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**, **October 22, 2025,** at 10:09 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
Mauricio Gatica *joined late*	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Heather Wertz *by Zoom*	District Engineer, Absolute Engineering, Inc.
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the October 22, 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 10:09 a.m. and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period** *(Public Comments are limited to (3) minutes each)*

Ms. Burns stated there were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 24, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 24, 2025 Board of Supervisors meeting, which were included in the agenda package and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Minutes of the September 24, 2025 Board of Supervisors Meeting, were approved.

**Supervisor Mauricio Gatica joined the meeting at this time.*

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules Relating to Parking and Parking Enforcement**

Ms. Burns presented Resolution 2026-01. Mr. Diaz explained that they only want to change the rules for Tiny Flower. Discussion ensued on rules relating to parking and parking enforcement. Ms. Hammock informed the Board that the rules have to be applied equally and evenly, and they can't have different rules apply to different roads. There was discussion on the stop signs being a hazard in the section from the entrance. Ms. Burns stated Ms. Wertz, the District Engineer, spoke to the traffic engineer about the concerns. Ms. Wertz explained that any studies to determine trip counts or speeds need to be done after the Powerline Road extension is done because they think that is going to dramatically change in traffic patterns in the area. She stated the estimate on the traffic study portion costs is $5,000 for the first intersection if they evaluate an intersection for always stop and $3,500 for additional. She also stated the cost for the speed study along Barry would be about $8,000. Ms. Hammock stated the District doesn't have the legal authority to install traffic signage. There was also discussion to have the police patrol more for speeding. After discussion, it was decided to authorize staff to work with the police department to schedule eight hours. Resolution 2026-01 was not approved.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Authorizing Staff to Work with the Police Department to Schedule Eight Hours, was approved.

**Heather Wertz left the meeting at this time.*

FIFTH ORDER OF BUSINESS **Presentation of Items Related to Irrigation & Well Permitting in Bella Vita Phase 3**

A. Consideration of Irrigation Cost Share and Easement Agreement

Ms. Burns explained that for Bella Vita Phase Three, there is a meter that services common areas and the townhome lots. She further explained that the CDD can't pay for irrigation of private property, so there's an irrigation agreement that essentially would cost share with the HOA so that the meter would be in HOA's name. She further explained that they will send an invoice for the CDD's proportional share for the irrigation of the common areas. She presented a form of the Irrigation Cost Share and Easement Agreement.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Irrigation Cost Share and Easement Agreement, was approved in substantial form.

B. Consideration of Bill of Sale and Assignment of Well Permits for Irrigation Wells

C. Consideration of Resolution 2026-02 Regarding Acquisition of Irrigation Wells

D. Ratification of Documents for Irrigation Wells Permit Transfer

Ms. Hammock explained that this item is from the current owner to the District, so that becomes the District's property. She stated they are looking to approve in substantial form so they can finalize all of the documents with the correct exhibits for the bill of sale. She noted the exhibit would be the irrigation well permits that would also be assigned simultaneously with this bill of sale for the actual wells themselves. She explained that for the resolution, it is simply regarding the acquisition of the irrigation wells as far as acknowledging the installation and then the acquisition of the wells and the permits, which they would then add the final cost share agreement as well as the final bill of sale as exhibits. She noted that for item D, it is the irrigation well permit that would actually be transferred as part of that bill of sale and assignment. She was happy to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Bill of Sale and Assignment of Well Permits for Irrigation Wells, Resolution 2026-02 Regarding Acquisition of Irrigation Wells, and Ratifying Documents for Irrigation Wells Permit Transfer, were approved in substantial form.

SIXTH ORDER OF BUSINESS **Ratification of Agreement for Holiday Lighting**

Ms. Burns stated this is the same vendor that the District used last year. She explained that they added areas to that agreement to expand a little bit. She noted that it was all within the budget amount and they should have them up by the week of Thanksgiving. She stated they would do the entry monuments, some wreaths, the Deer Run entrance, and the amenity facility with lights. She explained that this item has already been approved because their price goes up dramatically as of October 15th. She noted they didn't want to wait for this meeting, and have it increase, so the Chair approved outside the meeting. She stated they are just looking for a motion to ratify $15,000.

On MOTION by Ms. Spencer, seconded Ms. Shockley, with all in favor, the Agreement for Holiday Lighting for $15,000, was ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock reminded the Board of the ethics training due by the end of the calendar year. She stated she is happy to resend the links to the training if needed.

B. Engineer

Ms. Burns reported that the engineer left the meeting and already answered all questions from the Board.

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

Mr. Tindall presented the Field Manager's Report, which was provided under separate cover. He stated one of the lanai fans was replaced because it was bad. He noted there were some minor repairs at the dog park in Phase Four in front of the maintenance section on some of the fencing. Other than that, he stated the amenity is looking good. He continued reviewing his report stating they are going into the off season and there will be reduced mows. The annuals were included in his report. He stated they should be nice and sparkly. He provided photos of the annuals for the Board to review. The ponds were also included in his report. He stated they look good and provided photos for the Board to review. He stated the grading work that was approved previously was done. He provided photos of the grading work for the Board to review. He stated he will be working with the landscaper to consider additional sod. He reviewed the site work portion of his report. He noted an erosion area on the south side of Phase Two, which he provided photos of for the Board to review. He discussed the lighting and visibility issues. He noted that they replaced a couple of lights at the entrance, and they added a couple of risers to try and clear those annuals to provide better illumination for the signs. He again pointed out that they had some repairs done on the dog park fence in a couple of places where it was needed. He noted the previously approved mailbox signs will be installed soon. He presented a proposal for low voltage lighting. He explained that this would add a couple of low voltage transformers and the associated wiring and lights to up there. He noted they have a few lights that are already in place. He stated the primary changes should be adding lighting to additional trees in the front and also adding some uplighting to those entrance beds and plants to see if there is bounce light to add some visibility.

On MOTION by Mr. Diaz, seconded Ms. Roden, with all in favor, Low Voltage Lighting, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the Check Register that is included in the agenda package for review.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financial statements that were included in the agenda package for review. There is no action necessary.

iii. Next Meeting is Scheduled for Wednesday, November 12, 2025

Ms. Adams stated the next meeting is scheduled for Wednesday, November 12, 2025.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Supervisors Requests

There were no Supervisors requests.

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS Adjournment

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

Jill Burns

Secretary / Assistant Secretary

Signed by:
Bobbie Shockley
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Chairman / Vice Chairman