

**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, February 25, 2026**, at 10:04 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 <i>by Zoom</i>	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, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the February 25, 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 10:04 a.m. and called the roll. Three Supervisors were present in person constituting a quorum, with One Supervisor attending via Zoom.

**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 members of public present at the meeting. There being no comments, the public comment period was closed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 28, 2026  
Board of Supervisors Meeting**

February 25, 2026

North Powerline Road CDD

Ms. Burns presented the minutes of the January 28, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. There were no comments or corrections.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the January 28, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04 Adopting Amended Policies (Adding Playground Policies & Updating Pool Policies)**

Ms. Burns stated the Board is updating its amenity policies by introducing new playground rules and revising the pool regulations. These changes include adding standard playground policies that were previously missing and clarifying various points within the pool policies to better align with practices used in other Districts.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-04 Adopting Amended Policies (Adding Playground Policies & Updating Pool Policies), was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series 2020 Bonds**

Ms. Burns presented the Board with the Arbitrage Rebate Report. She noted that the District must prove to the IRS that it does not earn more interest than it pays on its bonds. The latest independent report shows a negative arbitrage amount.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Accepting the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock had nothing to report but offered to answer any questions. There being no questions, the next item followed.

**B. Engineer**

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There being no comments, the next item followed.

**C. Field Manager’s Report**

Mr. Tindall reviewed the Field Manager’s report. He noted that pond levels remain low, with some supplemental cleaning due to accumulated trash, likely from a dry season and debris in drains. A water supply line for the lift was damaged but promptly repaired. Proposals for well lines and entry benches are included, aiming to reduce trampling and damage around the entrance area. Routine site maintenance continue, with minimal mowing and ongoing plant assessments to avoid premature trimming after recent cold snaps. Minor repairs, such as fence fixes and installation of approved dog stations, are underway. Frost damage and algal blooms in ponds have been addressed.

**i. Consideration of Proposal for Main Entry Benches**

Mr. Tindall reviewed the proposal for main entry benches. He stated that the recently installed fences passed permit inspections, and entry benches are proposed to discourage visitors from damaging plants and lights near the entrance sign. He noted the cost was \$2,506.64 installed.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal for Main Entry Benches, was approved.

**ii. Consideration of Proposal for Entry Column Up-Lights**

Mr. Tindall presented proposal for entry column lights. He stated that they were contemplating replacing existing lights, which are mounted on posts and frequently vandalized, with ground-level well lights. These new lights would be installed flush with the ground, use low voltage, and be connected to existing low voltage transformers. The hope is that well lights will be less prone to damage and vandalism compared to the current fixtures.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal for Entry Column Up-Lights, was approved.

