

**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, **October 4, 2022** at 1:33 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Lauren Schwenk  
Kevin Chinoy

Chairman  
Vice Chairperson  
Assistant Secretary

Also present were:

Tricia Adams  
Jill Burns *by Zoom*  
Lauren Gentry  
Marshall Tindall

District Manager, GMS  
District Manager/GMS  
District Counsel, KE Law  
Field Manager, GMS

*The following is a summary of the discussions and actions taken at the October 4, 2022 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams 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 August 17, 2022 Board of Supervisors Meeting**

Ms. Adams presented the August 17, 2022 Board of Supervisors meeting minutes. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

October 4, 2022

North Powerline Road CDD

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Minutes of the August 17, 2022 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Presentation of Field Conveyance Report**

Ms. Adams presented the Field Conveyance Report and stated that the report had been prepared by Mr. Tindall.

Mr. Tindall presented the report, noting that there was sod around the playground area as well as a lot adjacent to the amenity and along the ponds. He added there were some standard treefalls within the wetlands and rusted pipes along the back of CE II that needed to be removed. There was also some erosion along pond C1 by lot #35, as well as miscellaneous sod removal around the District, and sod gaps along the street. Mr. Tindall also noted that there was a retaining wall along Jane Lane, but that they couldn't access it due to the way it was positioned. It was discussed that they would look further into it. He added that there was a fence line that needed to be pulled out and replaced, noting that he would check if it was CDD or contractor responsibility. Lastly, Mr. Tindall noted there was a model home near the main entrance where there was a section of land that was consistently wet that needed to be investigated. Mr. Heath noted that since the property was adjacent to a wetland. The Board discussed that Mr. Tindall would get quotes for sod repair.

**FIFTH ORDER OF BUSINESS****Consideration of Conveyance Documents for Phase 1**

Ms. Adams presented the documents, adding that there were draft versions included in the electronic agenda. She noted that they were for the Phase 1 improvements for tracts B, C1, C2, and C3 on the Bella Vita Phase 1A and 1B1 plat. She added that it included roadways, drainage, stormwater management facilities, landscaping, entry features, and recreational and open space. She noted that the packet included the conveyance letter that they typically have, declaration regarding costs paid and the Engineer's certificate, contractors acknowledgment and releases, and a bill of sale for the improvements. She asked for approval in substantial form.

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On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Conveyance Documents for Phase 1, was approved in substantial form.

**SIXTH ORDER OF BUSINESS**

**CLOSED SESSION of Board Discussion  
Regarding Security**

Ms. Adams stated that the discussion would not be closed due to there being no members of the public present. She stated that there was a proposal for security services at the Amenity Center. She added that there was a hybrid model of security services shown with an onsite officer at the pool during peak hours, as well as a patrol service that checks and photographs the amenities to assess for damage or unauthorized access.

Ms. Burns presented the proposal, noting that it was the same setup that other Districts also had. There was the option for a 3-day or 2-day service with roving. She recommended they start with the 2-day option based on the timing of the year. She asked for a motion to approve. It was noted that counsel would prepare the agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Security Proposal from Securitas with Selected Option 2, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated she had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager’s Report**

Mr. Tindall reviewed the report, noting that they were completing recovering from hurricane preparation, as well as that they would be closing a bridge that had a tree leaning against until it was removed. He added that there was tree removal that needed to be completed and street signs that need to be put back up.

**D. District Manager’s Report**

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North Powerline Road CDD

**i. Approval of Check Register**

Ms. Adams stated there was no check register to present, therefore there was no action required.

**ii. Balance Sheet & Income Statement**

Ms. Adams presented the financials, asking if there were any questions. Hearing none,

**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. Adams asked for a motion to adjourn the meeting.

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

*Jill Burns*

Secretary / Assistant Secretary

*Rennie Heath*

Chairman / Vice Chairman