

**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 Wednesday, **February 26, 2025**, at 10:19 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Alex Diaz	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Mauricio Gatica	<i>Appointed to Board as Assistant Secretary</i>

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 February 26, 2025, 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 10:19 a.m. and called the roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated there were no questions or comments from any members of the public or via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Appointment to Open Board Seat #5**

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Ms. Burns stated that Board Seat #5 was vacant and no one had qualified for that seat. She added that the seat needed to be filled by a resident of the District. She said they had received one letter of interest from Mr. Mauricio Gatica, which was on the agenda, if the Board wanted to consider it.

On MOTION by Mr. Diaz, seconded by Ms. Henley, with all in favor, the Appointment of Mr. Mauricio Gatica to Board Seat #5 was approved.

Ms. Burns had Mr. Gatica come forward to collect his agenda packet and to be sworn in. Ms. Burns administered the oath of office to Mr. Gatica. Ms. Hancock explained the Sunshine Law. Ms. Hancock explained topics that could be discussed in public and explained in detail how to discuss any meeting topics outside of the meetings.

#### **B. Consideration of Resolution 2025-10 Electing Officers**

Ms. Burns stated that they hadn't previously elected officers because they had changed the Board. She added that they needed someone to serve as Chair, as Vice-Chair, and three Supervisors that would be Assistant Secretaries along with George Flint. Ms. Burns requested that herself be the Secretary so that she could be authorized to sign off on documents outside a meeting. Ms. Burns noted that they could elect each one individually or collectively make the decision and take one motion to approve it as outlined. After Board discussion, the consensus was that Ms. Bobbie Henley would be Chair, Mr. Alex Diaz Vice-Chair, and the other three Supervisors would serve as Assistant Secretaries along with George Flint. Ms. Burns will serve as the Secretary.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-10 Electing Officers as slated above, was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the December 18, 2024 Board of Supervisors Meeting**

Ms. Burns presented the December 18, 2024, Board of Supervisors meeting minutes and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

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On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the December 18, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS****Consideration of Assignment of Aquatic Maintenance Services Vendor Contract**

Ms. Burns stated they had an existing aquatic contract for the District's ponds. She noted that the company had merged with another company, and this was assigning that contract to the new entity name. She added that it was still the same service provider.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, the Assignment of Aquatic Maintenance Services Vendor Contract, was approved.

**SIXTH ORDER OF BUSINESS****Discussion Regarding Adding Fence to Playground Area (*requested by Supervisor Diaz*)**

Ms. Burns stated that Supervisor Diaz requested this and turned the discussion over to Mr. Diaz. Mr. Diaz stated that he had some prices for adding a fence around the playground. There will be further discussion about whether to go for 230 feet or 320 feet. Mr. Diaz and Mr. Tindall will put together proposals from vendors and present them at the next meeting. Ms. Burns stated that \$10,000 had already been allocated to the budget for the fence.

**SEVENTH ORDER OF BUSINESS****Discussion Regarding Speeding Issues in Community (*requested by Supervisor Diaz*)**

Ms. Burns stated that Supervisor Diaz requested this item. Mr. Diaz stated that there have been issues with speeding in the community. There was a detailed discussion about installing cameras, but the CDD cannot implement tickets or fines. Installing speedbumps would be expensive and futile. Numerous calls to the police department, with exact locations and descriptions, were suggested in hopes that they would investigate the complaints. Ms. Burns noted that there is a street parking and towing policy that has designated no parking on streets except where noted.

**EIGHTH ORDER OF BUSINESS****Discussion Regarding HOA Collaboration (*requested by Supervisor Diaz*)**

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Mr. Diaz proposed that the existing parking policies be revised. Ms. Burns said they had a street parking and towing policy for Phase One that designated no on-street parking except for areas where noted. There is no overnight parking for commercial vehicles, vessels, boats, trailers, and things of that nature. The policy was only in effect in Phase One, as the Board previously decided not to put it in phases mainly under home construction. Ms. Burns added that in Phase Two, they were reaching a point where they were nearing the end. Ms. Burns said expanding the existing policy that was in place for Phase One and just adding Phase Two to the extent of changing the policy entirely. Ms. Burns offered to read the email sent to obtain resident feedback. She noted that the residents were concerned that the HOA was trying to convince the CDD to lend all street parking in the neighborhood, and they felt it was too restrictive. They explained that there would be nowhere for their guests to park. Even if using the overflow, there were not enough spots for the three Phases of the home to have guests there.

Ms. Burns stated that the residents understood that the streets were narrow and that there needed to be a parking policy in place. Ms. Burns said that the problem was that they were trying to use the CDD Parking Policy to deal with HOA issues. Ms. Burns stated that the HOA enforced a policy that residents must utilize their driveway as the first parking source. Ms. Burns said they have no authority over the HOA and don't approve of anything. She added that they would confirm with their attorney what they can or cannot do. She noted that they own roadways and can add street parking and towing policies. Ms. Burns stated that residents must comply with traffic laws, and if someone were blocking a fire hydrant or a resident's driveway, they should call the police. Ms. Burns stated since the policy already existed; they didn't need a separate hearing to extend it to that area. She added that if they were going to change the policy, for example, to no overnight parking, that would be something that would require a public hearing, and they would need to go through that process and advertise for approval.

Ms. Burns suggested they could move forward and approve a signed proposal to install signs, then do a mailed notice letting others know the specific date for the street parking and towing policy. Ms. Burns asked if there was a rough estimate of what the signage would cost. Ms. Burns added that the cost of the signage installed, based on the policy that was just approved, was \$5,253.51. Ms. Burns stated they may want to make a motion to approve, not to exceed \$6,000.

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On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Adding Phase 2 and Installing Signing in Phase 2 Not to Exceed \$6,000, was approved.

Ms. Burns noted that once the signs were getting close to being installed, they would send out a mail notice and an E-blast with a date on where the enforcement would start. She added that they like giving the residents a few weeks' notice. A Board member asked about a public hearing. Ms. Burns stated it was unnecessary because they were not changing the policy, just adding areas to it.

**NINTH ORDER OF BUSINESS****Presentation of Arbitrage Rebate Report for Series 2020 Bonds**

Ms. Burns stated that the District had to demonstrate under the Internal Revenue Code that they do not earn more interest than we pay on the bonds. She added that a negative amount was listed on page four of the report. Ms. Burns added that this was a requirement under the Trust Indenture on the Series 2020 bond.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

**TENTH ORDER OF BUSINESS****Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated that Items 10 and 11 could be taken together with one motion. Ms. Burns stated that the first was the consideration of the data sharing and usage agreement with the Polk County Property appraiser. She added that this was primarily administrative for their office. She added that the Property Appraiser would provide a listing of all the parcels and owners within the community so that they can collect their assessments on the tax bill. Ms. Burns stated that certain professions such as police or judges are exempt from having their information turned over to members of the public. She noted that that information to them was them agreeing they would not disclose that.

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**ELEVENTH ORDER OF BUSINESS****Consideration of 2025 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated that the second agreement was for the annual renewal of the contract with Polk County, which required the agreement to be entered into every year, so this was standard. Ms. Burns stated that the Board approves these contracts every year.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser and the 2025 Contract Agreement with Polk County Property Appraiser were approved.

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

Ms. Hancock reminded everyone that they are required to do the ethics training again. She told Mr. Diaz that he would be subject to four hours of ethics training that would need to be completed by December 31<sup>st</sup>.

**B. Engineer**

Ms. Burns noted the District Engineer was not present.

**C. Field Manager's Report *(to be provided under separate cover)*****i. Update Regarding Front Entrance Lighting and Fountain *(requested by Supervisor Diaz)***

Mr. Tindall presented the Field Manager's Report. He stated that the amenity repairs were complete. Mr. Tindall said that the drainage system was being improved. He mentioned a significant number of leaves that would be taken care of. Several dead trees were removed. Tree tissue samples were taken and sent to be analyzed before deciding to replace the trees. It was not yet determined if there was a fungus problem or a bacterial problem. Mr. Tindall stated that he would have more information on the status of the dead and dying trees.

Mr. Tindall noted that they would check the lights at the entrance, there may be a breaker issue. He noted that another light was out and had been replaced. He thought the kids might have kicked it. He mentioned possibly putting a cage around it for more security. Mr. Tindall noted they have a lot of trash, and it was extreme during the holidays. He said that it wasn't the CDD vendors

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leaving the trash around. He wasn't sure whether it was residents leaving or outsiders dumping trash. That is an issue they are working to resolve. He noted a sign at the back entrance that was no longer there and he stated that it would be replaced. Mr. Tindall noted that the solar lighting proposal that was initially spoken about would find out if it was paid for and not executed or just not executed at all.

On MOTION by Ms. Henley, seconded by Mr. Diaz, with all in favor, the Lake Pros Proposal for \$8,428, was approved.

#### **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, she would be happy to answer.

On MOTION by Ms. Henley, seconded by Ms. Spencer, 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 was no action necessary.

#### **THIRTEENTH ORDER OF BUSINESS**

##### **Other Business**

Ms. Burns asked for any other business.

#### **FOURTEENTH ORDER OF BUSINESS**

##### **Supervisors Requests and Audience Comments**

Resident expressed concerns about the parking situation. He indicated that parking had become a nuisance. As a homeowner, he can't pull out of his driveway because cars are parked across from them. He was deeply upset because of all the traffic. He added that people rev their engines, waking them up at 2:00 a.m. to 3:00 a.m. There have been repeat accidents. He stated that they had tried everything, even implementing the HOA.

Ms. Burns amended Mr. Diaz's motion to remove the parking signs that allowed parking in this extremely congested area on Tiny Flower. She stated they would remove the signs and revise

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the maps. An E-blast would be sent out letting the community know that the parking signs would be removed. Then, if cars are parked there, they will be subject to being towed.

On MOTION by Mr. Diaz, seconded by Ms. Henley, with all in favor, Removing Parking on Tiny Flower, was approved.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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

*Jill Burns*

Secretary / Assistant Secretary

Signed by:

*Bobbie Henley*

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Chairman / Vice Chairman