

Village of Lazy Lake Minutes  
September 24, 2025

**VILLAGE OF LAZY LAKE  
MEETING MINUTES  
2312 WILTON MANORS, FL. 33305  
Wednesday, September 24, 2025  
7:00 PM**

Council Present

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

In Attendance

Tedra Allen, Village Clerk  
Pamala Ryan, Village Attorney

In Attendance by Phone

Council Member Dana Merrill

**1. ROLL CALL**

The meeting was called to order at 7:00 p.m. quorum was determined.

**2. CONSENT AGENDA ITEMS**

- a. June 19, 2025, Village Council Meeting Minutes
- b. September 10, 2025, 1<sup>st</sup> Public Budget Hearing Minutes
- c. Ratification of payments made for the following invoices:
  - Invoices paid electronically from June 19, 2025 – Present day

**Council Member Grenell made a motion to approve the consent agenda, seconded by Council Member Nadeau, motion passed 5-0**

**3. 2<sup>ND</sup> READING ORDINANCES – (Public Hearing)**

**a. Ordinance 25-02**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF LAZY LAKE, FLORIDA, AMENDING ITS FLOODPLAIN MANAGEMENT ORDINANCE TO IDENTIFY THE EFFECTIVE DATE OF THE REVISED FLOOD INSURANCE STUDY AND RATE MAPS; TO IDENTIFY THE MAYOR AS THE FLOODPLAIN ADMINISTRATOR; TO UPDATE THE DEFINITION OF MARKET VALUE AND FOR OTHER PURPOSES; PROVIDING FOR APPLICABILITY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**Council Member Grenell made a motion to approve Ordinance 25-02 on 2<sup>nd</sup> Reading, seconded by Council Member Nadeau, motion passed 5-0.**

**Ordinance 25-02 amends the Village's floodplain management provisions to:**

- **Identify the effective date of the revised flood insurance maps**
- **Identify the Mayor as Floodplain Administrator**
- **Update the definition of market value**

**Discussion noted the need for a future Interlocal Agreement with Broward County to designate the County as the Floodplain Administrator for operational expertise.**

**The Mayor introduced James Reddit (local accounting office in Wilton Manors). James Reddit made a proposal for accounting services.**

**The proposal included:**

- **Monthly bookkeeping and financial reporting**
- **Bank transactions integration with QuickBooks Online**
- **Optional payroll and 1099 processing**

**Cost: \$150/month plus QuickBooks Online Subscription fee (approx. \$15/month, depending on the number of users)**

**The Council discussed the need for more transparent financial reporting. Reducing the workload on current staff and previous audit challenges. Council requested that a formal written proposal/contract be provided for review.**

**Council Member Grenell made a motion to appoint Council Member Merrill as Village Council Treasurer to review the proposal and coordinate next steps. Seconded by Council Member Aliff, the Motion passed 5-0.**

#### **4. NEW BUSINESS**

a. **Approval of Planning Consultant's Agreement with Christian Waveral**

**Commissioner Grenell made a motion to approve the agreement with Christian Waveral for Planning Consulting Services, seconded by Commissioner Nadeau, motion passed 5-0.**

b. **Approval of Land Development Application and Fees**

**It was concluded that the following fees would apply:**

- **\$500 Application Fee**
- **\$1,300 Application Review**

**A discussion was held regarding code compliance and construction oversight. The property involved was at 20 NE 24th Street, a new residential construction. Concerns were raised about proceeding with Village review or approval, even though Broward County issued building permits. The Council expressed concern that the Village code**

requires review by the Council before major construction starts. The builder did not attend meetings despite invitations. A tree on-site was removed without proper Village authorization. The Council then discussed communication and procedural gaps with Broward County permitting.

**Council consensus:**

**A Stop Work Order should be requested through Broward County until:**

- 1. The builder submits the required Village Applications and plans,**
- 2. The builder appears before the Council for review and compliance discussion.**

**Motion to proceed with Stop Order passed.**

**The Village Attorney will issue formal correspondence to Broward County.**

c. Permit Application

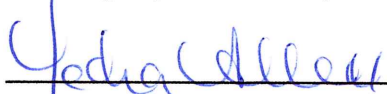
- 2154 Lazy Lane – Signature Pools & Spa’s, Inc.

**5. DISCUSSION ITEMS**

a. Vacation Rental Ordinance Reminder

- Sending out letters to all residents

Meeting adjourned 8:52pm



Tedra Allen, MMC    Date  
Village Clerk



Ray Nyhuis    Date  
Mayor