

St. Lucie West Services District
Regular Board Meeting
November 4, 2025, at 9:00 a.m.

(Please note: These minutes are not verbatim. A CD recording of the Regular Board Meeting is available on file.)

Board Members Present

Dominick Graci – Chairman – in-person
Gregg Ney – Vice Chairman – in-person
Jack Doughney – Secretary – in-person
Diane Haseltine – Supervisor – in-person
Kevin Dolan – Supervisor – in-person

Staff Present

Josh Miller, District Manager, St. Lucie West Services District (“SLWSD”) – in-person
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person
TJ Bayer – Assistant Utilities Director, SLWSD – in-person
Maddie Maldonado – Director of Office Administration, SLWSD – in-person
Lisa-Marie Beans, Human Resources Specialist, SLWSD – in-person
Searg Davidian, Assistant Public Works Director – SLWSD
Anderson “Andy” Bomjardim, Public Information Officer, SLWSD – in-person
John Fumero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – via phone
Neako Villamil, District Engineer, Infrastructure Solution Services. – in-person
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – via phone
Laura Archer, Recording Secretary, SDS – in-person
Stephanie Brown, SDS – in-person

Also present were District residents, Deane Piekara and Marianne Doughney

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman Graci called the Regular Board Meeting to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all 5 Members of the Board were present.

D. Approval of Minutes

- 1. October 6, 2025, Workshop**
- 2. October 7, 2025, Regular Board Meeting**

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously approving the minutes of the October 6, 2025, Workshop, as presented, and the minutes of the October 7, 2025, Regular Board Meeting, as amended.

E. Public Comment

Mr. Piekara expressed his concern over terms in the proposals for the Reserve CDD. Mr. Miller noted that certain things were specified but that final say on the specs would need to be approved by both parties.

Thomas Malaca approached the Board noting that he was a retired bus driver for the St. Lucie County School District. He brought up the well on Bethany being of uneven ground with a large hole and asked if the District could level it off because it is used as a school bus turnaround. Mr. Miller noted that the District owns this property along with that section that is owned by the Commercial Association and he indicated that he would work with them on getting that repaired. Mr. Miller also noted that St. Lucie County buses were trespassing while using this property for this purpose.

F. District Attorney

DA 1 – Status Report/Updates

Mr. Fumero was no longer on the call, so Mr. Miller touched on several items in Mr. Fumero's report.

Mr. Fumero got back on the line and indicated that he had provided language for "No Weapons" signage to be displayed during public meetings.

Discussion ensued, specifically regarding the fact that the statute refers to open carry of "hand guns" but nothing specific to long guns.

Mr. Fumero indicated that he was working with the City of Port St. Lucie on a stormwater easement agreement for the new City of Port St. Lucie Public Works Building site and for a ramp for the turnpike.

Chairman Graci advised that the District had not received the annual five (5) year build-out schedule identifying the number of ERCs, as outlined in Section 9b of the November 12, 2003, Amended and Restated Inter-Connect Agreement.

A **MOTION** was made by Chairman Graci, seconded by Supervisor Haseltine directing District Counsel to draft correspondence to the Reserve CDD regarding their failure to send the ERC Notice. The **MOTION** passed unanimously.

**G. District Engineer
DE 1 – Status Report/Updates**

Mr. Villamil gave an overview of his monthly report.

Chairman Graci pointed out Item #3 of the Engineer's Report, indicating that the District wanted the plant and property and is worried about possible environmental violations. Mr. Miller indicated that they would look into getting an environmental study.

DE 2 – Consider Work Authorization No. WA-7A-2509-SU between the District and Twenty Lake Holdings of Stamford, CT

Mr. Villamil presented the item indicating that this was an application for the construction of an 8.54-acre small bay warehouse construction on Lots 4 and 5 located adjacent to 760 NW Enterprise Drive, which are all moderately to heavily vegetated at this time. All pretreatment requirements have been exceeded for the project site.

Mr. Villamil recommends approval of this work authorization with the following two special conditions:

- 1.) All water, sewer, and reuse improvements past the points of service shown on the plans shall be the responsibility of the applicant or subsequent owner.
- 2.) All onsite drainage facilities including the proposed control structure, remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner

A MOTION was made by Secretary Doughney, seconded by Supervisor Dolan and passed unanimously approving Work Authorization No. WA-7A-2509-SU between the District and Twenty Lake Holdings of Stamford, CT, as presented.

**H. District Manager
Action Items**

DM 1 – Consider Purchase of a Caterpillar 416 Front-End Loader/Backhoe

Mr. Miller presented the revised abstract, as requested at yesterday's Workshop.

A MOTION was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously approving the purchase of a Caterpillar 416 Front-End Loader/Backhoe for the not to exceed price of \$102,500, which will be split between the Underground Utilities as follows:

Available Project Budget - \$190,000; This Project Cost - \$51,250; leaving an Available Balance of \$138,750; and the Stormwater as follows:

Available Project Budget - \$113,000; This Project Cost - \$51,250; leaving an Available Balance of \$61,750, as presented.

DM 2 – Reserve CDD Incorporation Status Update

The status update was provided in the meeting package and was discussed at length at yesterday's Workshop.

There was no further action necessary on this item at this time.

DM 3 – Consider Cancellation of Professional Services Agreement with J.E. “Jack” Doughney, III

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan cancelling the Professional Services Agreement with J.E. “Jack” Doughney, III, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Secretary Doughney abstaining.

DM 4 – Consider Resolution No. 2025-07 – Adopting an Amended Budget for Fiscal Year 2025

Resolution No. 2025-07 was presented, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE ST. LUCIE WEST SERVICES DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2025 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine and passed unanimously adopting Resolution No. 2025-07, as presented.

DM 5 – Other Items

Mr. Miller noted the new office hours effective December 1, 2025, 7:30 a.m. until 3:30 p.m. Mr. Miller indicated that if there was public outcry, they would go back to the current 8:00 a.m. to 4:00 p.m. office hours.

A brief discussion ensued regarding lunch breaks of which Mr. Miller would research further.

Mr. Miller reminded the Board of the December 10, 2025, Annual Meeting at 11:30 a.m.

Mr. Miller advised of the new District website that would have the same address but a new look, which has been advertised through e-mail and the newsletter. Vice Chairman Ney suggested a press release which will be looked into.

That concluded Mr. Miller's updates at this time.

I. Consent Agenda

CA 1 – Monthly Report on Public Works

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for September 2025

CA 7 – Consider Transfer of Funds for the R&R & UC Accounts

Consent Agenda Items CA-1 through CA-7 were presented for Board consideration.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine approving Consent Agenda items CA 1 through CA 7, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

J. Supervisor Requests

Secretary Doughney expressed his delight in how Chairman Graci stays on top of the Reserve and keeping everyone up-to-date on the status of projects.

Supervisor Haseltine noted she was glad Jack was back and thanked Mr. Piekara for running for the position; she hopes more people will step up.

Supervisor Dolan praised Mr. Miller and staff on the amazing reports and professionalism. He also recognized Mr. Piekara, appreciating his attendance and input.

Vice Chairman Ney welcome Jack back and gave a "hats off" to Mr. Bomjardim.

Chairman Graci welcomed Jack & Marianne back and praised everyone from the District Manager to the landscapers for the phenomenal jobs and that their work is noticed.

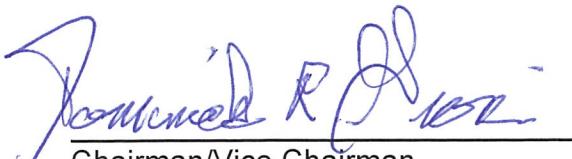
Chairman Graci wished everyone a Happy, Healthy & Safe Thanksgiving.

That concluded Supervisor Requests.

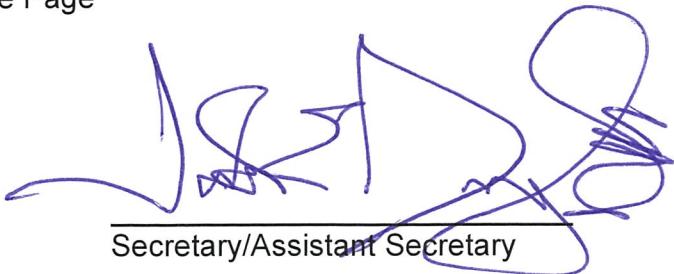
K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:39 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved

12/02/25