

**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, **November 20, 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
Kevin Chinoy	Assistant Secretary
Alexis Diaz	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 November 20, 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 10:05 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period on any agenda items. There were no members public in person, but several attended via Zoom. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members from General Election (Seat #4) & Landowners' Election (Seat #3)

Ms. Burns noted that Ms. Schwenk is not present and will be sworn in at a later date. She then read Mr. Diaz his oath of office and Ms. Hancock gave him a brief overview of the Sunshine Law which is part of Florida Statute.

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B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns presented the resolution and noted that Ms. Schwenk was elected to Seat #3 with 97 votes and a 4-year term and asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns noted that when elections are held the Board must elect a Chair, Vice Chair, and Assistant Secretaries. She also asked for them to appoint Mr. George Flint from the GMS office as an Assistant Secretary and herself as the Secretary.

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns noted that previously, Mr. Heath served as Chair and Ms. Schwenk served as Vice Chair and asked if the Board would like to keep that the same. They agreed and there was a motion of approval to appoint Mr. Heath Chair, Ms. Schwenk Vice Chair, Mr. Chinoy, Mr. Diaz, Mr. Arnette, and Mr. Flint as Assistant Secretaries, and Ms. Burns as Secretary.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-02 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 6, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the August 6, 2024 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes and there was a motion of approval.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Amending Boundary Amendment Authorization Resolution 2024-07 which Amended Resolution 2023-06

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Ms. Burns presented the resolution noted that there had been a few changes to the boundary amendment and parcels that have been added or included. Some parcels have been removed, and some have been added. Ms. Hancock gave an overview of the amendment for the Board and offered to answer any questions. There being none, there was a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-03 Amending Boundary Amendment Authorizing Resolution 2024-07 which Amended Resolution 2023-06, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Authorizing the Publication of Legal Advertisements and Public Notice on a Publicly Accessible Website in Polk County

Ms. Burns noted that this resolution will allow the District to use of a publicly accessible website in Polk County saving on advertising costs. They will post and advertisement in the local paper as to communicate the change.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-04 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Ratifying the Removal of Designated Parking Areas

Ms. Burns presented the resolution and noted that this came about from the last meeting that residents requested to take a portion of the parking that was previously authorized removed. The maps associated with parking have been updated on the website and a blast has been sent out to all residents notifying them of the change.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-05 Ratifying the Removal of Designated Parking Areas, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-06 Adopting a Records Retention Policy for the District

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Ms. Burns presented the resolution and noted this resolution was left out of the organizational meeting. The two options for records retention policy are one, allowing the District to destroy records based on a State approved guideline. The second option would be keeping all records for all time. Ms. Burns recommends option number one. The Board agreed.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-06 Adopting a Records Retention Policy for the District, was approved.

NINTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC

Ms. Burns presented the required report under the trust indenture for the Series 2022 bonds. This report proves that the District did not earn more interest that they have paid on the bonds. Ms. Burns presented the negative arbitrage amount and offered to answer any questions. There being no comments, there was a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Amending the Fiscal Year 2024 Budget

Ms. Burns stated that there may have been some line items the District went over in more than 10%. The auditor likes for the budget to be brought back to the Board to adopt an amended budget. They were not over the adopted budget as a whole, but there were a few line items that went over their specified amount. This is the actuals for 2024 as the general repairs and maintenance and streetlights were over budget. She offered to answer any Board questions. They talked about streetlights and a few other line items for a short time before there was a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-07 Amending the Fiscal Year 2024 Budget, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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Ms. Hancock had nothing to report and offered to answer any Board questions. There being no comments, the next item followed.

B. Engineer

Ms. Burns noted the District Engineer is not present today.

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

Mr. Tindall presented the Field Managers Report on page 132 of the agenda. He presented completed and ongoing projects to the Board.

i. Consideration of Renewal of Aquatics Maintenance Contract

Mr. Tindall presented the renewal of the aquatics maintenance contract no increase or rate change will come with this renewal. This included a renewal for janitorial services. There is also no rate increase associated with this renewal. Ms. Burns noted that both renewals could be approved in one motion.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Renewal of Aquatics Maintenance Contract, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board for approval from August 1st through September 30th. She asked for any questions? Hearing none there was a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Diaz, 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.

iii. Reminder: 4 Hours of Ethics Training Must Be Completed by 12/31/24

Ms. Burns reminded the Board of the four hours of required ethics training that must be done by the end of the year.

TWELFTH ORDER OF BUSINESS

Other Business

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There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Supervisor Diaz discussed the parking at Horsecreek and residents who are not following the HOA rules of parking. A long discussion followed about street parking and the number of cars per household where Ms. Burns noted these were largely HOA issues. An idea of changing the parking rules was floated. Mr. Diaz will talk to homeowners in the area and bring the ideas back to the next Board meeting when they will decide if they need to plan a public hearing for parking policies.

Alex Leister (195 Tiny Flower) asked about the community entrance and holiday decorations. Ms. Burns noted that the holiday decorations don't usually go up until the week of Thanksgiving and that there is a vendor in place that will have decorations up before the end of November. He also asked what they can do about contractors and drivers speeding through the community and the noise pollution that comes with it in the early hours of the morning.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Mr. Heath, seconded by Mr. Diaz, with all in favor, the meeting was adjourned.

Jill Burns
Secretary / Assistant Secretary

Signed by:
Bobbie Henley
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Chairman / Vice Chairman