

**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, **September 22, 2021** at 10:00 a.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Patrick Marone	Assistant Secretary
Kevin Chinoy <i>via Zoom</i>	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	KE Law
Heather Wertz <i>via Zoom</i>	District Engineer
Bob Gang <i>via Zoom</i>	Greenberg Traurig

The following is a summary of the discussions and actions taken at the September 22, 2021 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present in person 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 July 28, 2021
Board of Supervisors Meeting**

Ms. Burns presented the July 28, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Minutes of the July 28, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-23
Authorizing Additional Validation (to be
provided under separate cover)**

Mr. Gang reviewed the resolution for the Board. He noted that in July of 2018 the Board adopted the Master Bond Resolution which was 2018-25. The authorized validation was for \$22,000,000 worth of bonds. He noted that they come up against that limit in doing Phases 3 and 4. He noted that now that they are doing Phase 5 and adding a portion of the extension of North Powerline Road, they discussed an additional \$40,000,000 being needed. He stated that would bring the total validated up to \$62,000,000.

Mr. Gang noted that Resolution 2021-23 reviews the history of the annexations the Board did in 2020 and the pending annexation of the Phase 5 property that they authorized in April and modified in July. He stated that they received a revised Engineer's Report which has additional improvements although not the extension of North Powerline Road. A cost chart was not included because it is usually taken from the Engineer's Report and they had only received it the day prior to the meeting. Mr. Gang noted that they are modifying the Master Bond Resolution for the purpose solely of adding another \$40,000,000 of bonding capacity.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-23 Authorizing Additional Validation, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-24
Waiving a Portion of the Rules of
Procedure Regarding Notice of Meetings**

Mr. Van Wyk noted that in reviewing the statutes and the recent changes they feel that it is appropriate for them to modify their Rules of Procedure to eliminate a requirement for publication immediately prior to each meeting. They feel that the web page and the annual meeting notice is sufficient for notice to the public of the CDD meetings.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-24 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-25
Revising Fiscal Year 2022 Meeting
Schedule**

Ms. Burns reviewed the proposed Fiscal Year 2022 meeting schedule with monthly meetings being held on the third Wednesday at 1:30 p.m. at 346 E. Central Ave., Winter Haven, FL 33880.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2021-25 Revising Fiscal Year 2022 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Notice of Special Assessments**

Ms. Burns noted that this was updated to reflect the addition of the boundary amendment parcel that the Board approved at the prior meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Amended and Restated Notice of Special Assessments, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

**i. Memorandum Regarding Wastewater Services and Stormwater
Management Needs Analysis**

Mr. Van Wyk reviewed the memo for the Board and what will be required coming June 2022 pertaining to reporting of wastewater and stormwater services.

B. Engineer

Ms. Wertz had nothing forward to report to the Board.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns reviewed the check register. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that financials were included for review, adding that there was no action required. She asked if the Board had any questions, and hearing none, the next item followed.

iii. Ratification of Summary of Series 2020 Phase 2 Requisitions #55 to #63

Ms. Burns stated that the requisitions had already been approved and just needed to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Series 2020 Phase 2 Requisitions #55 to #63, were ratified.

iv. Ratification of Series 2020-1 Funding Requests #6 to #15

Ms. Burns stated that the requisitions had already been approved and just needed to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Series 2021-1 Funding Requests #6 to #15, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman