

**St. Lucie West Services District**  
**Regular Board Meeting**  
**August 5, 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  
Diane Haseltine – Secretary – 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  
Anderson "Andy" Bomjardim, Public Information Officer, SLWSD – in-person  
John Fumero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – in-person  
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 Petra Demko of the restaurant, "Little Italy;" and Donna Rhoden of the City of Port St. Lucie.

**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 Supervisors were present with the exception of Rose Carvelli.

**D. Approval of Minutes**

**1. July 7, 2025, Workshop**

## **2. July 8, 2025, Regular Board Meeting**

The minutes of July 7, 2025, Workshop and the July 8, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine approving the minutes of the July 7, 2025, Workshop, as presented, and the minutes of the July 8, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 4 to 0.

### **E. Public Comment**

There was no public comment at this time.

### **F. District Attorney DA 1 – Status Report/Updates**

Mr. Fumero presented the monthly report and briefly went over those items.

There was a brief discussion regarding several items within the report.

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

Mr. Villamil presented the report, highlighting several items.

Supervisor Rose Carvelli arrived at the meeting location at approximately 9:07 a.m.

### **DE 2 – Consider Work Authorization No. WA-5-2506-SU between the St. Lucie West Services District and Home Dynamics Corporation of Boca Raton, Florida**

Mr. Villamil presented the item, indicating that this was for the construction of a 9.09-acre development on Lot of SLW Plat No. 178 and was located on the northeast corner of NW Cashmere Boulevard and Old Inlet Drive, which was heavily vegetated at this time. Mr. Miller indicated that the applicant proposes constructing 7-, 8- and 9-unit townhome buildings with associated driveways and parking spaces, equaling 72 total units. Staff are recommending approval of this work authorization with the following two (2) special conditions:

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

He recommended approval.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine approving Work Authorization No. WA-5-2506-SU between the St. Lucie West Services District and Home Dynamics Corporation of Boca Raton, Florida with the following 2 special conditions:

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

Upon being put to a vote, the **MOTION** carried 5 to 0.

#### **H. District Manager Action Items**

As a courtesy to local business owner, Petra Demko, Manager of Little Italy of St. Lucie, Mr. Miller took this item out of agenda order to accommodate her schedule.

#### **DM 7A – Consider Eighteen (18) Month Payment Agreement Option for Capacity Fees with LL of St. Lucie "Little Italy"**

A lengthy discussion ensued after which Ms. Demko was asked to approach the podium. Ms. Demko acknowledged owing the money to the District, she just would like to spread the payments over a period of 18 months instead of the proposed 12-month period.

Chairman Graci suggested even lowering the ERC fees. Mr. Miller stated that he would do what he could within the Tariff.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving the 18-month payment plan for 6.5 more ERCs, as presented.

#### **DM 1 – Consider Resolution No. 2025-06 – Establishing the Fiscal Year 2026 Workshop and Regular Meeting Schedule and Location**

Mr. Miller presented Resolution No. 2025-06, entitled:

#### **RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE ST. LUCIE WEST SERVICES DISTRICT,  
ESTABLISHING A REGULAR MEETING SCHEDULE  
FOR FISCAL YEAR 2026 AND SETTING THE TIME AND**

**LOCATION OF SAID DISTRICT MEETINGS; AND  
PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously adopting Resolution No. 2025-06, as presented.

**DM 2 – Consider District’s Holiday Schedule for the 2026 Calendar Year**

Mr. Miller noted this schedule was the same as last year’s and recommended approval.

A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving the District’s Holiday Schedule for the 2026 Calendar Year, as presented.

**DM 3 – District Manager Annual Performance 2025**

Mr. Miller presented the item and requested Board action.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously determining that the District Manager’s overall performance was satisfactory and he shall be eligible for a pay increase pursuant to the conditions set forth in subparagraph 4(b) of the District Manager’s Employment Agreement, choosing subparagraph 14(b) Taking action to extend this Agreement for one addition year beyond its then-current term.

**DM 4 – Annual Engineering Certification of the Utility Systems**

Mr. Miller presented the item and noted that pursuant to the bond indenture, this is required to be brought to the Board every 2 years, but the District presents it to the Board annually, as an administrative item. He recommended acceptance.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously accepting the Annual Engineering Certification of the Utility Systems, as presented by Infrastructure Solution Services (ISS).

**DM 5 – Consider Golf Course Irrigation Agreement with CGI St. Lucie, LLC**

Mr. Miller presented the agreement, and a brief discussion took place.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously approving the Irrigation Quality Water Supply Agreement with CGI St. Lucie LLC, as presented.

**DM 6 – Consider Piggyback Agreement with Odyssey Manufacturing**

Mr. Miller presented the agreement and recommended approval. A brief discussion ensued.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously approving the piggyback agreement with Odyssey Manufacturing for a twelve (12) month term for delivery of liquid sodium hypochlorite at a cost of \$1.69 per gallon, as presented.

## **DM 7 – Other Items**

Mr. Miller indicated that the Bethany Drive project was about one year out, as the construction approval process had been delayed. There was a brief discussion regarding responsibilities.

Mr. Miller reiterated yesterday's information regarding the Reserve CDD incorporation update, noting that the timeline indicates that the 2 lines going under I-95 was expected to go out for bid by February 2026, but he is hopeful that it will be sooner than that.

Mr. Miller opined that the drilling rig was quiet and approximately 35% completed. He noted that December 10, 2025, was their approximate demobilization date.

That concluded Mr. Miller's updates.

## **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 June 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.

Vice Chairman Ney asked Mr. Bomjardim about the pamphlet created to encourage residents to not dispose of FOG (Fat, Oil & Grease) down drains. Discussion ensued.

Discussion then ensued about whether "flushable wipes" were really flushable. Mr. Miller noted that they get caught in the District's pumps and pipes along with the biggest issue being dental floss.

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

## **J. Supervisor Requests**

Supervisor Carvelli had no requests at this time.

Supervisor Dolan had no requests at this time.

Vice Chairman Ney had no requests at this time.

Secretary Haseltine asked if there had been any feedback from the public regarding the proposed increase of fees. Mr. Miller indicated that there would be a turnout at the August 26, 20205, Public Hearings.

Secretary Haseltine also asked about fluoride. Mr. Miller indicated it was a thing of the past.

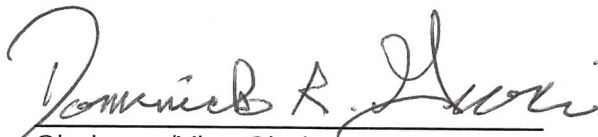
Chairman Graci expressed his gratitude for District staff.

That concluded Supervisor Requests.

## **K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:47 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 08/26/25