

**MINUTES OF MEETING
NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Thursday, **June 18, 2020** at 10:02 a.m. via Zoom Teleconference.

Present via Zoom and constituting a quorum:

Lauren Schwenk	Vice Chairman
Phillip Allende	Assistant Secretary
Andrew Rhinehart	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Heather Wertz	Absolute Engineering
Roy Van Wyk	HGS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four board members were present via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

No members of the public were present via Zoom. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 6, 2020
Board of Supervisors Meeting and the
May 21, 2020 Continued Board of
Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections on the minutes. The board had no changes to the minutes.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, the Minutes of the May 6, 2020 Board of Supervisors Meeting and the May 21, 2020 Continued Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns stated the Boundary Amendment was approved on June 16, 2020 and this will be recorded by District Counsel to notify people of the new boundaries of the District.

On MOTION by Mr. Chinoy, seconded by Mr. Allende, with all in favor, the Notice of Boundary Amendment and Authorization for Staff to Record, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Termination and Release of Temporary Construction Easement Agreement

Ms. Burns noted that this will release the portion referenced in Exhibit 'A' from the Easement Agreement that was contemplated with JMBI Real Estate, LLC. Ms. Burns asked for any questions. Hearing none,

On MOTION by Mr. Allende, seconded by Mr. Chinoy, with all in favor, the Termination and Release of Temporary Construction Easement Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement

- A. Astoria Properties**
- B. JMBI Real Estate, LLC**
- C. Polk Urban Management Project, LLC**

Ms. Burns stated there are three Temporary Construction and Access Easement Agreements that are in the agenda package for review. Ms. Burns noted that all three agreements basically accomplish the same thing for different areas of the property. They would grant access to the District to construct the improvements noted in the Engineer's Report. Ms. Burns asked Mr. Van Wyk if they could use one motion to approve all three. Mr. Van Wyk stated that was fine.

Ms. Schwenk stated they were not able to have a construction agreement with Polk Urban Management Project, LLC or Astoria Properties. Ms. Schwenk noted they are an investor and this property will be sold to a group, most likely JMBI Real Estate, LLC, so they would have to execute the agreements with JMBI Real Estate, LLC once the land sale happens, which should be soon. Ms. Schwenk noted that they could go ahead and do it on the JMBI Real Estate, LLC parcel.

Ms. Schwenk noted she would like to go ahead and approve it on the JMBI Real Estate, LLC parcel at the front, because they could start some demolition there and some tree work. Ms. Schwenk noted that they would have to wait on the other two.

On MOTION by Mr. Allende, seconded by Mr. Chinoy, with all in favor, the Temporary Construction and Access Easement Agreement with JMBI Real Estate, LLC, was approved.

After the motion Ms. Schwenk asked if they do decide to start construction in the next two weeks, would they need to have a special meeting or could they wait till the next meeting to ratify the other two agreements.

Mr. Van Wyk stated that they just have to have it in place when they start construction. If they were to modify the JMBI Real Estate, LLC one that was just approved to include the additional lands, Mr. Van Wyk stated that they would be okay, and then they could ratify the other two at the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of First Amendment to Construction Funding Agreement

Ms. Burns noted that this would add the expansion area to the existing Funding Agreement that is in place.

On MOTION by Mr. Rhinehart, seconded by Mr. Chinoy, with all in favor, the First Amendment to Construction Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-11, Declaring Special Assessments on Boundary Amendment Parcel

Ms. Burns noted this resolution was included in the agenda package, and this parcel being added to the District was contemplated during Bond Issuance. Ms. Burns noted that now that it has been approved and the lands are officially in the District, they need to go through the process to levy assessments on those properties.

Mr. Van Wyk asked Ms. Burns to confirm that there have been no modifications in the methodology subsequent to the time that it was approved. Ms. Burns noted that was correct.

Mr. Van Wyk asked if all the assessments are still fairly and reasonably apportioned across the parcels. Ms. Burns replied yes.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Resolution 2020-11 Declaring Special Assessments on Boundary Amendment Parcel, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-12 Setting the Public Hearing on Imposition of Special Assessment on Boundary Amendment Parcel

Ms. Burns suggested holding the public hearing on August 5th at 10:00 a.m., which is the regular August meeting. That is also the date the Board is holding their budget public hearing.

On MOTION by Mr. Chinoy, seconded by Mr. Rhinehart, with all in favor, the Resolution 2020-12 Setting the Public Hearing on Imposition of Special Assessment on Boundary Amendment Parcel for August 5, 2020 at 10:00 a.m., was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2020-13 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad-Valorem Assessments on the Boundary Amendment Parcel

Ms. Burns stated that the Board has already gone through the process to utilize the Uniform Method on the existing parcels within the original boundaries. Now they need to put this in process on the boundary amendment parcel in order to be able to use the tax roll. Ms. Burns asked for a motion to set the public hearing date for August 5th at 10:00 a.m.

On MOTION by Ms. Schwenk, seconded by Mr. Allende, with all in favor, the Resolution 2020-13, Setting the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing the Non Ad-Valorem Assessments on the Boundary Amendment Parcel for August 5, 2020 at 10:00 a.m., was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that they were ready to go on the Construction contract; everything should be done. He stated that they are ready to move forward.

B. Engineer

Ms. Wertz had nothing further for the board.

C. District Manager's Report

i. Balance Sheet and Income Statement

Ms. Burns stated that the financials were in the package and there was no action. She asked for any questions. Hearing none,

i. Registered Voters - 0

Ms. Burns stated that they are required to determine the number of registered voters within the District as of April 15th of each year, and there are no registered voters in North Powerline Road CDD.

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns stated that there was no further business and asked for a motion to adjourn.

On MOTION by Mr. Allende, seconded by Mr. Chinoy, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman