

Village of Lazy Lake Minutes  
February 5, 2026

**VILLAGE OF LAZY LAKE  
MEETING MINUTES  
2312 WILTON MANORS, FL. 33305  
Thursday, February 5, 2026  
6:30 PM**

Council Present

Mayor Ray Nyhuis  
Councilmember Arnold Aliff  
Councilmember Jeff Grenell  
Councilmember William Daugherty  
Councilmember Dana Merrill

Absent

Councilmember Warren Nadeau

In Attendance

Tedra Allen, Village Clerk  
Christian Waterval, Village Planner  
Pamala Ryan, Village Attorney  
Patrick Kaufman

**ROLL CALL**

The meeting was called to order at 6:30 p.m. quorum was determined.

**1. CONSENT AGENDA ITEMS**

a. November 6, 2025, Village Council Meeting Minutes – **deferred to March 12, 2026 Council meeting**

b. Ratification of payments made for the following invoices:

- Invoices paid electronically from November 6, 2025 – Present Day

**Council discussed ratification of payments made for invoices included in the meeting packet. Clarification was made for:**

- **The invoices represent checks that were issued and mailed.**
- **Detailed financial documentation had previously been emailed to Council members but is not included in the general meeting packet.**

**Council Member Aliff made a motion to approve the consent agenda (invoices), seconded by Council Member Daugherty. The motion passed 4-0**

**Council discussed the status of development review work associated with the Village Planner Christian Waterval.**

**Key Points included:**

- **Major expenses associated with a recent development review on 24<sup>th</sup> Street have largely concluded.**
- **If another developer submits an application, additional consultant review may be required**
- **The developer has been provided with the land development application package, but has not yet submitted the completed materials**

**The Village Attorney explained that once an application is submitted, the consultant will review the site plan and related documents to ensure compliance with the Village and Broward County codes.**

#### **Village Planner Fee Structure**

**The Village Attorney clarified how the Planner review costs are handled:**

- **Developers must pay a \$1,300 consultant fee in addition to the application fee**
- **The developers pay the Village as part of the application process**
- **The Village then pays the Planner for the review work**

**This structure helps ensure the Village is not responsible for most of the Planner's costs associated with the development application. Council noted that any future consultant expenses would generally be tied to new development applications or projects.**

#### **4. DISCUSSION ITEM**

- a. **Announcing the March 10<sup>th</sup> Special Election**

**The Council was informed of the following:**

- **No opposing candidates had filed for the available council positions**
- **As a result, a Special Election would no longer be necessary**

**The Supervisor of Elections will not be notified that the following qualified candidates will assume the Council seats without the need for an election:**

- **Ray Nyhuis – Mayor**
- **Jeff Grenell – Council Member**
- **Arnold Aliff – Council Member**
- **William Daugherty – Council Member**
- **Dana Merrill Jr. – Council Member**
- **Patrick Kaufman – Council Member**

- b. **Presentation from Byers Engineering, a MasTec Company, on behalf of T-Mobile regarding the installation of fiber within the public right-of-way.**

**Representatives from Byers Engineering, on behalf of T-Mobile, presented a proposal to install fiber infrastructure within the public right-of-way.**

**Proposal Overview:**

- **Installation of a fiber distribution cabinet within the public right-of-way.**
- **The cabinet would serve as a central distribution hub for fiber internet service.**
- **Construction would include:**
  - **Fiber conduits installed underground using directional boring**
  - **A cabinet mounted on a concrete pad**
  - **A handhole vault for fiber connections**
  - **Electrical connection for the equipment**

**Location:**

**The proposed cabinet location would be along NE 24<sup>th</sup> Street, near Andrews Avenue, within the right-of-way.**

**The Council raised several concerns, including**

- **Lack of advanced documentation and drawings in the meeting packet**
- **Safety concerns related to pedestrian traffic along 24<sup>th</sup> Street**
- **Potential visual impacts and aesthetics of the cabinet**
- **Whether residents would benefit from the fiber installation**
- **Potential impacts on adjacent property owners**

**The T-Mobile representative explained:**

- **The cabinet would support high-speed fiber internet distribution**
- **It would not emit radiation, noise, or signals**
- **The equipment footprint would be limited to a small area**

**Due to the lack of detailed documentation and visual plans, the Council requested additional information.**

**Councilmember Grenell made a motion to defer the item until the applicant provides:**

- **Engineering drawings**
- **Elevation renderings**
- **Visual representation of the cabinet installation**

**Seconded by Councilmember Alff, motion passed 4-0**

c. **FPL Rate Increase**

**The Council discussed notification received regarding the approved Florida Power & Light (FPL) rate increase.**

- **The Village will receive slightly increased franchise fee revenue as a result of the rate adjustment**
- **Residents will also see a modest increase in their electricity rates**

d. **Ft. Lauderdale Fire/EMS services invoices**

**The Council discussed outstanding invoices from the City of Fort Lauderdale for Fire and EMS services.**

**Issues identified:**

- **Several invoices dated back to 2022 appear unpaid**
- **Some invoices may have been mailed to incorrect addresses**
- **The Village believes some payments may have already been made**

**Actions to be taken:**

- **Mayor Nyhuis will obtain bank statements to verify payments**
- **Contact Fort Lauderdale to reconcile the outstanding balance**
- **Village will avoid paying duplicate invoices**

e. **Broward County Training and Ethics Certification**

**The Council discussed mandatory ethics training requirements for elected officials.**

**Key Points:**

- **Officials must complete required training annually**
- **The Broward County Office of the Inspector General is actively monitoring compliance**
- **Training must include interactive ethics instruction**

**Administration will:**

- **Continue sending reminders regarding training opportunities**
- **Add ethics training reminders to Council agendas before due dates**
- **Maintain certification records on the Village websites**

**Newly elected officials must complete the required training within the designated timeframe after taking office.**

f. **Scanning Update**

**Council received an update regarding the digitization of Village records**

- **Administration is evaluating cloud-based document storage solutions**
- **A potential solution using Google Government cloud services is being considered**
- **Estimated cost: approximately \$350 per month**

**The system would allow:**

- **Document storage**
- **Keyword searching**
- **Records Indexing**
- **Public records retrieval**

**Further details will be presented once the evaluation is complete.**

g. Update on Accounting Firms

**Councilmember Merrill provided an update regarding efforts to identify a new accounting firm for the Village.**

**Councilmember reported that:**

- **Four accounting professionals were contacted, including a previously proposed firm.**
- **Three firms responded and provided similar proposals**
- **Each firm estimated between \$250 and \$300 per month, approximately \$100 more than the previous accounting firm.**

**All three firms identified concerns that prevented them from accepting the engagement at this time.**

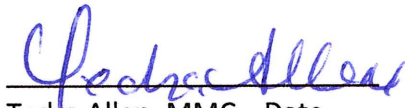
**Issues identified by Accounting Firms**

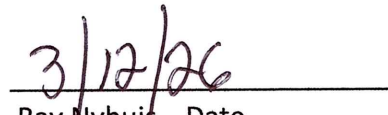
**The firms noted the following requirements:**

**1. Limited Access to Financial Accounts**

- **Firms required restricted access to accounting systems**
- **Access would be limited to the accounting firm, the Village Attorney, and Village Clerk**
- **The firms would not accept engagements where multiple individuals had financial system access**

**2. Unresolved Historical Accounting Issues**

  
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Tedra Allen, MMC Date  
Village Clerk

  
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Ray Nyhuis Date  
Mayor