

**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 Wednesday, **January 19, 2022** at 1:30 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Patrick Marone	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	KE Law
Heather Wertz	District Engineer/Absolute
Marshall Tindall	GMS

The following is a summary of the discussions and actions taken at the January 19, 2022 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. Three 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 or in person. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 15, 2021 Board of Supervisors Meeting

Ms. Burns presented the December 15, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Minutes of the December 15, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns noted that the boundary amendment was approved on January 4th and asked for a motion to approve.

On MOTION by Mr. Chinoy seconded by Mr. Heath, with all in favor, the Notice of Boundary Amendment, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Third Amended and Restated Engineer's Report

Ms. Wertz presented the amended report and asked if there were any questions. Hearing none, Ms. Burns asked for a motion to approve.

On MOTION by Ms. Heath, seconded by Mr. Chinoy, with all in favor, the Third Amended and Restated Engineer's Report, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Amended and Restated Master Assessment Methodology

Ms. Burns noted that this report would amend the previous Master Assessment Methodology and presented the report. The Board had no questions.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Assessment Methodology, was approved as amended.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Declaring Special Assessments on Boundary Amendment Parcels

Ms. Burns presented the resolution and asked for approval. The Board had no questions.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, Resolution 2022-01 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02
Setting a Public Hearing on the Imposition
of Special Assessment on Boundary
Amendment Parcels**

Ms. Burns presented the contract and asked for approval. The Board had no questions. The Board set the public hearing for February 23, 2022 at 1:00 p.m.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor Resolution 2022-02 Setting a Public Hearing on the Imposition of Special Assessment on Boundary Amendment Parcels, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Setting a Public Hearing Expressing the
District’s Intent to Utilize the Uniform
Method of Levying, Collecting, and
Enforcing Non-Ad Valorem Assessments
on Boundary Amendment Parcels**

Ms. Burns presented the resolution, noting that it set a public hearing expressing the District’s intent to utilize the uniform method. She added they needed at least 30 days to send the mail notice for the public hearings and to place the advertising. The regular meeting would occur on February 16th, therefore there wouldn’t be enough time to place the notices. The Board decided to wait until February 23, 2022 at 1:00 p.m. to have the February meeting.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, Resolution 2022-03 Setting a Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels, to set for February 23rd at 1:00 p.m., was approved.

TENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement for Bella Vita Phase 3 and South Phase

Ms. Burns presented the agreement and asked for approval. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Construction Funding Agreement for Bella Vita Phase 3 and South Phase, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement for Bella Vita Phase 3 and South Phase RFP

Ms. Burns presented the agreement and asked for approval. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Temporary Construction and Access Easement Agreement for Bella Vita Phase 3 and South Phase RFP, was approved.

TWELTH ORDER OF BUSINESS

Rejection of Bid Received for South Phase RFP

Ms. Burns presented the rejection of the bid and asked for approval of a notice of rejection. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Rejection of Bid Received for South Phase RFP, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Notice of RFP for South Phase Construction Services

**This item was tabled until further notice from Mr. Marone.*

FOURTEENTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Report for Series 2020 Bonds

Ms. Burns presented the report and asked for approval. The Board had no questions.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted he had nothing further to report.

B. Engineer

Ms. Wertz had nothing further to report. There being none, the next item followed.

C. Field Manager’s Report

Mr. Tindall present the field manager’s report to the Board.

i. Consideration of Updated Landscape Maintenance Contract for Inclusion of New Phase

Mr. Tindall presented the updated contract from Prince, and Ms. Burns asked for a motion to approve. Mr. Van Wyk’s office will draft an addendum to the existing contract.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Updated Landscape Maintenance Contract for Inclusion of New Phase, was approved.

D. District Manager’s Report

i. Approval of Check Register

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

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

ii. Balance Sheet and Income Statement

Ms. Burns stated that these were included in the packet and no action was needed.

SIXTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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North Powerline Road CDD

SEVENTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman