

Mayor Ray Nyhuis
Council Member Arnie Aliff
Council Member Jeff Grenell
Council Member William Daugherty
Council Member Patrick Kaufman
Council Member Dana Merrill

COUNCIL MEETING
SUNSERVE BUILDING CONFERENCE ROOM
2312 Wilton Manors Dr., Wilton Manors, FL.
Thursday, March 12, 2026, 6:30 PM

TO PARTICIPATE VIA TELEPHONE:
Dial-in: 1-443-489-6180
Pin: 730 449 611#

**The Mayor will recognize people who wish to speak during
the open public comment portion of the meeting.**

AGENDA

- 1. ROLL CALL**
- 2. CONSENT AGENDA ITEMS**
 - a. November 20, 2025, Village Council Meeting Minutes
 - b. February 5, 2026, Village Council Meeting Minutes
 - c. Ratification of payments made for the following invoices:
 - Invoices paid electronically from February 5, 2025 – Present Day
- 3. DISCUSSION ITEMS**
 - a. Maps program for re-pavement and other improvements
 - b. Strategies to ensure Council Members complete required reporting and training
 - c. FY26 Surtax Funding Application
 - d. Rachel Richardson Park Inquiry with Wilton Manors
 - e. Council meeting attendance
- 4. OLD BUSINESS**
 - a. Banners
 - b. Trees in/or obstructing the lake
- 5. PUBLIC COMMENTS**
- 6. ATTORNEY COMMENTS**
- 7. COUNCIL COMMENTS**
- 8. COUNCIL MEETING SCHEDULING**

Village of Lazy Lake Minutes
November 6, 2025

**VILLAGE OF LAZY LAKE
MEETING MINUTES
2312 WILTON MANORS, FL. 33305
Thursday, November 6, 2025
6:30 PM**

Council Present

Mayor Ray Nyhuis
Councilmember Arnold Aliff
Councilmember Warren Nadeau
Councilmember William Daugherty

Absent

Councilmember Jeff Grenell
Councilmember Dana Merrill

In Attendance

Tedra Allen, Village Clerk
Christian Waterval, Village Planner
Pamala Ryan, Village Attorney
Robert Lincoln, Architect for 20 NE 24th Street

In Attendance by phone

Attorney for 20 NE 24th Street

1. ROLL CALL

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

2. CONSENT AGENDA ITEMS

- a. September 24, 2025, 2nd Public Budget Hearing Minutes
- b. September 24, 2025, Village Council Meeting Minutes
- c. Ratification of payments made for the following invoices:

- Invoices paid electronically from September 24, 2025 – Present Day

Council Member Nadeau made a motion to approve the consent agenda, seconded by Council Member Aliff. The motion passed 3-0

4. NEW BUSINESS

- a. Site Plan Application by 20 Northeast 24th Street (complete application available in digital format only).

Planner Christian Waterval provided a report confirming the project meets Village land development regulations regarding size setbacks, height, and impervious area. Three surveys were reviewed, and field measurements verified compliance.

Key points:

- Lot size: 21,300 sq ft. (exceeds 10,000 sq. ft. minimum)
- Setback verified compliant
- Final survey and elevation certificate required before completion
- Copies of Broward County permits to be provided to the Village

Public/Council Discussion:

- Lighting pole located on property line to remain part of Village circuit; applicant may propose aesthetic modification subject to Village review.
- The Council requested a review of shoreline riprap to prevent erosion; the applicant is willing to review after inspecting a neighboring example.
- Concern raised about replacing the removed oak tree canopy; applicant to discuss planting larger “character trees.”

Motion was made to approve a resolution issuing a Concurrency Review Certificate for the site plan and authorize lifting of the stop-work order upon submission to Broward County, seconded by Council Member Daugherty. Motion passed 3-0.

5. DISCUSSION ITEMS

a. Advertising Program on Andrews Avenue

The Mayor presented a proposal to implement an advertising program along the Andrews Avenue fence line consisting of up to 26 panels (4’x8’ banners). Proposed rates were \$100-\$125 per month per panel or \$1,000 annually if prepaid. Advertisers would supply banners at their own cost, subject to Village approval (no alcohol, sexual content, or marijuana-related ads).

Council Concerns:

- Potential visual impact and “tacky” appearance
- Traffic distraction and safety
- Need for formal procurement or comparison of vendors
- Desire to review contract terms and approval process

Research will be conducted on how similar programs are administered, identify potential vendors, and provide procurement options along with a draft agreement for Council review.

Rental Property Concerns – 24th Street

The council discussed reports of multiple vehicles and the possible conversion of a

Village of Lazy Lake Minutes
November 6, 2025

residence into separate apartment units. Questions were raised about compliance with R-1 zoning and enforcement of the vacation rental ordinance. A review of ownership records, previous correspondence, and potential code enforcement options is necessary.

Next Meeting:

The Council discussed the meeting schedule and tentatively agreed to reconvene in January 2026 unless business necessitates an earlier session.

Tedra Allen, MMC Date
Village Clerk

Ray Nyhuis Date
Mayor

**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 24th 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 10th 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 24th 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 24th 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

Tedra Allen, MMC Date
Village Clerk

Ray Nyhuis Date
Mayor



Broward County
 Public Works Department
 SOLID WASTE AND RECYCLING SERVICES
 1 N. University Drive, Suite 400
 Plantation, FL 33324
 PHONE: 954-765-4999 FAX: 954-474-1910

INVOICE	35383
PAGE	Page 1 of 1
DATE	1/29/2026
TERMS	Net 30 Days

ACCOUNT NO. ZZ114

Village of Lazy Lake
 2250 Lazy Lane
 Lazy Lake, FL 33305

PLEASE RETURN UPPER HALF WITH PAYMENT.

Date	Ticket	Vehicle #	Location	Product	City	Qty	Rate	Amount	Total
1/24/2026	5265	ANNUAL	1	Bulk Trash and Yard Waste Service		1.00	57.00	57.00	57.00
1/24/2026	5264	ANNUAL	1	Household Hazardous Waste Prograr		1.00	91.00	91.00	91.00
1/24/2026	5266	ANNUAL	1	Keep Broward Beautiful Program		1.00	14.00	14.00	14.00
Invoice Total						3.00		\$162.00	\$162.00

Total Invoice ----- > \$162.00

0911 = SOUTH / 0914 = DEERFIELD WEST TS
 SUN = WMI TRANSFER STATIONS

Unpaid balances over 30 days will be assessed additional 1% per month.

WASTE CLASS	WASTE CLASS
01 RESIDENTIAL WASTE	10 BOATS
02 BULK TRASH	12 COMMERCIAL WASTE
03 TIRES	15 CONSTRUCTION MATERIAL
04 CARS	16 YARD WASTE
07 PICKUPS	20 TRAILERS
09 WEIGHT CERTIFICATION	DUP. TICKETS COPY CHARGE

Invoices and Statements

MAKE CHECKS PAYABLE TO: BOARD OF COUNTY COMMISSIONERS

REMIT TO: BROWARD COUNTY, FLORIDA

SOLID WASTE AND RECYCLING SERVICES
 1 North University Drive
 Suite 400
 Plantation, FL 33324



Date range

Feb 05, 2026 - Mar 12, 2026

Transaction details

7 transactions

Date	Status	From	To	Amount
03/12/2026	Processing	Checking 4602	Solitude Lake Management (...Lake)	\$197.95
Frequency	Confirmation number	Check number	Memo	
One-time	YD5JY-M29CQ	975666	PSI241368	
Date	Status	From	To	Amount
02/27/2026	Completed	Checking 4602	Tedra Allen	\$873.40
Frequency	Confirmation number	Check number	Memo	
\$873.40 on the 30th of every month	Y8267-7ZLJ1	975657	Monthly Charge	
Date	Status	From	To	Amount
02/27/2026	Completed	Checking 4602	Wilton Executive Suites, LLC (...hter)	\$347.19
Frequency	Confirmation number	Check number		
\$347.19 on the 1st of every month	Y8267-7ZVFZ	975658		
Date	Status	From	To	Amount
02/27/2026	Completed	Checking 4602	Coastal Waste & Recycling, Inc. (...5840)	\$450.00
Frequency	Confirmation number	Check number		
\$450.00 on the 30th of every month	Y8267-7ZYQT	975659		
Date	Status	From	To	Amount
02/24/2026	Completed	Checking 4602	Ottinot Law P.A	\$2300.00
Frequency	Confirmation number	Check number	Memo	
One-time	YB7CR-WR9LY	975662	Inv. 1039	

Date	Status	From	To	Amount
02/17/2026	Completed	Checking 4602	Solitude Lake Management (...Lake)	\$197.95
Frequency	Confirmation number	Check number	Memo	
One-time	Y9F34-9QGP4	975661	Inv. PSI234724	
Date	Status	From	To	Amount
02/09/2026	Completed	Checking 4602	Broward County Commissioners (... Lake)	\$162.00
Frequency	Confirmation number	Check number	Memo	
One-time	Y8MV2-34NKB	975660	Inv. 35383	

Ottinot Law, P.A.

5944 Coral Ridge Drive, PM#201
CORAL SPRINGS, FL 33076

INVOICE

Invoice # 1039
Date: 02/08/2026
Due On: 03/10/2026

Village of Lazy Lake

00101-Village of Lazy Lake

General Municipal Services

Type	Date	Notes	Quantity	Rate	Attorney	Total
Service	01/05/2026	Reviewed and analyzed correspondence from Lois Zieschang regarding MasTech lying T-Mobile fiber within the right-of-way of the Village	0.30	\$230.00	Pamala Ryan	\$69.00
Service	01/06/2026	Reviewed the final PDF land development documents, made a few changes and forwarded to Avi Werde as requested	0.60	\$230.00	Pamala Ryan	\$138.00
Service	01/06/2026	Reviewed election qualifying information from Tedra Allen to Village residents, inquired of details	0.20	\$230.00	Pamala Ryan	\$46.00
Service	01/09/2026	Reviewed correspondence on qualifying for office; phone conference with Tedra Allen regarding status and discussed next steps for those who did not qualify; researched qualifications on running for office	1.20	\$230.00	Pamala Ryan	\$276.00
Service	01/19/2026	Corresponded with Robert Allica regarding site visit at certain homes	0.10	\$230.00	Pamala Ryan	\$23.00
Service	01/20/2026	Confirmed meetings with OIG; brief discussion with Mayor Nyhuis; prepared for and attended OIG meeting with Councilman Jeff Grennell	2.00	\$230.00	Pamala Ryan	\$460.00
Service	01/21/2026	Phone conference with Tedra Allen on strategy for elected officials as it relates to filling out state and county forms; corresponded with the Broward Supervisor of Elections Office regarding qualifying period; drafted correspondence to Amy Drever with the OIG regarding strategy going	1.80	\$230.00	Pamala Ryan	\$414.00

forward; requested a meeting with Village council; phone conference with Mayor Nyhuis

Service	01/23/2026	Started revising Broward County ethics forms; discussion with Ray Nyhuis on strategy for holding a council meeting and getting residents to take an interest in election; discussion with Councilman Warren Nadeau regarding intentions to run; drafted detailed correspondence to the Mayor and Tedra Allen; responded to correspondence from Ft. Lauderdale on fire payments	0.80	\$230.00	Pamala Ryan	\$184.00
Service	01/26/2026	Phone conferences with Tedra Allen regarding notice on election; drafted notice document for use; worked on agenda, corresponded with T-Mobile representative and reached out to DRC and TetraTech on contracts; reviewed law relating to special elections and notice; reviewed Village website for information on elections and other information; phone conference with the Broward Supervisor of Elections attorney, Devona Reynolds Perez; finalized dates for election	2.40	\$230.00	Pamala Ryan	\$552.00
Service	01/27/2026	Reviewed draft agenda; discussed T-Mobile matter with Christian Waterval; reviewed qualifications paperwork	0.60	\$230.00	Pamala Ryan	\$138.00

Quantity Subtotal	10.0
Quantity Total	10.0
Subtotal	\$2,300.00
Total	\$2,300.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1025	02/15/2026	\$1,564.00	\$0.00	\$1,564.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1039	03/10/2026	\$2,300.00	\$0.00	\$2,300.00
Outstanding Balance				\$3,864.00
Total Amount Outstanding				\$3,864.00

Please make all amounts payable to: Ottinot Law, P.A.

Please pay within 30 days.

**Solid Waste Disposal and Recyclable
Materials Processing Authority of
Broward County, Florida**

07054
(954) 406-4020
tstorti@browardswa.org
<https://browardswa.org/>



INVOICE

BILL TO
Village of Lazy Lake
2250 Lazy Lane
Lazy Lake, FL 33305

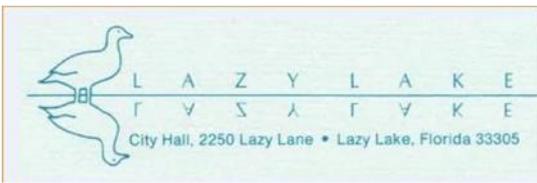
INVOICE 1086
DATE 10/30/2025
TERMS Net 30
DUE DATE 11/29/2025

DESCRIPTION	AMOUNT
Pro rata Share (based upon population) Year 3 - Solid Waste Disposal & Recyclable Materials Processing Authority of Broward County, Florida	37.25

Please make check payable to:
Solid Waste Disposal & Recyclable Material Processing Authority of Broward
County
and mail to:
Solid Waste Authority of Broward County
PO Box 15256
Plantation, FL 33318

BALANCE DUE

\$37.25



Mayor Ray Nyhuis
Council Member Arnie Aliff
Council Member Jeff Grenell
Council Member William Daugherty
Council Member Patrick Kaufman
Council Member Dana Merrill

9. ADJOURNMENT