important safe and reliable electric service is to you in good weather and bad. FPL remains fully committed to continuously improving the performance of our energy grid. This program is just one example of how FPL will meet that goal.

Sincerely,

Katie Hudson
Customer Outreach Manager representing FPL
Storm Secure Underground Program

Disponible en Español



Improving Through Undergrounding

Florida Power & Light Company is improving your service in good weather and bad by replacing the overhead power lines in your neighborhood with more reliable underground lines.



For decades now, FPL has been building a stronger, smarter and more storm-resilient energy grid. Our enhancements include:

- » Undergrounding power lines
- » Inspecting all of our poles for strength
- » Installing stronger poles that are able to withstand hurricane-force winds
- » Shortening spans between poles
- » Installing more than 220,000 intelligent devices to help prevent outages and help restore power faster if an outage occurs

We know that no electric grid can ever be 100% outage-proof. Hurricanes and severe weather bring numerous challenging, including trees and other vegetation blowing into electrical equipment.

That is why we are working to help improve restoration times following hurricanes and severe weather and your day-to-day service by installing power lines underground in your neighborhood.

- » Underground power lines perform 50% better than overhead power lines during day-to-day operations.
- » Neighborhood underground power lines performed up to 14 times better, system wide, during Hurricanes Debby, Helene and Milton in 2024.
- » Once we install power lines underground in the neighborhood, we remove the overhead power lines, transformers and the power line that runs from the pole to your home. If poles and other overhead lines remain, it's because telephone and cable companies haven't moved their lines underground.

While underground power lines perform better in a storm involving wind, they can still experience some outages, primarily if there is flooding.

- » Water and electricity don't mix, so in the event of flooding, our crews need to wait until water recedes and it is safe to restore power.
- » While outages occur much less frequently with underground power lines, in some cases it can take longer to diagnose and repair a problem than for overhead lines.
- » It's also important to note that since most electric service originates from main overhead power lines, customers who receive power from underground power lines can still be affected when there are overhead line outages.

Typical Underground Equipment

When converting overhead power lines underground, FPL follows strict construction guidelines. These guidelines have been established for the purposes of providing our customers with safe and reliable service.

Underground power lines and equipment work much the same as the current power lines and equipment that are overhead. For instance, power lines that transmit power and transformers that step down power to safely supply it to your home will be converted for your new underground electric service. Not every property will require above-ground equipment. If equipment is needed, a qualified representative will meet with you to discuss the design of your project and the specific equipment that will be installed.

Here are some of the examples of our equipment that may be installed on your property for your new underground electric service.

Typical Residential Equipment



Single Phase Transformer

- » Typical dimensions of equipment (pictured): **approximately 40 inches long by 36 inches wide by 36 inches tall**
- » Typical concrete foundation dimensions for transformer: **55 inches long by 48 inches wide and 6 inches tall**
- » Required easement for equipment's installation and operation: **10 feet by 10 feet**



Underground Handhole

- » Handholes are installed underground. The top plate will be visible.
- » Typical dimensions are **17 inches by 24 inches**
- » Required easement for equipment's installation and operation: **10 feet by 10 feet**

Understanding Easements

As part of the process of placing the power line underground to serve your home, Florida Power & Light Company may require written permission to enter your property.



What is an easement?

An easement is written permission to enter onto property owned by another for a stated purpose, such as to install, maintain, repair and replace electric equipment. An easement is a formal legal document recorded in the public records of the county where the property is located.

Why am I being asked to sign an easement?

FPL requires an easement demonstrating your permission for FPL to enter onto your property to install, maintain, repair and/or replace underground power lines and other equipment. An easement must be notarized and witnessed by two people who are not immediate family members. If you need assistance with this process, your FPL customer outreach specialist can help.

How much easement area is required?

The standard easement area for this project is 10 feet by 10 feet. This area provides adequate space to install, maintain, repair and replace electric equipment. In some cases, the easement may be wider depending on the equipment necessary to install.

What does it mean if my property has an underground easement?

An underground easement gives FPL permission to perform work within the easement area. You still retain ownership of the property. You will need to maintain the easement area and your surrounding property to ensure FPL can access its easement.

Can I plant landscaping around the equipment on my property?

Landscaping around our equipment is permissible within certain guidelines. Plantings must be at least 3 feet from the back and sides of the equipment and 8 feet from the front. Remember to always call 811 before you dig to ensure your safety and prevent damage to any underground equipment.

Directional Boring

In most FPL Storm Secure Underground Program projects, FPL or our approved contractors use low-impact drilling equipment to minimize disruption to your property.



Construction of Underground Power Lines

Before construction of underground power lines takes place, FPL or our approved contractors will locate all current underground utilities, such as water, sewer, gas and telecommunications.

- » Colored markings and flags will be placed on your property to ensure safe installation of the underground equipment for your electric service.
- » We will also discuss any other underground facilities, such as sprinkler systems and septic tanks.

In most cases, FPL or our approved contractors will use low-impact drilling equipment, which minimizes the disruption to your property. This process, known as directional boring or horizontal directional drilling, installs underground piping to safely place our electric cable to connect power to your home or business. Unlike open trenching, directional boring allows FPL to install underground equipment while minimizing impact to trees and other vegetation on your property. The underground facilities will be installed 36 inches to 48 inches below the surface, or deeper, if necessary, to avoid tree roots.

While all of the power lines will be underground, some equipment will be placed above ground to ensure safe and reliable power to your home and in your neighborhood.

Once construction is complete, we pledge to restore your property to its pre-construction condition.





Protecting Your Trees

The process Florida Power & Light Company uses in most Storm Secure Underground Program projects installs power lines so they won't harm your trees or their root systems.



Florida Power & Light Company understands how important trees are to your home – so we take steps to protect them when we install underground power lines.

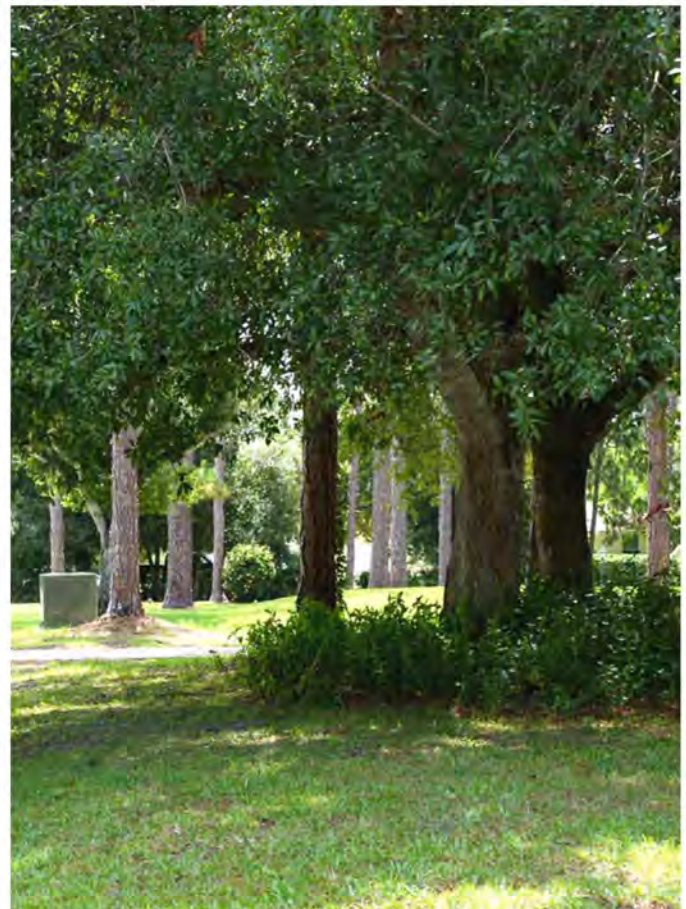
Before construction begins, FPL or our approved contractor notes the location of your trees to avoid damaging them.

Soil and water table conditions vary, but most Florida trees have root systems that remain within the top three feet of soil below the surface. That's the layer where roots find most of the moisture, aeration and nutrients they need to nourish and stabilize trees. The directional boring (or horizontal drilling) method we use in most projects installs power lines three to four feet below ground — or deeper, if necessary — to avoid most tree roots.

“Directional boring minimizes impacts on trees by tunneling under most roots rather than cutting them,” says Dr. Ed Gilman, University of Florida professor emeritus of Urban Trees and Landscape Plants in the Department of Environmental Horticulture.

Throughout the undergrounding process, FPL works to minimize any disruption to your property. When we're finished, we pledge to restore your property to its original condition.

Once your power lines are underground, you'll be able to enjoy your trees without worrying about whether they will interfere with overhead power lines and cause outages for you and your neighbors.



1. Notice of Violation (NOV) Template

PINE TREE WATER CONTROL DISTRICT

[Insert District Mailing Address]

[Insert Phone] | [Insert Email] | [Insert Website]

NOTICE OF VIOLATION

Certified Mail – Return Receipt Requested

Date: [Month Day, Year]

Property Owner:

[Full Legal Name of Owner(s)]

[Mailing Address]

[City, State ZIP]

Property Location:

[Physical Address or Parcel ID]

[Legal Description / Section / Range if available]

Re: Notice of Violation – Obstruction / Encroachment of District Drainage Facilities

Dear [Mr./Ms. Last Name]:

This letter serves as formal **Notice of Violation** pursuant to Chapter 298, Florida Statutes (including §§ 298.22, 298.23, 298.54, and 298.66), and the authority of the Pine Tree Water Control District Board of Supervisors.

Description of Violation:

On [Date of Observation], District staff/contractors observed the following violation on or affecting the drainage facilities adjacent to the above-referenced property:

- [Clearly describe the issue – e.g., “Overgrown vegetation from the subject property has encroached into the District swale, obstructing drainage flow and preventing access by the District’s maintenance contractor.”]
- [Or for dumping: “Roof tiles, asphalt, and other debris have been deposited into the District swale, creating an obstruction to drainage flow.”]

Supporting photographic evidence is attached as **Exhibit A**.

Required Corrective Action:

You are hereby required to take the following actions within **thirty (30) calendar days** of receipt of this Notice:

1. Remove all vegetation encroaching into the District swale/squiggly to the property boundary line.
2. Remove all debris, roof tiles, asphalt, or other materials from the District drainage facilities.
3. Restore the swale to a condition that allows free flow of water and unimpeded access for District maintenance equipment.

Deadline for Compliance: [Insert exact date – 30 days from estimated receipt]

Consequences of Non-Compliance:

Failure to fully correct the violation by the deadline may result in the District performing the necessary corrective work (abatement) at your expense. You will be invoiced for the full cost of the work plus a reasonable administrative fee. Unpaid amounts may be added to the District's annual maintenance assessment (collected on the county tax roll) and will constitute a lien on the property until paid, pursuant to § 298.54, Florida Statutes. The District also reserves all rights under § 298.66, Florida Statutes.

If you have questions or wish to discuss this matter, please contact the District within five (5) business days of receipt of this Notice at the phone number or email listed above.

Sincerely,

[Name]

[Title – District Manager / Board President / Authorized Representative]

Pine Tree Water Control District

Enclosures:

Exhibit A – Photographs

Copy of relevant statutory excerpts (optional)

cc: District Files

Landscaping Contractor (if applicable)

2. Final Notice of Violation Template

(Use if the original 30-day NOV was not complied with)

PINE TREE WATER CONTROL DISTRICT

[Insert District Mailing Address]

[Insert Phone] | [Insert Email] | [Insert Website]

FINAL NOTICE OF VIOLATION

Certified Mail – Return Receipt Requested

Date: [Month Day, Year]

Property Owner:

[Full Legal Name of Owner(s)]

[Mailing Address]

Property Location:

[Physical Address or Parcel ID]

Re: Final Notice of Violation – Failure to Correct Drainage Obstruction / Encroachment

Dear [Mr./Ms. Last Name]:

On [Date of Original NOV], the Pine Tree Water Control District issued a Notice of Violation regarding [brief description of violation] at the property referenced above. A copy of that Notice is attached for your reference.

A re-inspection conducted on [Date of Re-inspection] confirmed that the violation has **not** been corrected.

You are hereby granted a final period of fifteen (10) calendar days from receipt of this Final Notice to fully complete the required corrective action.

Final Compliance Deadline: [Insert exact date]

If the violation remains uncorrected after this final deadline, the District will proceed with abatement (corrective work) without further notice. You will be invoiced for all costs incurred,

including vendor charges and administrative fees. Unpaid amounts will be collected as a special assessment on the tax roll and will constitute a lien on the property.

This is your final opportunity to avoid District abatement and associated costs.

Sincerely,

[Name]

[Title]

Pine Tree Water Control District

Enclosures:

Copy of Original Notice of Violation dated [Date]

Updated Photographs (if applicable)

3. Invoice Template

(Issued after District performs abatement)

PINE TREE WATER CONTROL DISTRICT

[Insert District Mailing Address]

[Insert Phone] | [Insert Email] | [Insert Website]

INVOICE

Invoice Number: [PTWCD-INV-YYYY-###]

Invoice Date: [Month Day, Year]

Due Date: [30 days from Invoice Date]

Bill To:

[Property Owner Name]

[Mailing Address]

[City, State ZIP]

Property Location:

[Physical Address / Parcel ID]

Description of Work Performed:

Pursuant to Notice of Violation dated [Date] and Final Notice dated [Date], and due to the property owner's failure to correct the violation, the Pine Tree Water Control District performed the following corrective work on [Date of Work]:

- Removal of encroaching vegetation from District swale
- Removal and disposal of debris/roof tiles/asphalt from drainage facilities
- [Any other specific work]

Cost Breakdown:

Description	Amount
Vendor Invoice – [Vendor Name]	[\$Amount]
Administrative Fee (25%)	[\$Amount]
Staff Time / Inspection Fees	[\$Amount]
Total Amount Due	[\$Total]

Payment Instructions:

Please remit payment within thirty (30) days of the Invoice Date.

Make checks payable to: **Pine Tree Water Control District**

Mail to: [District Mailing Address]

You may also contact the District at [Phone/Email] to arrange payment or discuss the invoice.

Important Notice:

Failure to pay this invoice within the stated time may result in the amount being added to the District's annual maintenance assessment and placed on the Palm Beach County tax roll pursuant to § 298.54, Florida Statutes. The unpaid amount will constitute a lien on the property until paid in full. The District reserves all rights under Chapter 298, Florida Statutes, including § 298.66.

Sincerely,

[Name]

[Title]

Pine Tree Water Control District

Attachments:

Vendor Invoice

Before/After Photographs

Copies of Notices of Violation

Pine Tree Water Control District

Standard Operating Procedure (SOP)

SOP Title: Enforcement of Drainage Violations – Vegetation Encroachment, Obstructions, and Debris in Swales, Squiggles, and Canals (Including Rustic Ranches)

SOP Number: PTWCD-SOP-ENF-001

Version: 1.0

Effective Date: [Board Adoption Date – recommend August 2026]

Approved By: Board of Supervisors

1. Purpose

To establish a clear, consistent, fair, and legally defensible protocol for identifying, documenting, notifying, and abating violations that obstruct or impair PTWCD's drainage infrastructure. This protects the district's water control works (including the ~23-year-old system serving Rustic Ranches), ensures proper flow to South Florida Water Management District (SFWMD) facilities, restores contractor access to swales, and recovers costs from responsible property owners in full compliance with Chapter 298, Florida Statutes.

2. Scope

Applies to all properties within PTWCD boundaries, with priority on drainage easements, rights-of-way, swales, squiggles, and canals. Covers:

- Overgrown vegetation from private property encroaching into district swales/squiggles (blocking flow or maintenance access).
- Dumping or placement of debris (e.g., roof tiles, asphalt, trash) obstructing drainage.
- Any action/inaction that interferes with the district's ability to maintain its works.

Note: Work is limited to the district's easement/right-of-way. Encroaching vegetation may be cut back to the property boundary; owners remain responsible for their side of the line.

3. Legal Authority & Basis

- **Chapter 298, F.S.** (Water Control Districts):
 - § 298.22 – Full power and authority to construct, operate, **maintain, repair, and replace** all works and improvements.
 - § 298.23 – Authority over rights-of-way and easements (including implied right to enter for maintenance).

- § 298.54 – Maintenance tax/assessments (apportioned by benefits; collected on county tax rolls; creates a lien on the property enforceable like county taxes).
- § 298.66 – Obstruction of public drainage canals, ditches, etc., prohibited. It is unlawful to obstruct, damage, or interfere with district works. The district has a duty to remove obstructions and may recover actual damages, costs of suit, and penalties from the offender.

This SOP follows standard Florida special district practices for code/enforcement-style abatement while staying within 298 authority. **All actions must provide due process** (proper notice and opportunity to cure). Timelines below are recommended best practices based on reasonableness and common district norms; they are not rigid statutory mandates.

4. Definitions

- **Violation:** Encroachment, obstruction, or interference with district drainage facilities (e.g., vegetation growing into swale from private land, dumping debris).
- **Swale/Easement:** Designated drainage areas where PTWCD holds maintenance rights.
- **Abatement:** District-directed corrective action (vegetation clearing within easement, debris removal) to restore drainage function.
- **Responsible Party:** Record property owner (per tax rolls), including owners of vacant land.

5. Step-by-Step Procedures

Step 1: Detection & Documentation

- Sources: Routine inspections, landscaping contractor reports, resident complaints, SFWMD coordination, or visual observations.
- Document thoroughly: Date, location (GPS/photos with before-condition), description of violation, responsible owner (via tax records), and impact (e.g., blocked access/flow).
- For the specific roof-tiles/asphalt dumping case: Treat as a clear § 298.66 obstruction.

Step 2: Issue Notice of Violation (NOV)

- Prepare NOV (use standardized template with district letterhead). Required content:
 - Property/owner details.
 - Clear description of violation + attached photos/evidence.
 - Specific required corrective action (e.g., “Remove all vegetation encroaching into the swale to the property boundary and clear any debris from the swale”).
 - Legal basis (cite relevant sections of Ch. 298 and any adopted district rules).
 - **Compliance deadline: 30 calendar days** from receipt of notice.
 - Contact information and offer to meet/discuss.
 - Warning of consequences: District may abate at owner’s expense (vendor costs + administrative fee) and pursue collection via assessment or lien.
- **Service method:** Certified mail (Return Receipt Requested) + regular first-class mail. Post a copy on the property if feasible.
- Log in district records and notify the landscaping contractor of the pending case (for access planning).

Step 3: Compliance Monitoring & Inspection

- Re-inspect within 5–7 days after the 30-day deadline.
- If compliant → Close file and document.
- If non-compliant → Proceed to Step 4.

Step 4: Final Notice (Second Notice)

- Issue a **Final Notice of Violation** via certified mail.
 - Reference the original NOV and date.
 - State that the violation remains unresolved.
 - Grant **additional reasonable time** (recommended: **10 calendar days** from receipt of final notice).
- Total elapsed time from first notice: Approximately 40 days.
- This provides clear due process before abatement.

Step 5: Abatement Authorization (If Still Non-Compliant)

- After final notice deadline expires with no compliance: Staff prepares a brief report (photos, costs estimate, violation summary) for Board or District Manager authorization.
- Obtain competitive quotes from pre-vetted vendors for work **strictly within the district easement/right-of-way**.
- Board approval required if estimated cost exceeds a set threshold of \$2,500; otherwise, District Manager may approve routine cases.

- **Note on timing:** Legally, you may proceed with abatement once the final notice period expires (no additional mandatory waiting period under Ch. 298, provided proper notice was given). This is the standard “force of action” in Florida water control and special districts.

Step 6: Perform Corrective Action (Abatement)

- Contract and supervise vendor.
- Limit scope to restoring drainage function within the easement (e.g., cut encroaching vegetation to boundary, remove dumped debris).
- Document thoroughly (before/after photos, vendor reports, dates).
- For emergencies (imminent flooding risk): Abatement may occur with shorter or no prior notice, followed by documentation and billing.

Step 7: Invoicing & Cost Recovery

- Calculate total recoverable costs:
 - Actual vendor invoice for labor/equipment/disposal.
 - **Administrative fee:** 25% of vendor costs.
 - Prepare and send detailed invoice via certified mail within 10 business days of work completion.
- Payment terms: Net 30 days from invoice date.
- Invoice must itemize everything and note that payment does not waive future violations or district rights.

Step 8: Collection of Unpaid Amounts

- If unpaid after 30 days: Send a formal demand letter (certified mail) giving a final 15–30 days to pay.
- **Collection:**
 - Add the full amount (vendor costs + admin fee) as an **additional special assessment** or to the annual maintenance assessment under § 298.54. This is placed on the county tax roll and collected by the tax collector with property taxes. It automatically creates a lien on the property until paid.
- Interest may accrue per district policy or applicable statute.
- Vacant land owners receive identical treatment—no exceptions.

6. Additional Provisions

- **Repeat or egregious violations** (e.g., repeated dumping): Shorter timelines or immediate Board authorization for abatement may apply.
- **Emergency situations:** Immediate action authorized, followed by notice and billing.
- **Owner appeals/hearings:** Provide opportunity for Board hearing within 10 days of any notice if requested in writing.
- **Coordination:** Notify landscaping contractor of resolved cases so they can resume maintenance. Maintain open communication with SFWMD on overall system function.
- **Records:** Retain all documentation (notices, photos, invoices, payments) for a minimum of 5–7 years.
- **Enforcement tools:** In addition to this SOP, the district may pursue misdemeanor penalties under § 298.66 where appropriate.
- **Review:** This SOP shall be reviewed annually or upon significant legal changes.

Legal Notes & Disclaimer

This SOP is grounded in the explicit powers and duties of Chapter 298, F.S. (maintenance authority, obstruction removal under 298.66, and assessment/lien collection under 298.54). All timelines are designed to be reasonable and provide due process. Specific enforcement actions, lien filings, or novel situations should be reviewed by PTWCD legal counsel. The district should consider formally adopting Rules & Regulations to strengthen this process.



