

February 26, 2026

Village Council Meeting

Attendance:

Mayor Yardley

Mrs. Bryan

Mr. Borshchukov

Mr. Hodgson

Also:

John Tomlinson

Sean Swartz

Chief Gajate

Starr Paton

The roll was called and a quorum was determined.

Mayor Yardley asked Sean to prepare a resolution honoring D. J. Doody and his service to the Village since 1991.

Mayor Yardley asked the council to amend the agenda to allow for consideration of the variance request for 1 Seneca Rd. to be heard first.

Mr. Swartz swore in Mr. Brian Moss and Mrs. Jill Moss to speak regarding their variance request for a 4-foot structural wall as part of their outdoor kitchen to be constructed within the setback. Previously there was an existing deck on this part of the property, and they would like to enhance their living space. Their design had been approved by the Beach Club Architectural Review Committee, and they were not aware that the small wall that is part of the outdoor kitchen/BBQ would be an encroachment into the setback. Residents within three hundred feet of their property were all notified of the variance request. There were no responses from neighboring residents. Motion made by Mr. Hodgson to approve the request for a 4-foot structural wall for an outdoor kitchen within the rear setback. Motion seconded by Mrs. Bryan. The roll was called and the motion passed unanimously.

Mayor Yardley asked the council to review the minutes of the January 22, 2026, council meeting. Motion made by Mrs. Bryan and seconded by Mr. Borshchukov to approve the January 22, 2026, minutes. Motion passed unanimously.

Mr. Tomlinson reviewed the accounts payable for February. The village hall is undergoing renovations and some of the renovation costs are reflected in the account payable. Motion made by Mr. Hodgson and seconded by Mr. Borshchukov to approve the accounts payable for February. Motion passed unanimously.

Mr. Tomlinson reviewed the financial statement for January 2026. This is the 4th month of the fiscal year. Total of all asset accounts is \$3.56 million which will need to last us until the end of 2026 when we receive ad valorem distributions. Right now, we are \$76,000 short of our ad valorem budget amount but that should be made up in the following month. Mayor Yardley and the council discussed the pending State of Florida legislation regarding the ad valorem taxes and how it may significantly affect the Village. Mr. Tomlinson stated there were some anomalies concerning the budget and variances in the Police Department and our accountant is running some reports to qualify the numbers. Part of the increase is due to training with the new Gate Sentry system and more police department training and compliance requirements. The last vehicle purchased was expensed in the general ledger incorrectly and will be adjusted for next month's statement. Motion made by Mr. Hodgson and seconded by Mrs. Bryan to approve the January 2026 financial statement. Motion passed unanimously.

Police Report:

Chief Gajate stated 96% of the residents have created their Gate Sentry accounts. We have been accommodating residents who are still calling in or not entering their guests and vendors into the system. We will need to provide a turn away date at a point soon. The RFID reader has been repaired, and we should be ready to begin installation around the second week in March. Residents will be notified via email and Nixle and we will have several installation dates available. The Flock Safety cameras are being installed. There were four cameras installed at 5555 N. Ocean Blvd. which look directly at the north wall areas. The cameras for Pine Avenue area are scheduled to be installed on Tuesday morning. Ten trespass warnings were issued at the plaza. We are making arrests on any subject who have been given three trespass warnings. Residents are doing a much better job of closing and locking doors and garage doors as officers only reported two unlocked doors.

Code Compliance report:

Starr stated there were no new cases this month. 19 Gatehouse Rd. owners are continuing to try to keep their landscape that is in the swale. This is against code and they have not become compliant as of this date.

Beach Club Liaison:

Mrs. Jill Moss spoke on behalf of the Beach Club board. Five residents have not filled their areas by the curbs. The Beach Club Board is reviewing all vendor contracts and so far, are saving \$60,000. They are revising the party application and fees for all sizes of parties and will ensure that residents sign the rules and regulations.

Public comments opened.

Mr. Bill Harter of 17 Saranac Rd. spoke regarding enforcement of speed limits and regulations along the Intracoastal Waterway bordering Sea Ranch Lakes. Mr. Harter would like the village to motivate the marine unit of Broward County and Ft. Lauderdale Marine Police both to spend more time patrolling our area and enforcing the speed limits and regulations. Lauderdale by the Sea commissioner John Graziano is interested in seeing

better enforcement as well and would like to work with the Village in getting this accomplished. Mr. Swartz stated that the area of the Intracoastal adjacent to Sea Ranch Lakes is part of Lauderdale by the Sea and the Village does not have any enforcement beyond the seawall. That portion of the Intracoastal was part of an agreement for Lauderdale by the Sea when they annexed the area north of Sea Ranch Lakes so that their town was contiguous via the waterway. Mayor Yardley asked Chief Gajate to speak to the Broward Sheriff's marine unit. Chief stated he will reach out to Capt. Sutter in Lauderdale by the Sea regarding these issues and make a request for better enforcement.

Public comments closed.

Mayor Yardley stated the village is a unique place to live and we should all do what we can to preserve this community. The council has been good for years. The village should keep our heads down and we should keep out of local and state politics and preserve our community.

The April meeting will be held on Thursday, March 26 at 5:00 p.m.

Adjourn.