

**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 9, 2024** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Savannah Hancock	District Counsel, KVW Law
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the January 9, 2024 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 in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period on any of the agenda items. She noted that no members of the public were joining via Zoom. Hearing no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 7,  
2023 Board of Supervisors Meeting**

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Ms. Burns presented the November 7, 2023 minutes and asked for any comments or changes. Hearing no changes, she asked for a motion of approval.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Minutes of the November 7, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Quote from ProPlaygrounds for Playground Equipment for Deer Run at Crosswinds**

Ms. Burns stated Greg sent this quote over totaling \$130,999 and is looking to order this in January. She stated the next thing will be the lease purchase agreement and with it financed it is in budget to pay the monthly amount from now until the end of the year. It is a five-year lease purchase agreement. HNB properties will provide the funds up front. There will be property insurance on the structure. She noted Lauren Gentry drafted this.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Quote of \$130,999 from ProPlaygrounds for Playground Equipment for Deer Run at Crosswinds, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the required annual renewal for them to provide the listing of parcels so the District can collect on the tax roll.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that she had two updates for the Board. There are new ethics training requirements that go into effect in 2024 for CDD Supervisors. Supervisors have all year to complete those requirements. A memo was circulated with a link to the Commission on Ethics

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website that has some free on demand courses. She noted her firm has some customized CDD training. Ms. Burns stated four hours are required. Ms. Gentry noted maybe they could do two workshops. Second update is in 2024 Form 1 instead of being mailed to the local Supervisor of Elections will be filed online through a portal directly to the Commission on Ethics. The Commission on Ethics will be emailing Supervisors in April links and correct address for submitting Form 1. She noted for any questions reach out to her or Jill.

**B. Engineer**

Ms. Burns stated the District Engineer was not on the line today.

**C. Field Manager’s Report**

Mr. Tindall stated the pool was closed for part failure. The vendor coordinated with the manufacturer to have system tested and pool pump drive was replaced and pool was reopened. Two palm trees were removed from the pool to safeguard pool plumbing. A palm was replaced at the entrance as well as routine grass maintenance. Amenity plantings were completed. Review of parking conditions was completed and should have a sign proposal for the next meeting.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from October 28<sup>th</sup> through December 22<sup>nd</sup> totaling \$175,754.16. She noted a large portion of this is construction related invoices.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Check Register totaling \$175,754.16, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials and asked if there were any questions. There was no action necessary from the Board.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

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There being no comments, 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 Mr. Chinoy, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary / Assistant Secretary

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Chairman / Vice Chairman