

**MINUTES OF MEETING
SUNSHINE WATER CONTROL DISTRICT**

The Board of Supervisors of the Sunshine Water Control District held a Regular Meeting on December 12, 2025 at 10:00 a.m. at Mullins Hall, 10170 NW 29th Street, Coral Springs, Florida 33065.

Present:

Laurence Kaldor	President
Peter Palmer	Vice President
Frankie Romano	Secretary

Also present:

Jamie Sanchez	District Manager
Janice Rustin	District Counsel
Orlando Rubio	District Engineer
Cory Selchan	Field Superintendent
Gloria Guillo	Resident
Joe Morera	Resident

FIRST ORDER OF BUSINESS

Call to Order

Mr. Kaldor called the meeting to order at 10:05 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Kaldor, Palmer and Romano were present. Two seats are vacant.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

**Public Comments [3-Minute Time Limit]
(Comments should be made from the microphone to ensure recording. Please state your name prior to speaking.)**

Mr. Kaldor reviewed the protocols for public comments.

Resident Gloria Guillo asked if there is a procedure for requesting more public comment time or an extension. Ms. Sanchez stated, if additional time is requested, it is up to the Board to grant or deny it. If granted, Staff recommends that the Board grant additional time to not just one individual, but to all who need it.

Ms. Guillo read the following prepared statement into the record:

“My name is Gloria Guillo, a Coral Springs homeowner, and I represent approximately 60 families surrounding Windings Park and Canal with our group ‘Safe Water South Florida.’ On December 11th, we re-sent our formal public records request to every Board Member by email.”

Please be sure to enter it in today’s official minutes.

“We are here today because of the District’s ongoing negligence, which is literally flooding our backyards and destroying our shoreline. On December 21st, flood water covered the trunks of several park trees by almost 3’ and came within inches of entering our properties; all because the pumps were not adequately-monitored or operated. Secretary Romano defended the District’s sloppy pump record-keeping and use and declared that flooding is fine because the District technically owns the land the trees are planted on; that is unacceptable. Superintendent Selchan’s remarks showed clear contempt for the residents who pay his salary. Mr. Selchan, we are not here because we are confused or misinformed. We are here because we are the ones watching toxic, unannounced spraying, endanger our families and pets and kill the grass that holds our shoreline together. We are here because we are watching preventable flooding threaten our homes. We seek the mechanical harvesting of plants and debris at least once per year, advanced notice and community input on all chemicals and spray schedules, proper pump operation and accurate record-keeping to prevent flooding. More can be accomplished by working with us than insulting us or having us removed from meetings, by force, to stop our questions mid-sentence. Mr. Palmer, we are not intimidated by threatening off-the-record comments and we will keep coming back until this board starts serving the public instead of rubber-stamping District failures. Thank you.”

Resident Joe Morera noted a few errors on one of the contracts that needs to be corrected. The name of the Parks Director should be changed from Greg Engell to Rob Hunter and the name of the clerk is Georgia Elliott.

In response to Ms. Guillo’s public statement, Mr. Kaldor referenced the minutes of the previous meeting and stated Mr. Selchan addressed her concerns point by point during Staff Reports but she had already exited the meeting. Kaldor stated that he personally requested that Mr. Selchan’s statements be transcribed verbatim and read the following statements from the November 12, 2025 meeting minutes:

“Mr. Kaldor said regarding the Board’s direction to tally her legal fees related to the resident’s public records requests, the total amount from the first request on April 1, 2025 through November 2025 is \$8,274,” and “The last request that was put forth by the resident was calculated at \$3,200 for Ms. Sanchez’s and Mr. Rubio’s time.”

Mr. Kaldor stated his understanding from today’s discussion is that does not include additional funds that the City had to pay for Ms. Sanchez’s work as well as other work excluding the legal fees. Public records requests will be addressed further in the Sixth Order of Business. Mr. Kaldor stated he has a fervent belief in the public’s access to information but, at the same time, his job as District President is to be fiscally responsible. If there is a public records issue or need for information, he does not want there to be abuse by the government; everything should be transparent but, at the same time, if the issues are already being addressed, there is a certain point when it becomes a burden on the community. If Ms. Guillo wants to address his points or the minutes, she is at liberty to do so in the second public comments section at the end of the meeting. But #1, Mr. Selchan addressed her concerns, which is included in the minutes, and she can address those comments at that time.

Mr. Selchan clarified that the comments he made were not in reference to anything Ms. Guillo said in a meeting; he was referring to an email she sent to the City.

Ms. Guillo exited the meeting.

FIFTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Rustin noted that Water Control Districts have different publishing and advertising requirements than CDDs; therefore, the following change will be made to both Reports:

Goal 1.2, "Notice of Meetings Compliance": Change "Section 190.007 (1)" to "Section 189.0105"

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Goals and Objectives Reporting Fiscal Year 2025 Performance Measures and Standards, as amended, were ratified.

B. October 1, 2025 - September 30, 2026

Mr. Kaldor stated in Goal 3.3 related to the "Annual Financial Audit" states that the audit satisfies the minimum requirements for special districts. As a representative of the District, he does not like that and wondered if there could be a "maximum" audit of the budget.

Ms. Sanchez stated all the financials are audited and asked where the word "minimum" is under the Goal 3.3.

Ms. Rustin stated Mr. Kaldor is referring to the audit required by State law, which is Florida Statute 215.97, which requires all local governments to have an annual audit or have one every three years for smaller organizations. This District is the threshold that requires it annually. She reviewed the auditing process and stated Mr. Kaldor is referring to an accounting audit, in addition to what is required by law.

Mr. Kaldor clarified that Goal 3.3 does not contain the word "minimum" the language of the actual statements reads "Conduct an annual independent financial audit per statutory requirements." and those statutory requirements use the word "minimum." Ms. Rustin stated every district is allowed to set its own performance objectives. Mr. Kaldor could move the Board to institute a procedure to have an additional audit performed that addresses his concern.

Ms. Sanchez stated, regarding the budget discussion, the Board previously agreed that she, Mr. Rubio, and Mr. Selchan would confer with the Board President before the next

proposed budget to discuss the line items so the Board can come to the proposed budget meeting aware of what is in the proposed budget.

Discussion ensued regarding the history of the Performance Measures and Goals, the Florida Legislature, the District’s Policies and Procedures, a budgetary audit, the monthly unaudited financials, overspending by municipalities and governments throughout Florida, hiring an Independent Auditor, and the Board trusting District Staff.

Ms. Sanchez described the vendor invoices and payment approval process.

Ms. Rustin stated, regarding a DOGE audit, the Florida Executive Officer for Government Efficiency put together a packet on how local governments can do its own DOGE audit. She suggested contacting other districts to see if they hired DOGE consultants.

On MOTION by Mr. Palmer and seconded by Mr. Romano, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, as amended, were approved.

Mr. Kaldor motioned to authorize District Counsel to contact the Florida Association of Special Districts (FASD) and other districts regarding their hiring of DOGE consultants, request a how-to DOGE packet from the State and forward it to Ms. Sanchez for dissemination to the Board, and for the Board to revisit whether to form a committee or engage a consultant.

The motion died due to lack of a second.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving and Adopting a Public Records Policy and Providing an Effective Date

Mr. Kaldor presented Resolution 2026-02.

Mr. Palmer motioned to approve Resolution 2026-02.

Mr. Romano seconded the motion.

Ms. Rustin recalled that the Board previously directed Staff to prepare a Public Records Request Policy, which is attached to the Resolution. She reviewed the Policy and stated State Law asserts that local governments can charge reasonable costs related to public records; the minimum amount of time required by law that Staff can commence charging is 15 minutes,

which ranges depending on the firm and the case. Asked if there is a minimum number of pages, Ms. Rustin replied no, it is just by time.

Mr. Kaldor voiced his opinion that the Policy lacks specificity. He noted that it came about because numerous requests were being made with no end in sight. He stated that the Board does not want to be an impediment from reasonable requests from reasonable individuals who just have a question, which could take 30 minutes to answer. He noted that the court system charges the general public for everything. He does not want the District to alienate members of the public in that manner, as this is a small local government. He stated the District is currently experiencing someone who is becoming a burden on the public and this must be addressed.

Ms. Rustin expressed her opinion that the Policy must address everyone in the same way, whether they make voluminous requests or a singular request. Mr. Kaldor clarified that he would like to address everyone equally but with specificity.

Discussion ensued regarding the verbiage in the Policy, reasonable requests, the \$10,000 in legal fees attributed to a prolific public records requester, how best to handle a prolific requester, how to proceed if a requester threatens to sue the District, a resident's request to change the District's lake maintenance policy to mechanical harvesting, photocopying fees, a reimbursement policy and revisions to the Policy.

Ms. Rustin will update the language of the Public Records Request Policy and present it again at the next meeting.

The motion was rescinded and removed.

Mr. Kaldor asked if the District needs an additional policy regarding prolific requesters.

Ms. Rustin will research how other Districts have handled similar situations and apprise the Board at the next meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

On MOTION by Mr. Kaldor and seconded by Mr. Romano, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of November 12, 2025 Regular Meeting Minutes

The following changes were made:

Line 244: Change “street” to “canal”

Line 251: Change “somewhere it got” to “the area got” and change “that” to “this”

Line 252: Insert “in Boca” after “occurred” and change “this time” to “in Coral Springs”

Line 255: Change “when” to “before”

Line 267: Change “if you see a gap, it starts at 200 hours to 205 and so on. So, there are no gaps. Staff” to “if you see a gap, they did not run”

Line 268: Delete “write zeros every day; that is not how the data is recorded.”

Line 271: Change “happening. That holds no water” to “running”

On MOTION by Mr. Kaldor and seconded by Mr. Romano, with all in favor, the November 12, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Supervisors’ Communications

Mr. Palmer referred to a residents’ public comment where she referenced “off-record threats.” He stated that there have been zero threats made to that member of the public in any way shape or form. Secondly, regarding Lines 298 and 299 of the November 12, 2025 minutes, Mr. Palmer clarified that he did not go out and solicit a bank. He reviewed his extensive professional background as a real estate investor and agent, and asked for the Board’s approval to designate him as a liaison to communicate with banks on the District’s behalf.

Ms. Rustin stated, under the Sunshine Law, Mr. Palmer can meet with bankers for information gathering only but must report back. Ms. Sanchez stated District Management will not be switching banks for the Insured Cash Sweep (ICS) account and Staff sees no purpose in the designation.

On MOTION by Mr. Kaldor and seconded by Mr. Romano, with all in favor, designating Mr. Palmer as a District liaison to perform fact-finding related to District banking, at no cost to the District, was approved.

Regarding Ms. Guillo’s comment that members of the public should not be cut off so they cannot be heard, Mr. Kaldor stated he was present at the meeting in question and she was not cut off. Her time expired by more than 15 seconds and she was politely asked to stop speaking.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Lewis, Longman & Walker, P.A.

• Consideration of Rio-Bak Corporation Revocable License Agreement

Ms. Rustin presented the Revocable License Agreement for the West Outfall Canal (WOFC) Phase 2 project and asked for approval of the Agreement in substantially similar form.

Asked if there is a performance bond, Mr. Rubio replied affirmatively.

On MOTION by Mr. Kaldor and seconded by Mr. Romano, with all in favor, the Rio-Bak Corporation Revocable License Agreement, in substantial form, was approved.

B. District Engineer: Craig A. Smith & Associates

I. Presentation: Monthly Engineer’s Report (MER)

Mr. Rubio presented the Monthly Engineer’s Report from November 12, 2025 to December 5, 2025. He presented the following ROW permit requests:

II. Permit Application(s)

• Mastec FB-HCS345

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Right-of-Way Permit Application, submitted by Mastec Communications Group for directional bore installation of 140-LF HDPE conduit of the SWCD Canal running parallel to Coral Springs Drive, subject to the Special Conditions set forth in the October 21, 2025 recommendation letter, was approved.

• Mastec D-HCS350

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Right-of-Way Permit Application, submitted by Mastec Communications Group, for directional bore installation of 50-LF HDPE conduit by the SWCD

Canal on Coral Hills Drive, subject to the Special Conditions set forth in the October 20, 2025 recommendation letter, was approved.

- Mastec FB-HCS334

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Right-of-Way Permit Application, submitted by Mastec Communications Group, for directional bore installation of 240-LF HDPE conduit by the SWCD Canal along NW 110TH Ave. & W. Sample Rd, subject to the Special Conditions set forth in the November 19, 2025 recommendation letter, was approved.

- Mastec D-HCS319

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Right-of-Way Permit Application, submitted by Mastec Communications Group, for directional bore installation of 70-LF HDPE conduit by NW 113th Way, subject to the Special Conditions set forth in the October 27, 2025 recommendation letter as revised November 19, 2025, was approved.

- Mastec D-HSC348

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Right-of-Way Permit Application, submitted by Mastec Communications Group, for directional bore installation of 208-LF HDPE conduit by 2 SWCD Canals (by NW 39th Ct and NW 99th Ave), subject to the Special Conditions set forth in the November 19, 2025 recommendation letter, was approved.

C. District Field Supervisor: Cory Selchan

- **Update: Letter from Florida Department of Agriculture and Consumer Services**

Mr. Selchan reported the following:

- Rainfall: Very little rainfall was received since the last meeting. Water levels continue to fall, especially with the current wind activity.
- Daily operations continue as always. The District is in good shape and received very few complaints from homeowners in the past month.
- An electric motor that was burned out was recently re-built and placed back in the pump station as a back-up motor and is ready for use.

Mr. Selchan stated that a resident made a complaint to the Florida Department of Agriculture and Consumer Services (FDAC), part of which entailed several other complaints. He

presented the letter from the FDAC and discussed the resident’s concerns, including Mr. Selchan not having a spray license. He stated that he does not need a license; however, he had a spray license for 40 years and let it lapse but he has since re-instated it. He pointed out that the letter states that the District is in compliance with all the relevant requirements and the FDAC did not find any violations in its investigation.

Asked who paid for the report and how much it cost the District, Mr. Selchan stated he was unsure; the FDAC absorbed the costs.

D. District Manager: Wrathell, Hunt & Associates, LLC

- **Obstructions Removal Agreement – Option 2: 4324 NW 76th Avenue, Coral Springs, Florida 33065**

This item was an addition to the agenda.

Ms. Sanchez presented the Option 2 Agreement.

Mr. Selchan explained the obstruction removal process and asked the Board to approve Option 2 and engaging the lowest bidder for the project.

On MOTION by Mr. Kaldor and seconded by Mr. Palmer, with all in favor, the Option 2 Agreement for 4324 NW 76th Avenue, Coral Springs, Florida 33065 and engaging the lowest bidder, was approved.

- **Discussion: Meeting Location**

Ms. Sanchez stated Sartory Hall and Mullins Hall cannot guarantee meeting dates for the 2026 calendar year. She is working with them to secure dates. She asked if the Board is open to a different meeting location.

Discussion ensued regarding area hotels, particularly the La Quinta.

- **NEXT MEETING DATE: January 14, 2026 at 4:00 PM**

- **QUORUM CHECK**

The next meeting will be on January 14, 2026.

Mr. Morera stated that the Board always has the option to go through the Request for Proposals (RFP) process if the Board’s goal is to seek potential savings. The RFP process allows the Board to examine all its options. Additionally, the District has a five-year Capital Improvement Plan (CIP) through Mr. Selchan and the District Engineer to proceed with projects that are most impactful. He discussed the budget, a previous State audit, and engaging financial institutions.

TWELFTH ORDER OF BUSINESS

New Business

There was no new business.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kaldor and seconded by Mr. Romano, with all in favor, the meeting adjourned at 11:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


President/Vice President