

**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, July 23, 2025**, at 10:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Alexis Diaz	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Maurico Gatica	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Katie O'Rourke <i>by Zoom</i>	District Manager, GMS
Savannah Hancock <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 July 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 10:02 a.m. and called the roll. All five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period for agenda items only.

Resident (William Simmons) wrote a letter to be read to the Board. Resident asked why are citizens who purchased homes being taxed at a higher rate than the private lots? Is there a rule that says the developer catches a break when the homes haven't been selling at the expected rate

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and the homeowners in the CDD have to make up the difference? Is the CDD going to address the disproportionate and false representation of views provided?

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the June 25, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the June 25, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. Ms. Hancock had an edit and Ms. Burns noted that would be incorporated into the minutes.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Minutes of the June 25, 2025 Board of Supervisors Meeting, were approved amended.

### **FOURTH ORDER OF BUSINESS**

#### **Public Hearings**

##### **A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Burns stated this public hearing has been advertised in the paper as required by Florida statutes as well as a mailed notice has been sent to all property owners. She asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated the assessment letter that everyone receives is required to be sent to the registered owner on the property appraisers' website. If they have a mailing address to that, that is where all the notices are sent.

##### **i. Consideration of Resolution 2025-14 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds**

Ms. Burns stated the budget is attached as exhibit A. She provided an overview of the budget. The admin section decreased from the previous year. The increased portion is in the field expenditures and streetlights. A mailed notice is only sent if there is going to be a proposed assessment increase.

Resident asked when the unplatted lands become developed, will there be a decrease in the development portion of the CDD fee. Ms. Burns stated they will not know that until those phases

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come online. There will be additional lots that will be paying a full assessment but all of those phases are going to have additional expenses.

Resident asked since Deer Run is the smallest community, can it be considered a separate entity than the rest of them? Ms. Burns stated your CDD assessment covers anybody in the boundary of the North Powerline Road CDD.

Resident (Denise) asked if they will be paying for lights and landscaping for the Powerline Road extension? Mr. Tindall noted the Powerline Road expansion is part of the District so the District needs to maintain that, it was added in.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Resolution 2025-014 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

**ii. Consideration of Resolution 2025-15 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated with this resolution they are imposing the assessment for collection based on the budget that was just approved. By statute when there is an increase, it is a separate public hearing. She asked for any comments on imposing the assessment. Hearing no comments, she asked the Board to consider approval of the resolution.

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On MOTION by Ms. Shockley, seconded by Mr. Diaz, with all in favor, Resolution 2025-15 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, Closing the Public Hearing, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-16 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026**

Ms. Burns stated the meeting schedule is included in the agenda package and is the same as the current year.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, Resolution 2025-16 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-17 Adopting Amended Amenity Rules Regarding Lakes & Pond Policies**

Ms. Burns stated this is a clean-up item. It clarifies the stormwater ponds are for stormwater use and not recreational use such as swimming, boating, or paddleboarding.

On MOTION by Ms. Roden, seconded Mr. Diaz, with all in favor, Resolution 2025-17 Adopting Amended Amenity Rules Regarding Lakes & Pond Policies was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Mailbox Parking**

#### **A. Consideration of Resolution 2025-18 Setting a Public Hearing on the Adoption of Amended Parking Rules**

Ms. Burns stated feedback was received from Phase III the townhome section with the cutout in front of the mail boxes to pull up to pick up mail but people are leaving their cars parked there for days at a time. It is making it difficult for people to stop and get their mail and a traffic issue. They want to designate those five parking spots and if someone is in violation of the five-

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minute towing policy, that vehicle can be towed. Those spots will be used as intended parking at the mailboxes and prohibit people from leaving cars there overnight. Mr. Tindall will order two 5-minute parking signs.

On MOTION by Mr. Diaz, seconded by Ms. Shockley, with all in favor, Resolution 2025-18 Setting a Public Hearing on the Adoption of Amended Parking Rules, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns stated the District is required to have an independent each year. She referenced page 33 of the audit. The FY2024 audit was a clean audit. She asked for a motion to accept the audit.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

## **NINTH ORDER OF BUSINESS**

### **Goals and Objectives**

#### **A. Adoption of Fiscal Year 2026 Goals & Objectives**

Ms. Burns presented the Fiscal Year 2026 goals & objectives included in the agenda package. These are the same goals & objectives that were approved for the current year.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

#### **B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute**

Ms. Burns stated they are required to review the goals & objectives at the end of each fiscal year. The 2025 goals are in the agenda package and they are on track to meet all of the goals set for the current year. She asked the Board to authorize the Chair to at the end of the fiscal year review, confirm the goals have been met and sign the form that goes to the state.

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On MOTION by Ms. Spencer, seconded by Mr. Diaz, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

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

Ms. Hammock reminded the Board of the four hours of ethics training required each calendar year.

**B. Engineer**

Ms. Burns stated the engineer is not present today.

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

Mr. Tindall reviewed the Field Manager's report. Mr. Tindall stated the original fountain that they are looking to replace was only a single horsepower and this is one is a horsepower and a half and a better quality fountain. If the fountain isn't as high as wanted, they can replace the nozzle for \$450. It will give more vertical volume. Staff direction was to get a fountain nozzle.

Mr. Tindall spoke about the hogs and reached out to the trapper. The trap will be relocated with the existing hog budget and he will reach out to the adjacent landowner to put the trap in that area.

Mr. Tindall presented the contract addendum for \$10,800 for the year, 30 times adding the area west of Powerline Road that the CDD will be maintaining to the contract. These are retention areas.

On MOTION by Ms. Spencer, seconded by Mr. Diaz, with all in favor, the Landscaping Addendum – Adding Areas, was approved.

Mr. Tindall asked for a motion for the entry refresh for \$1,981. It was last done in August of last year.

On MOTION by Ms. Spencer, seconded by Mr. Diaz, with all in favor, the Entry Refresh for \$1,981, was approved.

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Mr. Tindall reviewed a proposal for grade work and sod for repairs. One is for grading at \$3,500 in Phase III where it covers three ponds. The other is in Phase I where homes are on the edge of a pond slope and it appears they are causing a washout. It is to regrade it and flatten it out so its smooth. If there is money left over in the landscape maintenance budget, he recommended additional sod work to sod areas where ponds may not be all the way to the waterline to help improve long term maintainability. The total is \$3,387.50. It's \$400 per pallet, installation is extra. Marshall will look into a lower price for the bahia grass. He asked for a DTE to get the sod planned out. He will investigate the cheaper route mentioned by Mr. Diaz.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, the Grading and Sod Proposal, was approved.

Mr. Tindall noted an area on the berm where there was previous hog damage and the sod has not come back at this point. To stabilize that he recommended some ornamental grasses along the top of the berm. He will bring a proposal back to the next meeting.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Burns presented the check register for Board approval.

On MOTION by Ms. Shockley, seconded by Mr. Diaz, with all in favor, the Check Register, was approved.

##### **ii. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements through June are in the agenda package for review. No action is required from the Board.

#### **TWELFTH ORDER OF BUSINESS**

#### **Other Business**

There being no other business, the next item followed.

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

Resident (Maritza Cruz) stated the front landscaping looks bare. Doesn't feel its cost efficient to keep flowers there as they keep dying and recommended ferns. The third pillar to the left has a light out. The previous Horse Creek sign was demolished; will it be replaced. Ms. Burns stated the CDD doesn't have any plans to put that sign in there, it was removed for the road to be connected. Asked if only the one pool will accommodate Deer Run and the new development Crosswinds? Ms. Burns stated Crosswinds East is a separate CDD that will have its own amenity. Why does the landscape around the light poles on Powerline Rd have to fall on the homeowners when it was a city choice? Commented on costs going up when Phase V and VI are constructed.

Resident (Denise) stated off Powerline Rd to the right on North Blvd a yellow line was drawn and there shouldn't be a left turn. She asked if there will be a sign there that says no left turn?

Resident (Stephanie) asked when paying the CDD fees, who is responsible for the apron portions of the driveways, does that fall under the CDD side or the homeowners side? Ms. Burns stated its part of the driveway so it's on the resident. Someone from City of Davenport said the aprons are the CDD responsible. Cracks through the gutters going up to the driveway aprons as well and sidewalks cracking in a few places. Fencing that came down during the hurricane last year is not fixed. A streetlight on the DR Horton side is broken or not working correctly. Will they have the 5-minute parking rule by the mailboxes in her area? Ms. Burns stated they can add them and then a decision can be made at the public hearing. She asked about replacing the sod where the townhomes are running off into the retention pond. Marshall noted the sod for that proposal is in Phase I to replace/repair existing sod. Ms. Burns noted the streetlights are owned and maintained by the utility provider. She noted all CDD fencing has been repaired. The gutter is part of the roadway tract. The CDD does maintain sidewalks, usually does a review of areas and repair any trip hazards. Some cracks are esthetic. Email Marshall with areas to review. Apron is part of driveway so is on the resident. Front landscaping had refreshing approved today. Marshall will look into the landscape light.

**TENTH ORDER OF BUSINESS****CLOSED SESSION FOR SECURITY DISCUSSION**

Ms. Burns turned off the Zoom line and entered into the closed security session.



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Ms. Burns stated the closed security session has ended and they are back on the record as of 11:46 a.m. She asked for approval of the Nation Security seasonal coverage as well as installation of the monitoring and surveillance.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the Nation Security Seasonal Coverage & Installation of the Monitoring and Surveillance, was approved.

Ms. Shockley asked if a motion is needed to install those signs. Ms. Burns stated no. Ms. Hammock stated for the record the police department has requested additional signage be installed at the amenity facility. It is her recommendation if the Board doesn't have any objection, although those signs may not be legally required, they want to be good partners with their law enforcement officials and have staff install the signs requested by law enforcement.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

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

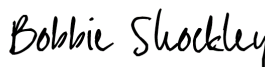
On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.



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Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman