



**PAL-MAR  
WATER CONTROL DISTRICT**

**REGULAR BOARD MEETING  
FEBRUARY 6, 2025  
9:30 A.M.**

**Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

**[www.palmarwcd.org](http://www.palmarwcd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile**

**AGENDA**  
**PAL MAR WATER CONTROL DISTRICT**  
Martin County Commission Chambers  
Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996  
**REGULAR BOARD MEETING**  
February 6, 2025  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions, Deletions, or Modifications to Agenda
- E. Approval of Minutes
  - 1. November 7, 2024 Regular Board Meeting.....Page 3
- F. Old Business
  - 1. Consider Resolution No. 2025-01 – Establishing a Committee for Selection of Professional Surveying.....Page 7
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- H. Status Report
  - 1. Legal – Status Report
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- I. Administrative Matters
  - 1. Financial Report.....Page 11
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- J. Landowner Items
- K. Comments from the Public for Items Not on the Agenda
- L. Board Member Comments
- M. Adjourn



The Gainesville Sun | The Ledger  
 Daily Commercial | Ocala StarBanner  
 News Chief | Herald-Tribune  
 News Herald | The Palm Beach Post  
 Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

**AFFIDAVIT OF PUBLICATION**

laura archer  
 Pal-Mar Water Control District  
 2501 Burns RD # A  
 Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$286.28	
Tax Amount:	\$0.00	
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PAL MAR WATER CONTROL DISTRICT  
 FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE  
 NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Pal Mar Water Control District will hold Regular Meetings at 9:30 a.m. in the Martin County Commission Chambers, Administrative Center, located at 2401 SE Monterey Road, Stuart, Florida 34996, (\*\*unless otherwise noted\*\*) on the following dates:

- October 3, 2024
- November 7, 2024
- December 12, 2024
- January 9, 2025
- February 6, 2025
- March 6, 2025
- April 3, 2025
- May 1, 2025
- \*\*June 5, 2025\*\*
- July 10, 2025
- August 7, 2025
- September 4, 2025

\*\*The June 5, 2025, Regular Meeting will take place at 10:00 a.m. in the Martin County Commission Chambers, Administrative Center, located at 2401 SE Monterey Road, Stuart, Florida 34996 and will also include the Landowners' Meeting.\*\*

The purpose of the meetings is to conduct any all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922.

From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

PAL MAR WATER CONTROL DISTRICT  
 www.palmarwcd.org  
 No.10585888

Sept. 24, 2024





Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

**AFFIDAVIT OF PUBLICATION**

Laura Archer  
Pal Mar Improvement  
Pal Mar Water Control District C/O Special District Services Inc  
2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

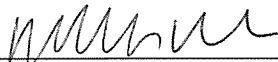
STATE OF WISCONSIN, COUNTY OF BROWN

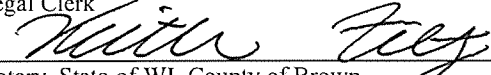
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$154.88  
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KAITLYN FELTY  
Notary Public  
State of Wisconsin

PAL MAR WATER CONTROL DISTRICT  
FISCAL YEAR 2024/2025  
REGULAR MEETING SCHEDULE  
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PAL MAR WATER CONTROL DISTRICT  
www.palmarwcd.org  
Pub: September 24, 2024  
TCN10586255

PAL MAR WATER CONTROL DISTRICT  
REGULAR BOARD MEETING  
November 7, 2024

**A. CALL TO ORDER**

Vice Chair George Stokus called the November 7, 2024, Regular Board Meeting of the Pal Mar Water Control District to order at 9:32 a.m. in the Martin County Commission Chambers, 2401 SE Monterey Road, Stuart, Florida 34996.

**B. PROOF OF PUBLICATION**

District Manager Andrew Karmeris offered Proof of Publication which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* and in *The Stuart News* on 9/24/2024, as legally required.

**C. ESTABLISH QUORUM**

A quorum was established with the following attendees:

Commissioner Maria Marino	Absent
Commissioner Sarah Heard	Present
George Stokus	Present
Kevin Cutting	Present
Gene Whiting	Present

Also, in attendance were staff members:

District Manager Andrew Karmeris	Special District Services, Inc
General Counsel Ruth Holmes	Torcivia, Donlon, Goddeau & Rubin, P.A.
TJ Mansell	TJ Mansell Land Management

Also, in attendance were several landowners and members of the public.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. APPROVAL OF MINUTES**

**1. September 5, 2024, Regular Board Meeting**

The September 5, 2024, Regular Board Meeting minutes were presented.

A **motion** was then made by Commissioner Heard, with a second from Mr. Whiting, to approve the minutes as amended. The **motion** carried **4-0**.

PAL MAR WATER CONTROL DISTRICT  
REGULAR BOARD MEETING  
November 7, 2024

**F. OLD BUSINESS**

There were no old business items to come before the board.

**G. NEW BUSINESS**

**1. Consider Selection of Professional for Surveying Services**

Mr. Stokus stated that Commissioner Marino would like to present for this agenda item and Mr. Karmeris informed the Board that Mr. Higgins was not present and has not had a chance to review this item as he was in an accident.

There was a **motion** by Commissioner Heard, seconded by Mr. Cutting, to move this item to the next meeting's agenda. That **motion** passed 4-0.

**2. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Mr. Karmeris presented the amended budget and explained the process to the Board.

There was a motion by Commissioner Heard, seconded by Mr. Whiting approving Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget. That **motion** passed 4-0.

**H. STATUS REPORT**

**1. Legal – Status Report**

Ms. Holmes addressed the request from the Board on whether the District has an obligation to repair washouts that occur on district owned property. Ms. Holmes stated that the short answer is yes so long as the benefit is not for one or two property owners only. A determination would have to be made on whether the repair would serve a public purpose or just to one or two property owners. It would need to be reviewed on a case-by-case basis. Mr. Cutting asked if the District was obliged to protect those private properties from misuse in any way such as notifications, signage, etc. Ms. Holmes stated that the district was not obligated.

Ms. Holmes also mentioned that the deadline for the 4-hour ethics training requirement is December 31<sup>st</sup>.

PAL MAR WATER CONTROL DISTRICT  
REGULAR BOARD MEETING  
November 7, 2024

**2. Engineer – Status Report**

There was no engineer report today.

**3. District Manager – Status Report**

There was no report today.

**4. Field Maintenance – Status Report**

Mr. Mansell went over the photos he presented to the Board and discussed a few washouts. He also discussed the aftermath of the hurricanes that went through the area. He stated that he has been doing a lot of cutting and tree trimming out in the area. Commissioner Heard asked if it was quiet out there now that everything is so wet. Mr. Mansell said he hasn't seen many people, but it is hunting season now. Mr. Cutting asked how the general wear and tear on the canal is. Mr. Mansell said just some washouts. Mr. Cutting asked what he does with debris once he cuts it, Mr. Mansell said he just gets it off the pathways but does not haul it off.

**5. Security – Status Report**

Mr. Hudson was not present today but will be at the January meeting to present his report.

**I. AUDITOR SELECTION COMMITTEE**

Mr. Karmeris presented staff's rationale and recommendation to select the current auditor Grau and Associates.

A **motion** was then made by Commissioner Heard, with a second from Mr. Whiting, adopting staff's rankings with Grau and Associates as the top ranked respondent. The **motion** carried **4-0**.

A **motion** was then made by Commissioner Heard, with a second from Mr. Cutting, to select Grau and Associates as the auditor for Fiscal Years 2024, 2025, 2026 with an option for two additional years. The **motion** carried **4-0**.

**J. ADMINISTRATIVE MATTERS**

**a. Financial Report**

Mr. Karmeris pointed out the financial report in the Board book. There was no action required.

PAL MAR WATER CONTROL DISTRICT  
REGULAR BOARD MEETING  
November 7, 2024

**b. Consider Invoices**

Mr. Karmaris presented the invoices in the book. The invoices were then approved, as presented, on a **motion** made by Commissioner Heard, seconded by Mr. Whiting, and the **motion** carried **4-0**.

**K. LANDOWNER ITEMS**

There were no landowner items.

**L. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public.

**M. BOARD MEMBER COMMENTS**

Commissioner Heard informed the Board of a settlement Martin County is close to approving that involves some land in PalMar WCD. The Board asked that staff contact John Maehl to give a presentation for the next PalMar WCD meeting.

Mr. Cutting mentioned a realtor's ad that he came across suggesting mitigation for development being allowed for land within PalMar WCD. A brief discussion ensued on the counties' wetland mitigation allowances.

The Board discussed the December meeting date and whether to hold that meeting. The Board agreed that at this time they plan to hold the December meeting.

**N. ADJOURNMENT**

There being no further business to come before the Board, at 10:01 am the meeting was adjourned by Mr. Stokus.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair



**CONSIDER RESOLUTION NO. 2025-01  
ESTABLISHING A COMMITTEE FOR  
SELECTION OF PROFESSIONAL  
SURVEYING**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**SOUTH FLORIDA BUSHOG SERVICE, INC**

9437 Spanish Moss Rd W  
Lake Worth, FL 33467 US  
+1 5614327799  
9584@comcast.net



**ADDRESS**

Michael McElligott  
Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Fl 33410

**Estimate 1109**

**DATE 01/07/2025**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>SDS Ditch Bank Mowing</b>	This project is for the works of Palmar Drainage District. Cutting flats, canal banks and any intruding brush on easements (holly trees to be cut with ditch bank mower). Equipment will be 2-3 batwings and one ditch bank mower.	1	39,500.00	39,500.00

**TOTAL \$39,500.00**

Accepted By

Accepted Date

**LAND EXCHANGE SETTLEMENT PRESENTATION**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**SECURITY – STATUS REPORT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**Pal Mar Water Control District**  
**Budget vs. Actual**  
**October 2024 through January 2025**

	<u>Oct '24 - Jan 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
363.100 · O & M Assessments	154,551.99	195,638.00	-41,086.01	79.0%
363.830 · Assessment Fees	-3,219.38	-3,913.00	693.62	82.27%
363.831 · Assessment Discounts	-6,164.89	-7,826.00	1,661.11	78.77%
369.400 · Other Income	2,606.25	0.00	2,606.25	100.0%
369.401 · Interest Income	6,246.85	2,400.00	3,846.85	260.29%
369.403 · Carryover from Previous Year	0.00	259,576.00	-259,576.00	0.0%
<b>Total Income</b>	<u>154,020.82</u>	<u>445,875.00</u>	<u>-291,854.18</u>	<u>34.54%</u>
<b>Gross Profit</b>	154,020.82	445,875.00	-291,854.18	34.54%
<b>Expense</b>				
511.307 · Engineering Survey	0.00	20,000.00	-20,000.00	0.0%
511.310 · Engineering	1,805.00	35,000.00	-33,195.00	5.16%
511.311 · Management Fees	12,000.00	36,000.00	-24,000.00	33.33%
511.315 · Legal Fees	15,630.00	60,000.00	-44,370.00	26.05%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	0.00	4,200.00	-4,200.00	0.0%
511.450 · Insurance	7,034.00	8,000.00	-966.00	87.93%
511.480 · Legal Advertisements	2,074.36	3,000.00	-925.64	69.15%
511.512 · Miscellaneous	4,857.19	7,500.00	-2,642.81	64.76%
511.513 · Postage and Delivery	9.66	2,000.00	-1,990.34	0.48%
511.514 · Office Supplies	480.50	2,000.00	-1,519.50	24.03%
511.515 · Website Management Fee	500.00	1,500.00	-1,000.00	33.33%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
512.464 · Mowing	0.00	100,000.00	-100,000.00	0.0%
512.467 · Miscellaneous Maintenance	7,183.50	20,000.00	-12,816.50	35.92%
512.468 · Contingency-Legal Extraordinary	0.00	1,500.00	-1,500.00	0.0%
512.469 · Security	20,500.00	140,000.00	-119,500.00	14.64%
<b>Total Expense</b>	<u>72,249.21</u>	<u>445,875.00</u>	<u>-373,625.79</u>	<u>16.2%</u>
<b>Net Ordinary Income</b>	<u>81,771.61</u>	<u>0.00</u>	<u>81,771.61</u>	<u>100.0%</u>
<b>Net Income</b>	<u><b>81,771.61</b></u>	<u><b>0.00</b></u>	<u><b>81,771.61</b></u>	<u><b>100.0%</b></u>

Bank Balance As Of 1/31/25	\$ 2,003,651.52
Investment Acct Balance As Of 1/31/25	\$ 46,904.95
Accounts Payable As Of 1/31/25	\$ 10,625.37
Accounts Receivable As Of 1/31/25	\$ 1,000.00
<b>Total Fund Balance As Of 1/31/25</b>	<b>\$ 2,040,931.10</b>

**Pal Mar Water Control District  
Custom Transaction Detail Report  
December 19, 2024 through January 24, 2025**

	Type	Date	Num	Name	Memo	Debit	Credit
<b>Legal Fees</b>							
Torcivia, Donlon, Goddeau & Rubin, P.A.							
	Bill	12/31/2024	23038	Torcivia, Donlon, Goddeau & Rubin, P.A.	Inv# 23038 Professional Services Dec 2024		5,640.00
	Bill Pmt -Check	01/01/2025	2002	Torcivia, Donlon, Goddeau & Rubin, P.A.	Inv# 22925 Professional Services Nov 2024	3,600.00	
Total Torcivia, Donlon, Goddeau & Rubin, P.A.						3,600.00	5,640.00
<b>Engineer Fees</b>							
Higgins Engineering, Inc.							
	Bill	12/30/2024	08-20-02	Higgins Engineering, Inc.	Inv #08-20-05 Engineer Services Dec 2024		945.00
	Bill Pmt -Check	01/01/2025	1999	Higgins Engineering, Inc.	Inv #08-20-05 Engineer Services Dec 2024	945.00	
Total Higgins Engineering, Inc.						945.00	945.00
<b>Management Fees</b>							
Special District Services, Inc.							
	Bill	12/31/2024	2024-1806	Special District Services, Inc.	Management Fees Dec 2024		3,759.74
	Bill Pmt -Check	01/01/2025	2000	Special District Services, Inc.	Management Fees Dec 2024	3,759.74	
Total Special District Services, Inc.						3,759.74	3,759.74
<b>Misc</b>							
Gannett Florida LocalIQ							
	Bill Pmt -Check	01/01/2025	1998	Gannett Florida LocalIQ		2,074.36	
Total Gannett Florida LocalIQ						2,074.36	0.00
Martin County Property Appraiser							
	Bill	01/10/2025	2025 Tax Roll	Martin County Property Appraiser	Assessment Levy Tax Roll 2025		1,584.95
Total Martin County Property Appraiser						0.00	1,584.95
T.J Mansell Land Management, LLC							
	Bill	12/31/2024	210917	T.J Mansell Land Management, LLC	Inv# 210917 Dec 2024 Supervision of Field Maint		2,405.00
	Bill Pmt -Check	01/01/2025	2001	T.J Mansell Land Management, LLC	Inv# 210917 Dec 2024 Supervision of Field Maint	2,405.00	
Total T.J Mansell Land Management, LLC						2,405.00	2,405.00
<b>TOTAL</b>						<b>12,784.10</b>	<b>14,334.69</b>