

**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, June 25, 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
Alexis Diaz *via Zoom*
Jessica Spencer
Lindsey Roden

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock
Savannah Hancock *via Zoom*
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
Field Manager, GMS

The following is a summary of the discussions and actions taken at the June 25, 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. Three Board members were in attendance constituting a quorum. Mr. Diaz joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no public comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 23, 2025
Board of Supervisors Meeting**

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Ms. Burns presented the minutes of the April 23, 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 April 23, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding Parking on Friendly Confines Loop

Ms. Burns stated the parking policy was put in place a few weeks prior and notices were sent out to residents. She added a resident had asked a question about parking on Friendly Confines Loop and they would like to bring it to the Board for discussion.

Mr. Tindall added the parking on Friendly Confines Loops is stuck between a very tight turn and a fire hydrant; because of this the Board decided to not add signage or allow parking in this area. Ms. Burns stated the resident asked if they could allow parking in this area because there is not a lot of space elsewhere to park if needed.

Mr. Diaz stated he would not revise it because there is a fire hydrant and they risk being ticketed if they park in front of the hydrant. The Board decided to leave the parking policy as is.

FIFTH ORDER OF BUSINESS

Discussion Regarding Performance of Current Security Vendor and Review of Alternative Options

A. Current Demands

B. Nation Security

Ms. Burns stated the District's current vendor is Securitas and they have had many complaints on the guard that is stationed. She asked if there was a desire to change the vendor and noted Securitas does not have a seasonal option to their contracts. She added Securitas contract is for 16 hours a week year-round. Staff brought proposal options for seasonal security for the Board's consideration.

Mr. Diaz stated he would like to look into a new vendor.

Ms. Burns stated Nation Security's rate is \$27.98 per hour for 16 hours a week and they have seasonal options. She noted this is a lower rate than what the Board has been paying for the same number of hours. She added before they choose a new vendor, they must make a motion to terminate the existing vendor.

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Ms. Burns stated Current Demands has options for a remote monitoring system and the cost for 24/7 monitoring would be the same as what they are paying now.

Ms. Burns asked for a motion to allow the District manager to terminate the contract with Securitas in coordination with the next meeting.

On MOTION by Mr. Diaz, seconded by Ms. Henley, with all in favor, Allowing the District Manager to Terminate the Contract With Securitas in Coordination With the Next Meeting, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Notice of Boundary Amendment

Ms. Burns stated this notice has already been recorded and asked for a motion to ratify.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Notice of Boundary Amendment, was ratified.

SEVENTH ORDER OF BUSINESS

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

Ms. Burns presented the rebate report on page 49 of the agenda package. She stated under the Revenue Code the District must show that they do not earn more interest than what they pay on the bonds. She offered to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC, was approved.

Ms. Hammock noted when they are talking about matters of security, they recommend having a closed session during the meeting, and when they decide to choose a new vendor, they will have one.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion Regarding Updated Language for Age Restriction on Playground Equipment in Relation to Amenity Policies

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Ms. Hammock stated they are working with District staff to determine the recommended age based on the manufacturer's suggestions. She added once they have the age ranges per each piece of equipment finalized, they will bring it back to the Board to incorporate the age ranges into the policies. She reminded the Board to file the Form 1's by the July 1st deadline and to complete the four hours of required ethics training due by the end of the year.

Mr. Diaz asked Ms. Hammock to send him the link of the Form 1.

B. Engineer

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

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

Mr. Tindall reviewed the Field Manager's Report. He stated the new lift has been installed and is fully functional. He noted they had performed some maintenance on the tall side shower valve recently, however, it has since started spraying uncontrollably and a new valve has been ordered. He added he has a proposal from Ireland Survey for \$850 to survey the area of the new fencing. He noted this will allow the district to ensure the fencing goes on their property.

Mr. Tindall stated overall the landscaping is looking great. He noted there was a palm that he believes is dead and has sent off for testing. Once the palm is brought back, he added, they will replace the palm with a fresh tree. He noted he is having the entrance lights replaced because he noticed they were on all of the time.

Mr. Tindall stated the fountain was installed and has had no issues so far. He noted there was an issue with the Pond Tract on Powerline Road with individuals throwing trash. He added they have noticed erosion on the pond banks and to help this, they will dig out underwater drains to prevent overfilling. There were also places on the shoreline where sod was moved all the way down to the waterline. He stated he will be bringing back proposals for sod work at the next meeting.

Mr. Tindall stated they received concerns from a resident on a wall on Irish Elk being incomplete and they learned that the building was missing five feet on the step down. Mr. Tindall got with the original contractor, and they have since fixed the issue. He added they are now fully maintaining Powerline Road.

Mr. Tindall stated there is an issue with hogs tearing up the land in Phases 2 and 3 and they were advised to set out traps before they can take any further action.

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Mr. Diaz, he called FWC because they were attacking their homes and they informed him that they only way to get rid of the hog was by killing them because they are an invasive species. He believes they should get FWC involved.

Mr. Tindall stated the only thing he had left was the surveying proposal and asked the Board's opinions.

The Board decided to look into what boundary amendments they have and if none, they will authorize the extra \$850.

On MOTION by Ms. Henley, seconded by Ms. Ms. Roden, with all in favor, the Proposal for Fencing Survey, was approved.

Mr. Diaz stated the new fountain has low pressure and no lights. Mr. Tindall stated he will get with the vendor to fix this issue.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for \$17,685.55 for Board approval. She offered to answer any questions.

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

iii. Presentation of Number of Registered Voters – 816

Ms. Burns stated there are currently 816 registered voters. She noted this is used to track the turnover of the Board to the residents.

NINTH ORDER OF BUSINESS

Other Business

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

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TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident (Alex) stated he has had trouble with the towing company not being available or not getting back to him. He asked the Board if they can change vendors for the towing company. He added there are several homeowners who have gotten trouble because of their yards; however he does not believe it to be right because their yards are torn up from the hogs. Ms. Burns noted the CDD was not the ones who are sending out the notices for yards, it is the HOA.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Henley, 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