

**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, **December 18, 2024** at 10:00 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	Vice Chairperson
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 December 18, 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 at 10:00 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Member Lauren Schwenk for Seat #3 Elected at November 20, 2024 Landowners Election

Ms. Burns administered the oath of office to Ms. Lauren Schwenk.

December 18, 2024

North Powerline Road CDD

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 20, 2024 Landowners' Meeting and November 20, 2024 Board of Supervisors Meeting

Ms. Burns presented the November 20, 2024 Landowners' meeting and Board of Supervisors meeting minutes and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the November 20, 2024, Landowners' Meeting and November 20, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Setting a Public Hearing on the Adoption of Amended Parking & Towing Policies for the District

Ms. Burns stated that at the last meeting Mr. Diaz had raised concerns about parking and asked for it to be added to the agenda. Mr. Diaz stated he was working with Community First and the HOA but wanted to defer to next month's agenda.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Amending the Current District Amenity Policies to Include Dog Park Policies

Ms. Burns stated that the new phase had a dog park and in the existing phases there wasn't one. She said the rules were the same except for an update to the suspension and termination policies and language. She stated they had added the dog park policies that were standard.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-09, Amending the Current District Amenity Policies to Include Dog Park Policies, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

December 18, 2024

North Powerline Road CDD

Ms. Burns noted the District Engineer was not present.

C. Field Manager’s Report (to be provided under separate cover)

Mr. Tindall presented the Field Managers Report. Mr. Tindall stated that essential amenity maintenance is cleaning neat. They are making sure all the furniture is routinely cleaned. He noted that the ceiling fan was replaced under the lanai. The playground has no issues. Mr. Tindall added that the Palms have received some additional trimming in preparation for the holiday lights that went up. Those included the palms at the Amenity Center and the palms out front by the sign. Mr. Tindall stated that the pond plantings are holding up. Some signs that had been previously mentioned were installed at the main entrance. We are hoping for feedback from the residents. Mr. Tindall said they liked input from the residents in the community. The amenity light, the lighting, and the holiday decorations were installed at the end of November. The front entrance and wreaths were also installed at the back for the amenity center.

Mr. Tindall noted that he had spoken with the pool vendor about repairing a crack in the pool floor and replacing two of the returns at the bottom of the pool. The builder who installed the pool is doing the repair work. Mr. Tindall added that he had contacted Davenport Pools, the pool vendor that provides debt repair proposals. They stated that they would do it as cheaply as they could. Mr. Tindall said he had coordinated with other development team members throughout phase 4 to get a punch list. Mr. Tindall then asked if there were any questions.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board for approval. She stated that if there were any questions about any of the invoices, she would be happy to answer.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials for the Board’s review. There is no action necessary.

EIGHTH ORDER OF BUSINESS

Other Business

December 18, 2024

North Powerline Road CDD

Ms. Burns asked for any other business. Ms. Schwenk stated that she wished to resign. Ms. Burns asked for a motion to accept her resignation.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Accepting the Resignation of Ms. Lauren Schwenk, was approved.

Ms. Burns stated they needed a nomination to fill the vacancy. Ms. Bobbie Henley was nominated.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, the Appointment of Ms. Bobbie Henley to the Board, was approved.

Ms. Burns administered the oath of office to Ms. Henley. Ms. Burns stated that Mr. Heath wished to resign. She asked for a motion to accept his resignation.

On MOTION by Mr. Chinoy, seconded by Ms. Henley, with all in favor, Accepting the Resignation of Mr. Rennie Heath, was approved.

Ms. Burns stated that they needed a nomination to fill the vacancy. Ms. Lindsey Roden was nominated.

On MOTION by Ms. Henley, seconded by Mr. Chinoy, with all in favor, the Appointment of Ms. Lindsey Roden to the Board, was approved.

Ms. Burns administered the oath of office to Ms. Lindsey Roden. Ms. Burns stated that Mr. Chinoy wished to resign. She asked for a motion to accept his resignation.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Mr. Kevin Chinoy, was approved.

December 18, 2024

North Powerline Road CDD

Ms. Burns stated that they needed a nomination to fill the vacancy. Ms. Jessica Spencer was nominated.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Appointment of Ms. Jessica Spencer to the Board, was approved.

Ms. Burns administered the oath of office to Ms. Jessica Spencer.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns stated that there were no members of the public present and none joining via Zoom.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Jill Burns

Secretary / Assistant Secretary

Signed by:

Bobbie Henley

FE93D4BE1C3E4B6...

Chairman / Vice Chairman