

**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, **November 1, 2022** at 10:31 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Kevin Chinoy <i>by Zoom</i>	Assistant Secretary
Daniel Arnette	Assistant Secretary
Andrew Rhinehart <i>by Zoom</i>	Assistant Secretary

Also present were

Jill Burns <i>by Zoom</i>	District Manager, GMS
Lauren Gentry	District Counsel, KE Law
Marshall Tindall	Field Manager, GMS
Eric Lavoie	Developer's Office

The following is a summary of the discussions and actions taken at the November 1, 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. One Board member was present, and three Board members joined via Zoom constituting a quorum. She noted that they were holding this meeting remotely due to the executive order that was in place. She added that was Order 22-006, which allowed for a remote quorum in certain counties due to Hurricane Ian. She also added that this order was good through Friday 11/4/2022.

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 October 4, 2022 Board of Supervisors Meeting

November 1, 2022

North Powerline Road CDD

Ms. Burns presented the October 4, 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 Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minutes of the October 4, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Utility Easement Agreement with CW-Temples, LLC and City of Davenport

Ms. Burns stated that this agreement was added yesterday, and Chuck had sent this over for approval. Ms. Gentry referred the Board to section two where it described the easements. She noted that the CDD was granting a temporary construction easement over a small portion of property to CW and was granting a utility easement to CW in the City over that small tract that was described in the exhibit. Ms. Burns asked for any questions on this easement. Hearing none,

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Utility Easement Agreement with CW-Temples, LLC and the City of Davenport, was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee

Ms. Burns asked the Board if they wished to appoint themselves as the Audit Committee. Ms. Schwenk responded yes.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Appointing the Board as the Audit Committee, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that the only report that she had was that they were undertaking some property due diligence in which they discovered a small portion of Berry Lane that was not conveyed in the first phase of conveyances. She explained that they believed that it was intended to be, so they were working on getting together a deed to convey that portion of Berry Lane. She

November 1, 2022

North Powerline Road CDD

noted that pursuant to their resolutions that were in effect, they could take care of that in-between meetings.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

i. Consideration of Proposal for Sod from Stewart & Associates

Mr. Tindall reviewed the hurricane first stating that the amenity was locked down prior to the hurricane and the furniture was collected and stored near the pool building. He added that the garbage cans, etc. treaded very well. He noted that the shade fabrics on everything also tread well in this case, and nothing was blown off. He explained that everything looked good. He did note that some trees were down, and the landscapers were working to get those taken care of on a priority list for what was a public hazard. He noted that a UPS was recommended by both security companies that he had talked with to avoid minor damage to the system that was kind of touchy. He added that the landscaping was installed at the rear monument, and he had Prince working to get that managed at the site. He noted that the fire extinguisher was replaced because it was stolen prior to the storm. He explained that there was a leak in the bathroom that they repaired. He stated that annuals were going in soon and the palms were just trimmed. He also explained that what signs they could find in the area, they replaced. He noted that they were working to assess if any additional ones needed to be replaced.

Mr. Tindall stated that the only proposal that he had was requested previously. He explained that the conveyance report for Phase 1 had some sod gaps. He added that he had talked to Stewart & Associates to get that taken care of and the proposal on page 38 of the agenda package was provided and totaled \$4,100 covering the sod gaps mentioned previously. He recommended that they go ahead and get that done, but suggested that they stagnant the timing, if it's approved, to be more in line with better weather conditions. He noted that it was too dry right now, but if they waited much longer, it would be too cold. He suggested that they wait to do it in the Spring when it's raining season. Ms. Burns asked for any questions on the proposal. Hearing none,

November 1, 2022

North Powerline Road CDD

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Sod from Stewart & Associates Pending Weather Conditions, was approved.

Ms. Burns noted that the reason they were attempting to do a lot of the storm repairs in-house was because they had reached out to some vendors on fencing and the prices that came back were high and the timing was a couple of months out. She explained that their staff was working through to try to get as much up as they could. She added that there was a lot of fencing down in a lot of communities, so they were going through and trying to do what they could. Mr. Tindall stated that they felt that they could save the District money if their staff did it, and they would have a tighter control over how much would be spent on it. Ms. Burns explained that they were working through, and it was taking a little bit of time, but that was why they were going that route.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register through September 23rd and totaled \$106,307.73.

On MOTION by Mr. Arnette, seconded by Mr. Rhinehart, 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.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Burns asked if there was any other business. Mr. Rhinehart noted that he would like to resign from the North Powerline Road Board of Supervisors.

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, Accepting the Resignation of Andrew Rhinehart, was approved.

Ms. Burns asked if there was a nomination to fill the vacant seat. Ms. Schwenk nominated Emily Cassidy to fill the vacant seat.

November 1, 2022

North Powerline Road CDD

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Appointing Emily Cassidy to the Board of Supervisors, was approved.

Ms. Burns noted that Emily Cassidy was not present, so they would swear her in at the next meeting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH 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