

**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, March 26, 2025** at 10:06 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>joined late</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 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 10:06 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 members of the public present for public comment in person but there were a few members present via Zoom. She asked for any comments specific to the agenda and asked the comments to be kept to a three-minute time limit. There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the February 26, 2025 Board of Supervisors Meeting

Ms. Burns presented the February 26, 2025, Board of Supervisors meeting minutes and asked for any questions, comments, or corrections. There being no changes from the Board, there was a motion of approval.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Minutes of the February 26, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Conveyance Documents

- A. Bella Vita Phase 3**
- B. Deer Run**
- C. Horse Creek Phase 3 ROW (Roads)**

Ms. Burns presented the conveyance documents for ratification and offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Conveyance Documents of Bella Vita Phase 3, Deer Run, and Horse Creek Phase 3 ROW (Roads), were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-11 Ratifying Changes to Designated Parking Areas *(to be provided under separate cover)*

Ms. Burns stated that this was provided to the Board under separate cover, and this ratifies action taken at a prior meeting to remove the parking on Tiny Flower. This has already been put in place. Signs have been removed, and residents have been notified of the update.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2025-11 Ratifying Changes to Designated Parking Areas, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted that they are finishing the boundary amendment that is moving forward with city approval. It will be going to County Commission for final consideration soon. There

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being no other updates for the Board, he offered to answer any Board questions. There being no questions, the next item followed.

B. Engineer

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 Manager's Report that was provided under separate cover and summarized the report for the Board. Mr. Tindall opened discussion about lift repairs. This item will be added to the next month's agenda where he will offer pricing for repairs and replacement.

**Ms. Gatica joined the meeting at this time.*

Mr. Tindall presented proposals for the Phase 1 playground fence. This is for the installation of a fence that would match the pool fence. Ms. Burns added that both fence options are within the estimated budgeted cost. Board and staff discussed this item before making a motion of approval for the six-foot option.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the Proposal for the Phase 1 Playground Fence, was approved.

Mr. Tindall presented a proposal for a privacy shield for a playground in Phase 4. He added that this is a good investment for the long-term enjoyment of that amenity. He noted that the thought process here is that the fence or privacy shield would help with the view of the playground that would block dogs from seeing and barking at the commotion of running children.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for a Privacy Shield for the Phase 4 Playground, was approved.

Mr. Tindall presented a quotes for the palm trees at the entrance on Tiny Flower. The Board directed for a sabal palm to be used in that area.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Installation of Sabal Palm, was approved.
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D. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register to the Board for approval. She offered to answer any Board questions on any of those invoices. There being none, she asked for a motion of approval.

On MOTION by Ms. Roden, 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. She added that they will begin the preliminary budget to present to the Board at next month's meeting.

SEVENTH ORDER OF BUSINESS**Other Business**

Ms. Burns asked for any 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**

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

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

Jill Burns
Secretary / Assistant Secretary

Signed by:
Bobbie Henley
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Chairman / Vice Chairman