

**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, **April 2, 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	Vice Chairperson
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 2, 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. Four Board members were present 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 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 February 6, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the February 6, 2024 and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minutes of the February 6, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns presented the resolution to the Board and noted that the suggested date for the public hearing is August 6, 2024. The budget is showing an increase for the upcoming year with main line items from landscape maintenance, streetlight, and property insurance being the main components for the increase. There are a few new items that she brought to the Boards attention for consideration that included hog trapping and holiday decorations. The increase proposed in the budget for the single-family lots is \$156.21 per lot bringing the total assessment amount to \$863.66 and for the townhomes there is an increase of \$117.16 bringing the total assessment amount to \$647.00. The Board had several questions for staff and discussion ensued before a motion of approval. Ms. Burns noted that this will set the high mark and can be adjusted before or at the public hearing if the Board desires.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024), Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05 General Election Resolution and Announcement of Qualifying Period

Ms. Burns stated that two seats are transitioning to resident control coming in November. Seats #4 and #5 that are held by Ms. Cassidy and Mr. Arnette will transition and any interested

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residents will have to go to the Supervisors of Elections office during the qualifying period to sign up between June 10, 2024 at noon until June 14, 2024 at noon. In the event no residents are interested, there will be a resolution to keep the current Board members as holdover supervisors until residents fill those seats.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, Resolution 2024-05 General Election Resolution and Announcement of Qualifying Period, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry reminded the Board that ethics training will need to be completed by the end of the year.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board which was included in the agenda packet. Completed items included:

- Amenity review
 - Spring furniture cleaning.
 - Pool servicing frequency has improved with oak blossom season.
- Landscape review
 - New annuals have been installed.
 - Plant beds are neat and clean.
 - The new palm installed at the entrance is being monitored and looks like it is doing well.
 - Dead tree removal in phase one is complete.
- Pond review
 - Pond levels are still low at some places.
 - Phase 4 retention pond was added to scope at no cost.
 - Minor items noted for upcoming repairs.

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The hog trapper set trap and maintained it for the approved month. Overall hog activity as judged by the perimeter reviews seems to have gone down.

i. Consideration of Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons

Mr. Tindall presented the proposal for landscape maintenance for Phase 4 Deer Run area from Prince & Sons totaling \$78,280. Ms. Burns noted that this total does not include the townhome portion.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register for review from February 1, 2024 through March 22, 2024 totaling \$344,442.16. She offered to answer any Board questions. Hearing none, there was a motion of approval.

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 for the Boards review. 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

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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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

DocuSigned by:

Rennie Heath

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Chairman / Vice Chairman