

# DRAFT



## TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

TOWN HALL COMMISSION CHAMBERS  
3614 S. OCEAN BLVD., HIGHLAND BEACH, FL

Date: December 02, 2025  
Time: 1:30 PM

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### **1. CALL TO ORDER**

Mayor Moore called the meeting to order.

### **2. ROLL CALL**

Commissioner Jason Chudnofsky  
Commissioner Judith Goldberg  
Commissioner Donald Peters  
Vice Mayor David Stern  
Mayor Natasha Moore  
Town Manager Marshall Labadie  
Town Attorney Leonard Rubin  
Town Clerk Lanelda Gaskins

### **3. PLEDGE OF ALLEGIANCE**

The Town Commission led the Pledge of Allegiance to the United States of America.

### **4. INVOCATION**

None.

### **5. APPROVAL OF THE AGENDA**

**MOTION:** Goldberg/Peters - A motion was made and seconded to approve the agenda as presented, which passed unanimously, 5 to 0.

### **6. PRESENTATIONS / PROCLAMATIONS**

None.

### **7. PUBLIC COMMENTS** (Public Comments will be limited to five (5) minutes per speaker.)

There were no comments from the public.

8. **ORDINANCES** (Public Comments will be limited to three (3) minutes per speaker per item after Commission initial discussion.)

None.

9. **CONSENT AGENDA** (These are items that the Commission typically does not need to discuss individually, and which are voted on as a group.) Public Comments will be limited to three (3) minutes per speaker per item after Commission initial discussion.

**A. Approval of Meeting Minutes**

August 21, 2025 Town Commission Special Meeting Minutes

November 04, 2025 Town Commission Meeting Minutes

**MOTION:** Goldberg/Stern - A motion was made and seconded to approve the Consent Agenda as presented, which passed unanimously, 5 to 0.

10. **UNFINISHED BUSINESS** (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

**A. Building Department Recertification Program Update**

Mayor Moore read the title of this item followed by Katerina Jaddauoi, Administrative Assistant/Permit Technician providing updates on the Building Recertification program. As of December 2, 2025, 28 buildings have been recertified, 21 are currently under permit, and two are still within the due date to submit reports. In response to Mayor Moore inquiry regarding potential issues, Ms. Jaddauoi confirmed that all buildings are on track and progressing through the recertification process.

**B. Florida Department of Transportation (FDOT) RRR Project Update**

Town Manager Labadie provided an update on the RRR project, indicating it would be completed by the end of the month or done by New Year's. He addressed concerns about continued flooding in the right-of-way, noting that FDOT has stated that this was not intended to be a drainage project and it is going to happen. The flooding will continue.

Town Manager Labadie reported that a state appropriation request has been submitted to address the issues, and that FDOT provided a 38-question questionnaire, which staff will complete. He also noted that there have been email communications with the State Representative Peggy Gossett-Seidman's (District 91) office, and that he may have discussions with FDOT District 4 Secretary Steven C. Braun later in the week to convey ongoing concerns regarding right-of-way flooding on the west side near the sidewalk path, which forces pedestrians onto State Road A1A and into traffic.

Lastly, Town Manager Labadie clarified that the state appropriation request is for \$750,000 on a 50/50 basis to fix the sidewalk and add crosswalk lights. He emphasized that the pedestrian safety aspect will be a critical piece of their request. The Town will work with the town's lobbyist. Mayor Moore encouraged Town Manager Labadie to continue pursuing this matter for the safety of the town's residents.

**11. NEW BUSINESS** (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

**A. Discussion on Villa Magna's proposed plans regarding replacement of existing monument signage and add additional signage on the west side of State Road A1A (South Ocean Blvd.)**

Mayor Moore read the title of this item followed by Town Manager Labadie comprehensive presentation regarding Villa Magna Condominium proposed plans to modify their existing signage. He noted that Villa Magna representatives presented their proposed design for new entrance signage at the last meeting during public comments. While the Commission liked the design, there were concerns about the sign size exceeding the current 10 square foot limitation in the town code. This item was brought back at the request of the Town Commission for further discussion, action, and directives to town staff.

Town Attorney Rubin provided an opinion regarding Amendments to the Town's Sign Regulations as it relates to Senate Bill (SB) 180. Town Manager Labadie explained that the direction requested was less restrictive. Therefore, SB 180 would not come into play and block the town from that two year window for passing changes.

The Commission discussed referring this matter to the Planning Board to review not only Villa Magna's request but the entire sign ordinance. Town Manger Labadie noted that most existing signs in town already exceed the 10 square foot limit, and Highland Beach has the most restrictive size requirements compared to neighboring communities. Town Commission discussion ensued regarding the town's signage provisions and suggested the Planning Board consider the following:

- The appropriate standard maximum size for permanent signage
- Review other condominiums with excessive signage to determine whether such signage is appropriate or properly permitted, evaluate all relevant factors, and establish a consistent approach moving forward.
- Potential appeals or variance processes for sign regulations
- Safety considerations, particularly producing visibility, improving sight lines, pedestrian safety, and roadway safety,
- Additional safety considerations, such as existing conditions, location, justification for the request, and the proposed size

- Design standards including colors and illumination, and aesthetics for Highland Beach
- Potential for scaling sign size based on property frontage, per square footage on a road.

The Commission reached consensus to direct the Planning Board to review the entire permanent sign ordinance, keeping Villa Magna's request in mind as a real-world example, and to make recommendations for updating the ordinance to better address the needs of all properties in Highland Beach.

Mayor Moore opened public comments.

Ellen Bondar, General Manager of Villa Magna, thanked the Commission for their consideration and provided comments regarding the project. She introduced Vice President John Phillips, Mark Geyser with the Green Group, and Carlos Rodriguez, the sign designer, manufacturer, and installer.

Hearing no further comments from the public, Mayor Moore closed the public comments.

The Commission reached consensus to direct the Planning Board to review the entire permanent sign ordinance including the above-referenced suggestions, keeping Villa Magna's request in mind as a real-world example, and to make recommendations for updating the ordinance to better address the needs of all properties in Highland Beach

**B. Consideration of the Commission proposed meeting schedule for the 2026 calendar year.**

Mayor Moore read the title of this item followed by Town Commission discussion of the proposed 2026 meeting schedule. The Commission made several adjustments to the schedule as follows: changing the November meeting from Wednesday, November 4<sup>th</sup> to Thursday, November 5<sup>th</sup>, moving the May meeting from May 5<sup>th</sup> to May 12<sup>th</sup>, changing the July meeting from July 7<sup>th</sup> to July 14<sup>th</sup>, and moving the August meeting from August 4 to August 11<sup>th</sup>.

**MOTION:** Goldberg/Stern - A motion was made and seconded to approve the meeting schedule for the 2026 calendar year as amended, which passed unanimously 5 to 0.

**C. Approve the award of bid and authorize the Mayor to execute a contract with Southern Road & Bridge, LLC for the Bel Lido Bridge Rehabilitation Project in an amount of \$550,191.00 in accordance with Invitation to Bid No. 25-003.**

Mayor Moore read the title followed by Skender Coma, Management Analyst, presenting the award of bid for the Bel Lido Bridget rehabilitation project.

Town Commission discussions ensued and there were concerns about the significant difference between the engineer's estimate and the actual bids. Town Manager Labadie explained that the project must proceed as FDOT has ordered corrections to structural elements. He confirmed that despite the higher cost, the town has sufficient funds available through capital and underspent accounts from the previous fiscal year.

**MOTION:** Goldberg/Stern- A motion was made and seconded to approve the award of bid and authorize the Mayor to execute a contract with Southern Road & Bridge, LLC for the Bel Lido Bridge Rehabilitation Project in an amount of \$550,191.00 in accordance with Invitation to Bid No. 25-003. Based upon roll call: Commissioner Goldberg (Yes); Vice Mayor Stern (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); and Mayor Moore (Yes). The motion passed on a 5 to 0 vote.

**D. Resolution No. 2025-029**

A Resolution of the Town Commission of the Town of Highland Beach, Florida, amending Resolution No. 2025-023, which appropriated funds for the 2025-2026 fiscal year budget; providing for an amendment to the General Fund (fund 001) to complete the Bel Lido Road Bridge Project as identified in the approved Capital Improvement Plan; providing for findings; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2025-029.

**MOTION:** Goldberg/Peters - A motion was made and seconded to adopt Resolution No. 2025-029. Based upon roll call: Commissioner Goldberg (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed on a 5 to 0 vote.

**E. Approve and authorize the Mayor to execute a new Master Services and Purchasing Agreement with AXON Enterprise, Inc., in the amount of \$1,299,700.00 over a 10-year term, for the purchase of AXON 10 Taser, virtual reality training, a 10-year warranty, automatic refresh of all body-worn cameras and docking units, and a host of essential technology for the Police Department.**

Mayor Moore read the title of this item followed by Chief of Police Craig Hartmann presenting a comprehensive proposal for a new 10-year agreement with AXON Enterprise, Inc., which would consolidate the existing contracts while incorporating modern law enforcement technology components, enhancing public safety through real-time monitoring capabilities and automatic technology upgrades throughout the term of the contract.

The Town Commission were excited about the safety benefits for officers and Highland Beach residents and community, the initiative-taking approach to crime prevention, and the force-multiplier effect of innovative technology.

**MOTION:** Goldberg/Peters – A motion was made and seconded to approve and authorize the Mayor to execute a new Master Services and Purchasing Agreement with AXON Enterprise, Inc. Based upon roll call: Commissioner Goldberg (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed on a 5 to 0 vote.

**F. Consideration to approve a Best Interest Acquisition and authorize the Mayor to execute a proposal with Armas Corp., in the amount of \$4,895.00 per month, for janitorial services at the Town Municipal Complex, in accordance with Invitation to Bid (ITB) No. 25-001.**

Mayor Moore read the title of this item followed by Skender Coma, Management Analyst, explaining that the town had awarded the bid to Green Facility, Inc. in April 2025 and due to unsatisfactory service quality, the town needs to terminate the current contract. Rather than moving to the next lowest bidder from the original 15 bids received, staff recommended a "best interest acquisition" with Armas Corp., which employs the same cleaning staff that previously provided high-quality service to the town under a different company.

**MOTION:** Goldberg/Chudnofsky – A motion was made and seconded to approve a Best Interest Acquisition and authorize the Mayor to execute a proposal with Armas Corp., Based upon roll call: Commissioner Goldberg (Yes); Commissioner Chudnofsky (Yes); Commissioner Peters (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed on a 5 to 0 vote.

**12. TOWN COMMISSION COMMENTS**

Commissioner Jason Chudnofsky announced the upcoming Mingle & Jingle community event, commended Madison, and the team for doing a fabulous job organizing the event, and hope the residents enjoy the community event.

Commissioner Judith M. Goldberg thanked Reverend Father Horgan and St. Lucy Catholic Church for permitting the town to use their property. She wished everyone a Happy Hanukkah and Merry Christmas and report on the value of attending the National League of Cities City conference in Salt Lake City, Utah.

Commissioner Donald Peters echoed the comments about the National League of Cities conference and also looked forward to the Mingle & Jingle community event, thanking Father Horgan and St. Lucy Catholic Church for hosting town events.

Vice Mayor David Stern commented on the cold temperature during the National League of Cities conference and noted the valuable information gained about drones, AI, and discussion on proposed real estate taxes.

Mayor Natasha Moore look forward to the Mingle & Jingle community event, expressed appreciation to St. Lucy Catholic Church and Reverend Father Horgan for their partnership in the community events, emphasizing the importance of community engagement as a strategic initiative.

### **13. TOWN ATTORNEY'S REPORT**

Town Attorney Rubin wished everyone a Merry Christmas, Happy Hanukkah, and a Happy New Year.

### **14. TOWN MANAGER'S REPORT**

Town Manager Labadie reflected on the value of the National League of Cities conference, particularly the session on drone software and FUSYS. He wished everyone happy holidays, and thanked Madison and his team. He mentioned the upcoming legislative session would be interesting and urged commissioners to stay informed.

### **15. ANNOUNCEMENTS**

Mayor Moore read the announcement as follows:

#### **Board Vacancies**

Code Enforcement Board	One (1) vacancy for a three-year term
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Natural Resources Preservation Advisory Board	One (1) vacancy for an unexpired term end April 30, 2027
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#### **Meetings and Events**

December 09, 2025	1:00 P.M.	Special Magistrate Hearing
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December 11, 2025	9:30 A.M.	Planning Board Regular Meeting
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December 24 - 25, 2025	Town Hall closed in observance of Christmas	
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January 01, 2026	Town Hall closed in observance of New Year's Day	
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January 06, 2026	1:30 P.M.	Town Commission Meeting
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#### **Board Action Report**

None.

**16. ADJOURNMENT**

The meeting adjourned at 2:51 P.M.

**APPROVED:** January 06, 2026, Town Commission Meeting.

Signed Minutes on file in the Town  
Clerk's Office

ATTEST:

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Natasha Moore, Mayor

Transcribed by  
Lanelda Gaskins

01/06/2026

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Lanelda Gaskins, MMC  
Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.