

**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, **February 7, 2023** at 11:00 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	Assistant Secretary
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jennifer Kilinski	District Counsel, KVV Law
Lauren Gentry	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the February 7, 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.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

No members of the public were present via Zoom or in person.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Swearing in of Appointed Supervisor Rennie Heath (Appointed on November 17, 2022 Landowners Election)**

Ms. Burns stated that Mr. Heath was not in attendance and will be sworn in at a later date.

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**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 3, 2023 Board of Supervisors Meeting**

Ms. Burns presented the January 3, 2023 minutes from the Board of Supervisors meeting and asked for any comments or changes. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minute of the January 3, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Towing Policies and Rules for Parking within the District**

Ms. Burns asked for a motion to open the public hearing. She stated that the public hearing was advertised in accordance with Florida statute.

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

There were no members of the public present. Ms. Burns asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2023-04 Adopting Towing Policies and Rules for Overnight Parking Within the District**

Ms. Burns stated that the resolution was included in the agenda package for Board review and went over the options for the parking and towing policies within the District. A quote for signage was provide and under the proposal includes 67 ‘No Parking’ signs that would be installed throughout the community based on the provided maps with a total cost of \$10,213.93. Ms. Burns added that other districts have adopted an even or odd parking policy and there is a sign posted at the front of each community stating the parking rules. People driving in and possibly missing the sign is the issue. There is a mailed notice sent to residents as well so it’s their responsibility to tell their guest. The signage proposal would avoid the confusion hopefully. The Board discussed their

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options at length. The Board considered going the signage route but didn't find it necessary to have as much signage as was proposed for a better look in the community putting signs at each end of the community and one in the middle. Ms. Burns suggested a not to exceed amount of \$7,500. Ms. Buns suggested no overnight parking for the amenity center. The Board decided to approve the rule for the signage option with an update to remove the odd and even parking references with three signs per side on the towaway zones including the entrances and the inclusion of no overnight parking at the amenity from 10:00 p.m. to 6:00 a.m.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, Resolution 2023-04 Adopting Towing Policies and Rules for Overnight Parking Within the District, was approved.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, Setting a Not to Exceed \$7,500 for Parking Signage, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05 Authorizing the Payment or Assignment of Impact Fee Credits and Authorizing the Chair to Enter into Agreements**

Ms. Kilinski stated that this resolution acknowledges the fact that the District is not funding certain portions of utility improvements, or the impact fee credits, and the credits will in turn go back to the developer although it is a District contract. She offered to answer any questions about the resolution. There being none, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, Resolution 2023-05 Authorizing the Payment or Assignment of Impact Fee Credits and Authorizing the Chair to Enter into Agreements, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Resident Request to Hold Weekend Group Fitness Classes at Amenity Center**

Ms. Burns noted that this was discussed at the last meeting and as a refresher stated that the Board approved the resident holding a Tuesday and Thursday morning class from 8:00 a.m. to

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9:00 a.m. but because the resident is no longer available during the week, she is now requesting the weekends. The Board discussed the option of allowing the use on Saturday or Sunday mornings. They decided to allow it with the option to have it brought back to the Board in any case of a complaint for reconsideration. No motion was needed because it was already approved at a previous meeting.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Revised Fiscal Year 2023 Meeting Schedule and Time of Remaining Meetings**

Ms. Burns stated that the meetings had been only 30 minutes but with the resident participation increasing, that time is no longer sufficient. They will now allow for 45 minutes, and she is just looking for the Board to ratify the change in the meeting schedule.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Revised Fiscal Year 2023 Meeting Schedule and Time of Remaining Meetings, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kilinski noted that the Board may see changes in email blocks as they announced a name change in the firm, but nothing else in terms of operations has changed.

**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 which can be found in the agenda package.

**i. Presentation of Playground Fencing Map**

**a) Consideration of Proposal from Hillcrest Fence for Residential Grade Fencing**

**b) Consideration of Proposal from Hillcrest Fencing for Commercial Grade Fencing**

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Mr. Tindall presented the proposals for playground fencing. Two proposals consisted of residential grade fencing and commercial grade fencing. The total for residential fencing is \$11,682 and the commercial grade fencing totals \$22,000. Ms. Burns added where there was room in the budget and said another option would be waiting and including this line item in the next years upcoming budget later this fall. The Board asked staff to come back with more proposals from other companies and Mr. Tindall will bring those back for further discussion.

**ii. Consideration of Proposal for Northeast Gina Lane Clean-Up from Prince & Sons, Inc.**

Mr. Tindall presented the proposal from Prince & Sons totaling \$990.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Proposal for Northeast Gina Lane Clean-up from Prince & Sons, Inc., was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register that was in the agenda package for review totaling \$718,147.48. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Chinoy, 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.

**TENTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns asked if there was any other business.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

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**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

*Jill Burns*

Secretary / Assistant Secretary

*Rennie Heath*

Chairman / Vice Chairman