

**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, January 28, 2026**, 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

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Mitchel Zwang <i>by Zoom</i>	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the January 28, 2026, 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 in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period** (*Public Comments are limited to (3) minutes each*)

Ms. Burns opened the public comment period. There were no audience members present at the meeting. There being no comments, the public comment period was closed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 12, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the November 12, 2025 Board of Supervisors meeting, which were included in the agenda package. There were no comments or corrections.



January 28, 2026

North Powerline Road CDD

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the 2026 Data Sharing & Usage Agreement with Polk County Property Appraiser, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock reminded the Board about the ethics training requirement.

**B. Engineer**

Ms. Burns stated the engineer is not on the line and there was nothing further to report.

**C. Field Manager’s Report**

Mr. Tindall reviewed the field managers’ report which included routine fall facility clearing including deck, furniture, and mailbox areas. He discussed the storm gates, approved fences, contracted services being satisfactory, landscaping, complaints on trash hotspots and palm trimming. He noted they are working on areas for sod replacement, vinyl fencing, playground fencing, and entry lights at the entrance. The Board discussed issues with increased alligator activity.

**i. Consideration of Proposal for Sod Replacement on Gina Lane**

Mr. Tindall reviewed the proposal for sod replacement on Gina Lane from Prince & Sons for \$800. He noted there have been complaints on the impact on resident area. He recommended proceeding with putting in sod.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal for Sod Replacement on Gina Land, was approved.

**ii. Consideration of Proposal for Mulch at Horse Creek Entrance and Amenity Center**

Mr. Tindall presented the proposal from Prince & Sons for \$7,800. He added this is typical mulching updates. Discussion was held on lighting, and he recommended the inground lighting due to vandalism. Ms. Burns suggested installation of benches to prevent the lighting issues.

The Board requested to have proposals brought to the next meeting on lights.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for Mulch at Horse Creek Entrance & Amenity Center, was approved.

January 28, 2026

North Powerline Road CDD

**iii. Consideration of Proposal for Pet Waste Stations and Suggested Locations**

Mr. Tindall presented the proposal for suggested locations for installation of new pet waste stations. Locations of garbage cans were discussed. He noted the annual cost would be \$960 per station due to emptying stations and dog bags. The costs, budgets, and locations were further discussed.

Mr. Tindall recommended at least 1 or 2 locations for dog stations. He noted other can be budgeted for the next fiscal year. He added Phase 4 has a dog park. After discussion C, N, K, and H were approved as the four locations and added the amendment for janitorial services.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the Proposal for Pet Waste Stations and Suggested Locations, were approved.

The Board discussed the cost for \$2,089 for the waste stations.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from November 1, 2025 through January 16, 2026 in the amount of \$2,126,845.06 which was mainly for transfers from the bond that come from the tax collector.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Check Register for November 1, 2025 to January 16, 2026 in the amount of \$2,126,845.06, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated the balance sheet and income statement is included for December. She added no action is necessary from the board.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Burns asked for Supervisor requests or audience comments.

January 28, 2026

North Powerline Road CDD

Mr. Edwin Sanchez commented on speeding in the community and the need for speed bumps or police monitoring. He suggested a pond fence for the alligator issues. He commented on camera or patrolling needed.

Ms. Burns responded that typically fences are not around the pond areas since that are not effective for gators. She noted the cameras are installed by the builders. She added police patrol has been added in areas. She asked that residents reach out to the police for concerns. She noted the CDD does own the roads, and the community could pursue speed bumps, but the costs are excessive, and traffic surveys would be needed.

Supervisor requested to look for another towing vendor. Mr. Burns stated that would be brought back to the next meeting. Another request was made for a traffic study. The need for a stop sign was discussed.

Ms. Hammock quoted some costs from a previous estimate for \$5,000 for a traffic sign and \$3,500 for any additional intersections. Ms. Hammock discussed the report from an engineer back in October.

Other discussion was held on locations, previous plans, and approval process.

**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  
B4BFE8F149CE478...  
Chairman / Vice Chairman