

**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, **May 7, 2024** at 10:04 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Daniel Arnette <i>joined late</i>	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Marshall Tindall <i>by Zoom</i>	Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 7, 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 constituting a quorum and one Board member joining via Zoom.

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, but there were members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 2, 2024
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 2, 2024 and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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North Powerline Road CDD

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Minutes of the April 2, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-06 Designating a Date, Time, and Location for a Landowners’ Meeting and Election (November 5, 2024 Board Meeting)

Ms. Burns presented Resolution 2024-06 to the Board. She stated by statute this did not need to be held the first Tuesday of November. After discussion, it was decided to have the North Powerline Road regular meeting and Landowners’ meeting on Wednesday November 20, 2024 at 10:00 a.m.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2024-06 Setting the Landowners’ Election for November 20, 2024 at 10:00 a.m. at the Current Location, was approved.

Ms. Burns noted they have two seats transitioning to resident control. She explained this is for the third seat that is still handled by the landowner election that they hold there. There is one seat up for election that day, but there are two other seats that must be filled by residents of the District. There are proxies and ballots available for any residents who need them in this agenda and it is also available on the website or by contacting her office.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries

Ms. Gentry stated they previously adopted a resolution authorizing this boundary amendment. She explained that this resolution is updated to include additional legal descriptions that they have received for the property to be included in that. She was happy to answer any questions.

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North Powerline Road CDD

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, Resolution 2024-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Bella Vita Phase 3

Ms. Burns presented the conveyance documents for Bella Vita Phase 3 to the Board. She noted they have a couple of punch list items that are pending on this.

SEVENTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Deer Run Phase 4

Ms. Burns presented the conveyance documents for Deer Run Phase 4. She noted they have a couple of punch list items that are pending on this.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Conveyance Documents for Bella Vita Phase 3 and the Conveyance Documents for Deer Run Phase 4 Pending the Completion of the Punch List items, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Variance Agreement for Installation of Improvements within District Easement

**Daniel Arnette joined the meeting at this time.*

**Rennie Heath left the meeting at this time.*

Ms. Burns stated they were contacted by Meritage Homes. They have a portion of lots that backed up to a CDD retaining wall that they were requesting the residents be able to fence. She noted that they got with Ms. Gentry who drafted an agreement prior to any of those lots selling to residents. She explained that they could deal with this issue via a recorded Variance Agreement and that would allow residents to fence up to the retaining wall. She added that they would do so with the understanding that if that retaining wall ever needed any kind of maintenance, they would allow the CDD onto their property in order to do so. She noted that was signed by Meritage and recorded and it goes with the land, so anybody who purchased those lots has the ability to install a fence through that easement area. It only applies to the portion that is referenced in the agreement. It was signed by the Chairman outside of the meeting.

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North Powerline Road CDD

On MOTION by Mr. Chinoy, seconded by Ms. Cassidy, with all in favor, the Variance Agreement for Installation of Improvements within District Easement, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report to the Board.

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. He noted they have been assimilating Phase 4 as approved. That landscape contract has gone into effect. The landscapers are out there currently sorting out irrigation and making sure everything is cleaned and maintained. They are continuing to monitor all the other phases as normal. The landscaping overall looks good. The new annuals went in at the entrances. The pool area looks fine. The routine reviews found loose coping around the edge of the pool. He noted they had staff go through and pick up the coping and clean it and then re-adhere any that were loose to make sure that they were secure. Beyond that, they had complaints on traffic issues. They are working to create a small obstacle using a standard roadway end sign to block a sidewalk that they were using. They are also going to make some minor adjustments to a parking end cap arrow sign, and they are going to shift it over a little to accommodate some concerns with an intersection. Ms. Burns pointed out that most of the complaints that are coming from their office are as a result of those HOA fines that are being sent in and not part of the CDD parking policy. She made the Board aware that they are getting a decent amount of calls on that issue and they are redirecting them to the HOA as the entity that is enforcing that policy from their covenants and restrictions. She noted as far as the CDD is concerned, they designated parking areas that are available to members of the public on a first come first serve basis.

D. District Manager’s Report

i. Approval of Check Register

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North Powerline Road CDD

Ms. Burns presented the check register to the Board. She offered to answer any Board questions. Hearing no questions, there was a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials through the month of March for the Board’s review. There was no action necessary from the Board.

iii. Presentation of Number of Registered Voters – 478

Ms. Burns stated the number of registered voters within the District is 478.

iv. Discussion Regarding Meeting Date & Time

Ms. Burns stated when they adopt the meeting schedule, they will present it moving the meeting to November 20, 2024 at 10:00 a.m.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident Ashley asked what part was being shortened to make the traffic flow a lot easier. Mr. Tindall responded that it was the first intersection coming in off the main road. Ms. Burns responded that instead of removing that parking all together, they are shortening it. They are going to move the sign to make the parking area shorter so there is still a little bit of parking, but it is more centered in the middle of the road. She asked that the residents keep them posted if it doesn’t work after they move that sign to shorten the area. Resident Ashley asked if they were able to reiterate to residents from the CDD’s side that it is meant for just guest parking. She noted that they were getting a lot of pushbacks from. Ms. Burns responded that as a unit of government, they don’t have a lot of enforcement over private lots. She added that they have to allow those to be open to members of the public.

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North Powerline Road CDD

TWELFTH ORDER OF BUSINESS

Adjournment

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

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

Rennie Heath

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Chairman / Vice Chairman