



# ***Pine Tree Water Control District***

**January 8, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

MEETING ID: 231 414 063 504 6

PASSCODE: P838EQ2M

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Or

### **DIAL BY PHONE:**

1-646-838-1601

Phone Conference ID: 939495739#

11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076

## **CLEAR PARTNERSHIPS**



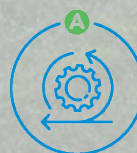
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Pine Tree Water Control District

## Board of Supervisors

Paul Brewer, President  
Bob Mayersohn, Vice President  
Neil Kanterman, Assistant Secretary  
Gary Rito, Assistant Secretary  
Michael Moser, Assistant Secretary

## Staff:

Jennifer Goldyn, Director of District Services  
Camille Berloune, District Management  
Ruben Nesbitt, District Accountant  
Kareen Baker, District Administrative Assistant  
Brian Sherman, Esq., District Counsel  
Warren R. Craven, District Engineer  
Shawn Frankenhauser, Field Manager

## Regular Meeting Agenda Thursday, January 8, 2026 at 6:00 p.m. Call-in Number: 1-646-838-1601 Phone Conference ID: 939495739#

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1. **Call to Order and Roll Call**
2. **Approval of Agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Staff Reports**
  - A. District Accountant
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
5. **Business Items**
  - A. Consideration of Resolution 2026-02, Removing and Designating New Treasurer.....Page 3
  - B. Discussion of Possible Prospective Action
6. **Business Administration**
  - A. Consideration of the Minutes of the Meeting held on December 11, 2025 .....Page 4
7. **New Business and Supervisors' Requests**
8. **Adjournment**

*The next meeting is scheduled for Thursday, February 12, 2026, at 6:00 p.m.*

**RESOLUTION 2026-03**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF PINE TREE WATER CONTROL  
DISTRICT**

WHEREAS, the Board of Supervisors of the Pine Tree Water Control District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 8<sup>th</sup> day of January 2026

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Chairperson/Vice Chairperson

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Secretary/Assistant Secretary

## MINUTES OF MEETING PINE TREE WATER CONTROL DISTRICT

A regular meeting of the Board of Supervisors of the Pine Tree Water Control District was held on Thursday, December 11, 2025 at 6:00 p.m. at Parkland City Hall, 6600 University Drive, Parkland, Florida.

Present and constituting a quorum were:

Paul Brewer	President
Bob Mayersohn	Vice President
Neil Kanterman	Assistant Secretary
Michael Mosser	Assistant Secretary
Gary Rito	Assistant Secretary

Also present were:

Camille Berloune	District Manager
Brian Sherman	District Counsel
Warren Craven	District Engineer
Shawn Frankenhauser	Field Manager

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

### FIRST ORDER OF BUSINESS

#### Call to Order and Roll Call

Ms. Berloune called the meeting to order and called the roll. A quorum was established.

### SECOND ORDER OF BUSINESS

#### Approval of Agenda

On MOTION by Mr. Mayersohn seconded by Mr. Kanterman with all in favor, the agenda was approved as presented. 5-0

### THIRD ORDER OF BUSINESS

#### Audience Comments

- Jennifer Miller, 5180 NW 57<sup>th</sup> Drive, Coral Springs, stated four HOA Board members are in attendance to receive an update regarding the plane crash. It has affected our neighborhood greatly, and we wanted to understand what the plans are moving forward. As far as Pine Tree is concerned, we believe there is still a lot to be done. We all know there are still many plane parts in the waterway, and we are here to understand Pine

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Tree's position after the crash and what the expectations are for what will happen to the lake.

- Carlos Dormanios stated he is one of the Board members of Coral Creek Replat 3, Windsor Bay. He echoed what Jennifer mentioned earlier and stated the only thing he wants to add is that we would like to know what mitigation is going to be done, or what you are planning to do, to make the lake or pond whole again. We also want to know whether the community in Coral Creek will be notified or updated about the ongoing work. He inquired about the plan of action moving forward. He stated he spoke with Mr. Frankenhauser and possibly Ms. Berloune briefly on the phone. The community is concerned the water may be contaminated. There is still debris in the water, possibly engines, and we do not know what cargo was involved. They only know what we were told at the time. They requested clarity as this affects not only home values, but also potential long-term contamination. Even though some mitigation has been done, we want to make sure everything necessary is completed. Windsor Bay is willing to cooperate and support whatever is needed.
- Lewis Mercado, 5709 NW 51st Place in Windsor Bay, echoed what the other Board members are saying and asking.
- Fisher, 5142 NW 57th Way, Windsor Bay, stated he is also on the Board and he is in attendance to hear what Pine Tree has to say about what needs to be done.
- Linda, 5114 NW East South Drive in Windsor Bay, stated she is in attendance for the same reasons as the Board members.
- Eleanor Schnell, a Windsor Bay resident, and her husband were in attendance. They noted they own properties in Windsor Bay and are concerned about getting their property values back to where they were. She had a question about funding and inquired whose budget does this come from. She asked whether Pine Tree is funded by Broward County or whether there is separate funding. Additionally, she asked whether FEMA will be involved and whether they need to involve a member of congress to ensure they are made whole again. She noted they are concerned that if they decide to sell their properties, they will have to disclose that parts are still left in the lake.

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- Marcie Magnoski, 5017 NW 57th Terrace, noted she is located right by where the plane crashed and questioned which company handled the initial cleanup and remediation, and whether it is the same company that Pine Tree plans to use for the ongoing cleanup and remediation.
- Michelle, 5109 NW 57th Terrace, expressed concern regarding the responsibilities of the Board. She has already reviewed the governing documents and amendments to clarify decision-making authority regarding this matter.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Accountant**

- A separate line item was created in the budget to isolate anything related to billing until they are refunded. Any testing that needs to be conducted will be included under that line item so that it is properly tracked.

##### **B. District Counsel**

##### **i. Ethics Training and Form 1 Reminder**

- The Board was reminded to complete their Ethics training and their Form 1.

##### **C. District Engineer**

- Mr. Craven stated they have completed testing on the surrounding waters. No contamination has migrated outside of the pond.

##### **D. District Manager**

- None.

#### **FIFTH ORDER OF BUSINESS**

#### **Business Items**

##### **A. Discussion and Approval of Access Agreement with Cura Emergency Services**

- The Access Agreement was presented. Due to the emergency nature of the situation, access was not blocked. However, the agreement provided was not signed or notarized as requested and was therefore brought to the Board for discussion. Ms. Berloune requested Board authorization to execute the access agreement upon legal review and approval, including the ability to make amendments as necessary, so that action would not be delayed until the next meeting.

On MOTION by Mr. Mayersohn seconded by Mr. Kanterman with all in favor, the Access Agreement was approved, and the District Manager was authorized to execute said Agreement, subject to legal review and possible amendments. 5-0

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**B. Consideration of Gardner Bist King and Wood (GBKW) Attorneys At Law Engagement Letter for Legal Services**

On MOTION by Mr. Mayersohn seconded by Mr. Moser with all in favor, Gardner Bist King and Wood Attorneys At Law Engagement Letter for Legal Services was approved subject to clarification whether price does not include work completed by paralegal. 5-0

**C. Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments**

On MOTION by Mr. Mayersohn seconded by Mr. Kanterman with all in favor, the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments was ratified. 5-0

**D. Review and Complete Goals and Objectives for Fiscal Year 2025**

On MOTION by Mr. Mayersohn seconded by Mr. Moser with all in favor, the Goals and Objectives for Fiscal Year 2025 were approved as reviewed and completed. 5-0

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of the Meeting held on October 9, 2025**

On MOTION by Mr. Mayersohn seconded by Mr. Mosser with all in favor, the Minutes of the Meeting held on October 9, 2025 were approved as amended. 5-0

**EIGHTH ORDER OF BUSINESS**

**New Business and Supervisors' Requests**

- Residents expressed concerns regarding connectivity between lakes following the plane crash and whether District maps should be updated to reflect this. Staff confirmed that while inter-lake connections exist, they are secondary drainage pipes owned by the community and are therefore not shown on District maps. Drainage plans and as-built documents are available upon request. Testing was conducted at connection points, and pollution-control baffles were confirmed to be functioning properly with no migration detected. Staff reported that cleanup and mitigation activities have occurred, primarily conducted by contractors hired by the aircraft's insurance company. However, the District has not received final reports or a defined scope of work and is therefore limited in what can be communicated. Preliminary testing has occurred, but no final results have been issued. The District has engaged Special Legal Counsel, contacted the City of Coral

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Springs, South Florida Water Management District, and the aircraft's insurance representatives, and is coordinating with authorities due to the site previously being an active investigation. Additional agency involvement and testing may still occur. Board members emphasized the need for clear, accurate communication to residents once verified information is received, while balancing legal and liability considerations. Staff indicated updates will be provided when reliable and final information becomes available.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Mayersohn seconded by Mr. Kanterman with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Paul Brewer  
President