

**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, April 23, 2025**, at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Alexis Diaz	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Mauricio Gatica	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by 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 April 23, 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 10:00 a.m. and called the roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no public comments.

THIRD ORDER OF BUSINESS

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

April 23, 2025

North Powerline Road CDD

Ms. Burns presented the minutes of the March 26, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 23, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns stated this kicks off the budget process and sets the cap amount notice. The budget will need to be sent to the county at least 60 days prior to the public hearing date. Today a preliminary budget will be approved and a cap notice amount will be set. Line items can be adjusted within the budget up to that amount until the time the budget is adopted. She reviewed the proposed budget. Property insurance will increase by approximately 12-15%. There are increases to the landscape maintenance and landscape improvement to account for additional areas that will be coming online. The budget is proposing an increase of \$202.62 annually per household. A mailed notice will be sent to homeowners notifying them of the public hearing date which is July 23, 2025 at 10:00 a.m. at the Prime HOA office.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, Resolution 2025-12 Approving the Proposed Fiscal Year 202/2026 Budget, Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments on July 23, 2025 at 10:00 a.m., was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Amending Playground Policies for the District (requested by Supervisor Diaz)

April 23, 2025

North Powerline Road CDD

Mr. Diaz spoke about kids and moms at the playground and people sitting on the slide with drugs, etc. He would like to age restrict the playground. Mr. Tindall asked if there is any way to regulate active use of the playground, actively using and no loitering. Mr. Van Wyk will review language and put together a policy.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-13 Expanding Parking Policies

Ms. Burns stated this was directed at the last meeting. The Board discussed adding Phase 2 to the existing parking policy. There were no changes. The signs have started to go in but enforcement hasn't started yet. Once there is confirmation that all areas are complete, a mailed notice will be sent to the Phase 2 residents only notifying them of a start date for that policy.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-13 Expanding Parking Policies, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated the boundary amendment was approved by the city. They will be going to the county for that soon. He reminded the Board of the 4- hours of ethics training.

B. Engineer

Ms. Burns stated the engineer is not on the line today.

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

i. Consideration of Proposal for Hydro Lift *(to be provided under separate cover)*

Mr. Tindall reviewed the Field Manager's Report.

Mr. Tindall presented proposals for a hydro lift. He will double check the warranty. The pool will be closed for a few days for the plumbing portion.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Proposal from Resort Pools for Hydro Lift, was approved.

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He discussed hog activity and trapping. There is no guarantee hog trapping will resolve the issue. It would be roughly \$2,400 to get the vendor rolling for a month. There is a set up and take down charge of \$365 and the monthly is \$1,650. It is possible they have gone up a few percent. If the Board is interested in pushing this forward, they could authorize them for a month with a NTE \$2,500 and see how it does by the next meeting.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Hog Trapping, was approved.

He stated the new road expansion is moving along and still waiting for a wall to go in. He suspects they would want to start landscaping services. There should be money leftover as they previously forecast some for Phase 3. It would be about \$24K annually for service.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the Landscaping at New Road Expansion, was approved.

He will coordinate with the landscaper on the best time to start that.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for \$580,899.85 for Board approval. The largest portion \$560K was a transfer to revenue interest. She offered to answer any questions.

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 stated the financial statements for March are included in the package for review. She offered to answer any questions on those. No action is necessary from the Board.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns asked for any other business. There being no comments, the next item followed.

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North Powerline Road CDD

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Diaz spoke about speeding with speed bumps and cameras being too expensive. He noted the school recruits' officers personally so they don't get called out to calls. Ms. Burns stated you can hire off duty enforcement. Mr. Diaz suggested doing that for mornings and afternoons when kids come and go from the bus. Ms. Burns stated it's usually about \$60 an hour and a 4-hour minimum. Eight hours a week would cost approximately \$25K a year. She asked for direction on how many days to schedule. Mr. Diaz stated twice a week.

Audience Comments:

Amy Figadore (1661 Phase 2) – Asked since they are having the road put in the back, asked if there will be 2-3 speed bumps for vehicles cutting through and speeding. She noted some of the maintenance has not been met including palm trees on the pool, safety chair for handicap, a road sign missing for over a year between Berry Lane and Bass Catcher. She asked when the sign will be replaced and who is in charge of it. Mr. Tindall noted the stop sign will be reinstalled today. He will review the palm trees. Ms. Burns noted the Board discussed speed bumps previously and decided against them based on cost. The CDD doesn't have the plans for that roadway as they are not constructing it.

Alex – Spoke about taking the speeding issue seriously, making it a line item. Christmas lights are not worth the budget. Option to self- decorate or pick another vendor. Concerns with pool & playground with pedophiles. Pool is too small and security at the pool is a joke. Suggested gating the community over other things they are doing. Ms. Burns stated the roadways are public so access can't be restricted. Two more phases are contemplated. The developer hasn't relayed plans for amenities to the CDD. The reserves is a capital reserve and contemplated for long term things so there won't be big increases. She noted to report instances at the pool and security footage can be reviewed. It is up to the Board if they want to remove holiday lights, it's \$14 a household. Concerns about pedophiles is a police matter, the Board doesn't have any control over criminal matters.

Alex Diaz (CDD Board) - He stated if there is an incident at the pool, call the police officer and send a message to the CDD so they can look at security cameras. Just saying it and not doing anything about it, nothing is going to change. Ms. Burns noted there is a trespass order with the police department.

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Justin – Noted a lot of things that are brought up, it keeps going back to “we can’t control this, we can’t control that, you have to reach out to this person or that person” so why are they constantly seeing their fees go up if they have to go through 80 different people and not the CDD? Also is the Board thinking about how the fee increases will affect people living in the homes? Ms. Spencer stated Board members want what is in the best interest of the residents. Ms. Burns stated neither the CDD or HOA have traffic enforcement or police powers. Mr. Tindall stated if residents could focus on reporting the things the CDD does have jurisdiction over to us then they will make every effort to get those resolved ASAP. Street signs, ponds, maintenance let the CDD know. Ms. Burns encouraged residents to call their office anytime or email her or Marshall to report anything. All of their information is on the Districts website. Mr. Diaz stated on budgeting & things that go up there are public hearings before approved and encouraged everyone to show up for those public hearings.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

Bobbie Henley

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Chairman / Vice Chairman