

**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, **June 15, 2022** at 1:35 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

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

*The following is a summary of the discussions and actions taken at the June 15, 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.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 18, 2022  
Board of Supervisors Meeting and the  
May 31, 2022 Continued Meeting**

Ms. Burns presented the May 18, 2022 Board of Supervisors meeting minutes and the May 31, 2022 continued meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Minutes of the May 18, 2022 Board of Supervisors Meeting and the May 31, 2022 Continued Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-13  
Ratifying Series 2022 Bonds**

Ms. Burns stated that this resolution was included in their package and noted that it ratifies, confirms, and approves all the actions taken by District staff and officers in connection with the closing of the Series 2022 bonds. She noted that the District closed on the Series 2022 Bonds last week on June 9<sup>th</sup>.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, Resolution 2022-13 Ratifying Series 2022 Bonds, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Amended and Restated  
Disclosure of Public Financing**

Ms. Burns noted that this adds the most recent issuance to the disclosure and she stated that she was looking for a motion to authorize counsel to record.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, Amended and Restated Disclosure of Public Financing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Uniform Collection  
Agreement with Polk County Tax  
Collector**

Ms. Burns stated that this was the updated agreement that they sent for this year. She noted that this would allow them to continue to collect their assessments on the tax bill. She asked if anyone had any questions. Hearing none,

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

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**SEVENTH ORDER OF BUSINESS****Review and Ranking of Proposals  
Received for South Phase RFP**

Ms. Burns turned this presentation over to Ms. Wertz. Ms. Wertz stated that they had good response with six total bidders. She noted that the spread on the numbers were close and that the substantial completion days ranged from 304 to 350, which was also close. She stated that for the opening price the low bidder was Kearney, but they were second in time. She stated that Wal-Rose was a day sooner than Kearney. She noted that they reviewed the bids, sent clarification questions out to the bidders, received everything back and then adjusted those bids. She referred to the ranking results on of 41 of the PDF of the agenda. She noted that it came down to the price and the schedule, which led to Kearney winning with 99.9 out of 100 points. She noted that they were ranked number one in the cost which totaled \$6,354,183.37. She concluded her presentation of the ranking results and asked if there were any questions from the Board. Mr. Van Wyk asked if all the bids were responsive to the RFP and if all the bidders were qualified to do this type of work. Ms. Wertz responded yes.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, Accepting the Rankings as Outlined, Ranking Kearney #1, and Authorizing Staff to Send a Notice of Intent to Award to Kearney, was approved.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

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

**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. He stated that the shades and the playground had been installed at the amenity. He stated that there were minor damages done to the irrigation and the repairs had been coordinated. He stated that they would do the final assessment once the swings, etc. were installed. He stated that the other issue was some grading behind Tract C2 and that they were working to get this addressed. He referred to the map on page 49 of the agenda stating that they were looking at the south side because it was drier. He stated

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that they did the liability posting with warning signs based on the insurance adjuster's recommendations on the entry gate. The fountain was serviced at no charge. He stated that he got a proposal from the pond vendor about the maintenance. He suggested to do an NTE. He noted that the concern was if there was a warranty on the existing fountain that was installed. He stated that it could be voided. He spoke with those that did the installation, Trey and Stewart, and they stated that there shouldn't be any issues, but that they were going to make sure there were no other problems that might arise before they finalize the contract. He stated that they would need \$150 per month. Ms. Burns asked if that was with the existing aquatics vendor. She stated that it would be most cost effective to use the existing vendor because they were onsite anyway doing the aquatics contract.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Authorizing \$150 Per Month for the Fountain Maintenance, was approved.
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Ms. Schwenk asked if the landscape contractors were handling all the common areas in Phase 1 and 2. Mr. Tindall responded yes and that the only thing they didn't do was the irrigation repairs, but that they were supposed to come to do the repair. He stated that they were trying very hard to get access in the back of Tract C2. He explained that there was a utility box in the way of the only access that they had. He noted that they would go and establish their safe access so that they don't have the same issues that they have had at the other Districts. He stated that he would make sure that the backside was stable and sodded so that they wouldn't have any other issues going forward. Ms. Burns asked if that would be their access point. Mr. Tindall responded yes. He stated that the last thing that he was reporting was that the palm trees had started. Ms. Schwenk mentioned mowing in some common areas and southern entry on north boulevard. Mr. Tindall stated that there was a new monument that just came in that had not been tied in and that there was a fence running along that Phase 2. He stated that he would give the landscaper a briefing to make sure that they know exactly what was needed. Ms. Schwenk suggested that they needed to clean this area up quickly. It was suggested to do a one-time mow. Mr. Tindall stated that he would make sure it was one-time, but he also stated that Trey and Stewart were going to come in and do the landscaping at the new monument too.

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**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 stated that the total was \$30,354.50 through June 8<sup>th</sup>.

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 through May 31, 2022 were included in the agenda packet and no action was needed.

**iii. Reminder to Board to File Form 1’s with the Supervisor of Elections in the County that they reside by the July 1, 2022 Deadline (by mail or e-mail)**

Ms. Burns stated that they should have received the Form 1 from the Supervisor of Elections in the county that they live. She noted that if they had not received them to let her know so she could get them the form. The deadline is July 1, 2022.

**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 the meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary / Assistant Secretary

*Rennie Heath*

Chairman / Vice Chairman