

**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 Tuesday, **January 3, 2023** at 11:06 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy <i>via Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KE Law
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the January 3, 2023 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, constituting a quorum, and one Board member joined via Zoom.

**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 December 6, 2022 Audit Committee and Board of Supervisor Meetings**

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Ms. Burns presented the December 6, 2022 Board of Supervisors and Audit Committee 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. Arnette, with all in favor, the December 6, 2022 Board of Supervisors and Audit Committee Meeting Minutes, were approved.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Implementing Parking and Towing Policies and Procedures in the Community (Possible Consideration of Resolution 2023-03 Setting a Public Hearing to Adopt Towing Policies and Rules for Overnight Parking within the District)**

Ms. Burns stated that they had started to get some complaints from residents. The Board briefly discussed the parking and towing policies and procedures in the community. It was decided to bring this discussion back to the next meeting. Ms. Burns recommended setting the public hearing for the February 7<sup>th</sup> meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2023-03 Setting a Public Hearing to Adopt Towing Policies and Rules for Overnight Parking within the District for February 7, 2023, was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Arbitrage Rebate Report for Series 2020 Bonds**

Ms. Burns stated that the arbitrage rebate report was in the agenda package for Board review. She asked if anyone had any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Accepting the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

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Ms. Burns presented the Contract Agreement with Polk County Property Appraiser to the Board.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns presented the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser to the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Contract Agreement with Polk County Property Appraiser and the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, were approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that she had nothing to report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager’s Report**

**i. Consideration of Proposal for Playground Fencing *(to be provided under separate cover)***

Mr. Tindall reviewed the field manager’s report with the Board. He noted that the landscaping work had been good, the grass had been mowed, planters had been kept neat and clean, and the ponds looked good overall. He discussed that they were monitoring some hog activity around some of the CDD areas. He also discussed that they were going to review the entry landscape with the landscaper for consideration of some minor adjustments for continuity and ease of maintenance. He noted that the maintenance of the facilities was satisfactory. He reviewed that a small area of coping was being repaired under warranty, a new table frame was ordered and would be installed once received. It was also noted that an ISP line was cut by home construction and the repair was arranged and the card systems were restored. Some of the in-progress items that Mr. Tindall reviewed was the playground fence. He stated that the playground measurements were

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taken and submitted to fence vendors. He noted that they were gathering proposals for the fence and installation. He reviewed an upcoming item, which was the pool furniture that would be cleaned in the off season.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register that was in the agenda package for review.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials, asking if there were any questions. Hearing none, the next item followed.

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

*Jill Burns*  
Secretary / Assistant Secretary

*Rennie Heath*  
Chairman / Vice Chairman