

**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, **March 16, 2022** at 1:30 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Patrick Marone	Assistant Secretary
Andrew Rhinehart	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	KE Law
Jake Whealdon	KE Law
Marshall Tindall	GMS

The following is a summary of the discussions and actions taken at the March 16, 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. 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 February 23,
2022 Board of Supervisors Meeting**

Ms. Burns presented the February 23, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Minutes of the February 23, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Series 2022 Developer Agreement (Phase 3) *(to be provided under separate cover)*

- A. True-Up Agreement**
- B. Collateral Assignment Agreement**
- C. Completion Agreement**
- D. Acquisition Agreement**
- E. Declaration of Consent**

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-08 Supplemental Assessment Resolution *(to be provided under separate cover)*

This item was tabled.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-09 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns noted that this will allow the Board to use DocuSign for most of their documents.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-09 Authorizing the Use of Electronic Documents and Signature, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon noted he had nothing further to report.

B. Engineer

There being none, the next item followed.

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C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board.

i. Consideration of Pond Contract Amendment for Phase 2 from Aquagenix

Mr. Tindall presented the proposal for the pond contract amendment totaling \$10,593.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Pond Contract Amendment for Phase 2 from Aquagenix, was approved.

ii. Consideration of Proposal for Janitorial Services (to be provided under separate cover)

Mr. Tindall presented the proposal for janitorial services from Clean Star.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Proposal for Janitorial Services with CSS, was approved.

iii. Consideration of Proposal for Pest Maintenance Services (to be provided under separate cover)

Mr. Tindall presented the proposal from Massey for \$480 annually and asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Proposal for Pest Maintenance Services with Massey, was approved.

D. District Manager's Report

i. Proposal for Pool Furniture

Ms. Burns presented the proposal, noting the total was \$12,746.16. She asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Proposal for Pool Furniture, was approved.

ii. Authorization of Chairman to Sign Lease Purchase Agreement

Ms. Burns presented the agreement and asked for motion to approve.

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On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, Authorization for Chairman to Sign Lease Purchase Agreement, was approved.

iii. Approval of Check Register

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

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

iv. Balance Sheet and Income Statement

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

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 continue the meeting to April 5th at 2:00 p.m. at 346 E. Central Ave., Winter Haven, FL 33880.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the meeting was continued.

Jill Burns

Secretary / Assistant Secretary

Rennie Heath

Chairman / Vice Chairman