

**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 6, 2024** at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*  
Daniel Arnette  
Emily Cassidy  
Kevin Chinoy

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Lauren Gentry  
Savannah Hancock  
Marshall Tindall

District Manager, GMS  
District Counsel, KVV Law  
District Counsel, KVV Law  
Field Manger, GMS

*The following is a summary of the discussions and actions taken at the February 6, 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 and joining via Zoom is Lauren Schwenk.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period on any of the agenda items. She noted no members of the public were present and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 9,  
2024 Board of Supervisors Meeting**

February 6, 2024

North Powerline Road CDD

Ms. Burns presented the January 9, 2024 minutes and asked for any questions, comments or corrections. Hearing no changes, she asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Ms. Cassidy with all in favor, the Minutes of the January 9, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03  
Setting a Public Hearing on the Adoption  
of Easement Variance Rules for the  
District**

Ms. Burns noted that this resolution will be tabled and added to the next agenda.

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report  
for Series 2020 Bonds from AMTEC**

Ms. Burns stated under internal revenue code the District has to demonstrate they do not earn more interest on the bonds than they pay. On page 4 of the report there is a negative arbitrage amount listed.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of 2024 Non-Ad Valorem  
Contract Agreement with Polk County  
Property Appraiser**

Ms. Burns stated this is the required annual agreement that the District needs to enter into in order to collect assessments on roll.

On MOTION by Mr. Chinoy, seconded by Ms. Cassidy, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

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**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Gentry had nothing to report.

**B. Engineer**

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

**C. Field Manager's Report**

Mr. Tindall noted the pool area is well kept. The restroom door latched was replaced and door adjusted. The loose handles on the playground were resolved. Plan for a one-time cleaning of the pool furniture and double check pressure washing before spring break. The new annuals were installed. The palm at the entrance is being monitored. Minor irrigation repairs were identified and addressed. The ponds overall look good. There is some algae and ponds are still a little low seasonally. Drain and pond elements were reviewed. Added some concrete bags to reinforce along edge of one overflow structure in Phase 2. Another grate was found dislodged and untethered. Grate was reinstalled and a support bracket was added. Hog activity has increased with the heaviest in phase 3, perimeter of Phase 2 and a little bit of Phase 1. Some areas will need to be cleaned up before maintenance can continue. He noted they have had success in the past with hog trapping. He noted the lowest bid that he had was \$1,650 per month plus a \$365 charge for set up and removal of the equipment. Deer Run construction is moving forward. Landscaping is being installed. One pond needs to be added to aquatic schedule.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, Authorize One Month of Hog Trapping, was approved.
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**D. District Manager's Report**

Ms. Burns asked the Board if they wanted additional security patrols at the pool during Spring Break from 12:00-8:00 p.m. The total cost would be \$1,138 to pick up Monday through Friday.

**i. Approval of Check Register**

Ms. Burns presented the check register for review. She noted if there are any questions on the invoices, she would be happy to answer otherwise looking for a motion to approve.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials through December for the Boards review. There was no action necessary from the Board.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns noted complaints from residents in Phase 2 about no parking policies in that area and only in Phase 1. She noted they usually wait until home construction is complete in those areas before implementing the parking and towing policy. Marshall did a review to show a proposed plan and highlighted the homes still under construction. There is still a decent amount of construction in a lot of those areas. She noted they can push it one more month, they will add parking to the next meeting agenda.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH 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

DocuSigned by:  
Rennie Heath  
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Chairman