

**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, **August 17, 2022** at 1:33 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	KE Law
Lauren Gentry	KE Law
Marshall Tindall	GMS
Chuck Cavaretta	Developer Staff

The following is a summary of the discussions and actions taken at the August 17, 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 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 June 15, 2022
Board of Supervisors Meeting**

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Ms. Burns presented the June 15, 2022 Board of Supervisors meeting minutes. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the June 15, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the District’s Fiscal Year 2023 Budget

Ms. Burns stated that this public hearing was advertised in the paper.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present or joining via Zoom.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2022-14 Adoption of the District’s Fiscal Year 2023 Budget and Appropriating Funds

Ms. Burns stated that there were not many changes since the Board approved the preliminary budget at the April meeting. She noted that Phase 1 was platted and collected on roll this year and that amount would stay the same. Phase 2 was a first-time O&M levy that was direct billed last year. She stated that they had the 8 single family homes in Phase 3 and the 300 townhomes in Phase 3 that would be direct billed because they would not be platted in time. She noted that there was debt on those as well. She discussed Phase 4 as having debt on it, but it was at the lower ERU because there wouldn’t be any residents in that area. She explained that Phases 5 and 6 showed the deficit funding for a developer contribution and that there was no debt currently on those properties. She explained that there was not anticipated to be any residents in those areas for the upcoming fiscal year. She noted that the field expenses showed only the changes from the prior fiscal year. She stated that they had increased the line items to add the newer areas that would be coming online. She noted that those were based on estimates that they received from Patrick. She explained that the amenity expense changes from last fiscal year to this fiscal year were based

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on the actual contracts now that the facility was open. She asked if anyone had any questions or changes. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2022-14 Adoption of the District's Fiscal Year 2023 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement

Ms. Burns stated that these were for Phases 5 and 6 and that it was with GLK.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Fiscal Year 2022/2023 Budget Deficit Funding Agreement, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Assessments and Certifying an Assessment Roll

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2022-15 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that this resolution was included in the agenda package for review. She stated that it included the resolution and the collection schedules for all the direct billed properties included. She noted again that Phases 1 and 2 would be collected on roll and the remainder of the property would be direct billed.

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On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Resolution 2022-15 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-16 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023

Ms. Burns noted that they were moving their monthly meeting to the first Tuesday of the month at 10:30 a.m. She noted that it would line up with Forest Lake and Hammock Reserve. She explained that these all had residents, but also had future development. She noted that these would be held at the hotel. She noted that one date was on the July 4th, so they would reschedule that meeting if it was needed. She stated that they could hold those, push them up or push them back and line them up with other ones that were meeting at that time.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Resolution 2022-16 Designating a Regular Monthly Meeting Date, Time, and Location for the First Tuesday of the Month at 10:30 a.m. for the Fiscal Year 2023, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-17 Designating a Date, Time, and Location for a Landowners' Meeting and Election

Ms. Burns stated that the date in the agenda package was November 17, 2022 at 11:00 a.m. She noted that this one would not be in line with the meeting schedule because once they moved this up, they didn't have enough time to advertise at least 90 days before. She noted that they didn't need to have the full Board present, they would just need a representative for the landowner.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2022-17 Designating a Date, Time, and Location for November 17, 2022 at 11:00 a.m. for a Landowners' Meeting and Election, was approved.

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SEVENTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2022 Bonds

Ms. Burns stated that this was the newest issuance, and that the total amount was \$450 annually and it was with the same company that was doing the other series.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Accepting the Proposal from AMTEC for Arbitrage Rebate Services for Series 2022 Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2021 Audit Report

Ms. Burns stated that on page 29 of the agenda package was the report to management and that there were no instances of noncompliance, no findings, and that it had been submitted to the state.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated she had nothing further to report.

B. Engineer

i. Ratification of Stormwater Management Analysis Report

Ms. Burns noted that this stormwater management analysis report was submitted to the county by the June 30th deadline.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Stormwater Management Analysis Report, was ratified.

C. Field Manager’s Report

Mr. Tindall reviewed and discussed the field manager’s report with the Board. He reviewed the completed items which included monitoring facilities and ensuring that they were being maintained by the contractors, resolving the amenity ISP line issue, monitoring the playground,

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monitoring the area with the landscaper and aquatics vendor, and the annuals were replaced at the entrance. He reviewed the in-progress items which included monitoring the utility tract sod repairs. Finally, he reviewed the upcoming items which included working with the landscaper to plan plant replacements as needed within the budget.

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. The stated that the total was \$44,213.72 through August 5th.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, 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.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Jill Burns
Secretary / Assistant Secretary

Rennie Heath
Chairman / Vice Chairman