

**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, **December 15, 2021** at 1:37 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Patrick Marone	Assistant Secretary
Kevin Chinoy	Assistant Secretary
Andrew Rhinehart	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 December 15, 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 or in person. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 17, 2021 Board of Supervisors Meeting

Ms. Burns presented the November 17, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Minutes of the November 17, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for Bella Vita Phase 3 RFP

Ms. Wertz, District Engineer, reviewed the report for the Board. Ms. Wertz noted that Kearney should have an adjusted bid price lower. Two bids were received from Tucker and Kearney. She noted the total rankings were Tucker with 93 out of 100 and Kearney with 92 out of 100. Overall ranking is Tucker #1. She recommended awarding the bid to Tucker. The Board clarified that this was in line with the RFP package

On MOTION by Ms. Schwenk seconded by Mr. Marone, with all in favor, Ranking the Proposal from Tucker for Bella Vita Phase 3 RFP as #1 and Authorization to Send a Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for South Phase RFP

Ms. Wertz presented the one received bid to the Board from Tucker. She noted some adjustments were made and the bid price was \$8,990,818.47. Total days for completion was 348 days. She recommended awarding to Tucker. The Board asked about the number of bid packages picked up. Ms. Wertz noted there were four picked up and added that two said they were unable to bid, and Kearney did not bid. The Board also asked if the bid was in the budget estimate. Ms. Wertz added the Kearney bid was a little high. It was noted the Board had the option to reject the bid.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Acceptance of Tucker as #1 Ranking and the Quote from Tucker and To Send a Notice of Intent to Award for the South Phase RFP, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this was an annual agreement. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Contract Agreement
with Polk County Property Appraiser**

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

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

EIGHTH 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 Pool Maintenance Proposals

Mr. Tindall presented the proposals for pool maintenance and recommend Resort Pools.

On MOTION by Mr. Marone, seconded by Mr. Chinoy, with all in favor, the Quote from Resort Pools, was approved.

ii. Consideration of Janitorial Maintenance Contract

Mr. Tindall presented the janitorial maintenance contracts and recommended Clean Star.

Ms. Burns added this quote was within budget.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the Janitorial Quote from Clean Star, was approved.

iii. Consideration of Permanent Garbage Cans for the Pool

Mr. Tindall presented the proposal for garbage cans for the pool. Ms. Burns added this quote was within budget. The Board decided to hold off on this item.

iv. Consideration of Pest Control Services Contract

Mr. Tindall presented the proposal for pest control services from Massey. Ms. Burns added this quote was within budget.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Monthly Contract with Massey, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns reviewed the check register for a total of \$9,435.05 through December 7, 2021. The Board had no questions.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Check Register for \$9,435.05, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that these were included in the packet and no action was needed. These were through October 31, 2021.

iii. Ratification of:

- a) **FY 2022 Series 2020-1 Funding Requests #1 to #6**
- b) **FY 2022 Series 2020-2 Funding Requests #1 to #5**

Ms. Burns stated that these had already been approved and funded and they needed ratification.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the FY 2022 Series 2020-1 Funding Requests #1 and #6 and FY 2022 Series 2020-2 Funding Requests #1 to #5, 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. Marone, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman