

**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, November 17, 2021 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 November 17, 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. 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 October 20, 2021 Board of Supervisors Meeting

Ms. Burns presented the October 20, 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. Marone, with all in favor, the Minutes of the October 20, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Presentation and Approval of Third Amended and Restated Engineer's Report for Capital Improvements dated October 2021**

Ms. Wertz, District engineer, reviewed the report for the Board. This current version includes a little bit more land and some powerline road improvements. The current acreage is 271.64 gross acres and is expected to be constructed in six phases consisting of 1,800 single family lots, recreation amenity area, parks, and associated infrastructure. It is anticipated that the District will petition to amend its boundaries to include an additional 157.87 acres. This report includes information regarding the expansion parcels and various exhibits. The purpose of the report is to provide engineering support to fund improvements in the current District and to reflect changes in the current capital improvement plan. This report also identifies public infrastructure to be constructed or required by the District along with an opinion of probable cost. The capital improvement plan components include storm water management facilities, public roadways, water and wastewater facilities, off-site improvements, amenities and parks, electric and lighting, and entry features. Phases one and two are currently approved. Phase three approvals are expected in November of 2021, phase four December of 2021, phase five and six June of 2022. The estimated cost is \$56,851,293. It is their opinion that the public infrastructure costs for the CIP provided in the report are reasonable to complete the construction of the public infrastructure improvements and it is also their opinion that the public infrastructure improvements will benefit and add value to lands within the District at least equal to the cost of such improvements. The Board had no questions for the engineer at this time and Ms. Burns asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Third Amended and Restated Engineer's Report for Capital Improvements dated October 2021, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Quote from ProPlaygrounds for Equipment at Horse Creek Amenity

Ms. Burns presented the quote to the Board which was provided in the agenda package and totaled \$89,999. Ms. Burns stated that this agreement came in late which is why it was provided under separate cover and asked Mr. Marone if they wanted to pay the \$45,000 deposit out of the O&M and then enter into a lease agreement when that second payment is due. With starting the payments in January, the total for the year would be \$18,847 with there only being a budgeted amount for \$14,000. Ms. Burns suggestion is to approve the quote and bring the lease agreement back when the playground is installed and second payment is due.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Quote from ProPlaygrounds for Equipment at Horse Creek Amenity, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Equipment Lease/Purchase Agreement for Playground Equipment (to be provided under separate cover)

No action was taken as disused in motion above. Agreement will be brought back for motion in February.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted that with the updated engineer’s report, they will be ready to file the validation complaint. The boundary amendment hearings are already scheduled. Those are the only two updates he had for the Board so the next item followed.

B. Engineer

There being none, the next item followed.

C. Field Manager’s Report

Mr. Tindal present the field manager’s report to the Board that was provided under separate cover and will be added moving forward.

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. Marone, with all in favor, the Check Register, was approved.

ii. Ratification of:

a) Series 2020-1 Funding Requests #20 to #21

b) Series 2020-2 Funding Requests #8 to #11

Ms. Burns stated that these had already been approved and funded and is looking for ratification.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Series 2020-1 Funding Requests #20 and #21 and Series 2020-2 Funding Requests #8 to #11, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman