

**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, **May 18, 2022** at 1:30 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk <i>by Zoom</i>	KE Law
Marshall Tindall	GMS

The following is a summary of the discussions and actions taken at the May 18, 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.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 20, 2022
Board of Supervisors Meeting**

Ms. Burns presented the April 20, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

May 18, 2022

North Powerline Road CDD

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Minutes of the April 20, 2022, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Assessment Methodology for Series 2022 Assessment Area

Ms. Burns provided an overview of the tables in that Supplemental Assessment Methodology for Series 2022 Assessment Area that had been updated due to the recent bond sizing provided by FMS. She stated that the District had a total of 470 units. Ms. Burns noted that there are two property owners, CH Dev LLC and GLK Real Estate.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Supplemental Assessment Methodology for Series 2022 Assessment Area, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-08 Supplemental Assessment Resolution

Ms. Burns noted that this item would be tabled to a future meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-12 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 17, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns presented the resolution and provided an overview of the information for the Board. She reviewed the budget expenses for the Board and offered to answer any questions. She noted that Phase 1 would not have an assessment increase. They would levy assessments on Phase 2 and for Phase 3 and 4 they will levy assessments but it will be direct billed.

Mr. Van Wyk explained the difference in ERU amounts for townhomes versus single family lots. He explained why there is a difference in bond debt EAU's and O&M assessment EAU's based on usage factors. Ms. Burns confirmed that there is a difference and that she will put together an assessment methodology for the O&M that will reflect that as well.

May 18, 2022

North Powerline Road CDD

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, Resolution 2022-12 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Impositions of Operations and Maintenance Assessments for August 17, 2022, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted he had nothing further to report. He noted that this meeting was being continued in order to consider Resolution 2022-08.

B. Engineer

There being none, the next item followed.

C. Field Manager’s Report

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

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated that the check register was included in the Board’s package. She offered to answer any questions the Board had. She also stated that the total was \$339,010.15.

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

ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters – 42

Ms. Burns stated that the District currently had 42 registered voters.

EIGHTH ORDER OF BUSINESS

Other Business

May 18, 2022

North Powerline Road CDD

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 Continuation of Meeting

Ms. Burns asked for a motion to continue the meeting to May 31, 2022 at 9:30 a.m. at Cassidy Offices.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the meeting was continued to May 31, 2022 at 9:30 a.m.

Jill Burns

Secretary / Assistant Secretary

Rennie Heath

Chairman / Vice Chairman