

**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, March 25, 2026**, 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
Mauricio Gatica	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock <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 March 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 10:00 a.m. and called the roll. Five 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 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 February 25, 2026 Board of Supervisors Meeting

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Ms. Burns presented the minutes of February 25, 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 Mr. Diaz, with all in favor, the Minutes of February 25, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules Relating to Parking & Parking Enforcement

Ms. Burns stated this is the public hearing for the adoption of amended and restated rules relating to parking and parking enforcement. She noted the public hearing has been advertised. She asked for a motion to open the public hearing.

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

i. Presentation of Maps for Discussion Regarding Parking Policy Expansion

Ms. Burns stated the resolution updates the street parking and towing policies by adding Bella Vida Phase 3 and Deer Run to the areas covered, as home construction is nearly complete there. Previously, these areas did not have such policies because they were still being built. The policy also clarifies rules for abandoned and broken-down vehicles, specifying that vehicles without license plates, expired registrations, those visibly not operational, or unmoved for seven days are considered abandoned or broken down. This change provides clearer guidance for residents and the towing vendor. Additionally, the policy replaces the term "commercial vehicle" with "oversized vehicle," categorizing larger vehicles (such as dual rear wheel pickups, trailers, motor coaches, and mobile homes) as oversized. Decals or advertisements on regular vehicles are no longer grounds for enforcement due to recent legal recommendations, so only vehicle size now determines enforcement.

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ii. Consideration of Resolution 2026-05 Adopting Amended and Restated Rules Relating to Parking & Parking Enforcement

Ms. Burns stated the Board is resuming discussion on the parking policy, referencing included maps that show the updated areas. Green areas on the maps indicate where street parking is allowed. In the townhome section, street parking is limited mostly to the end caps due to short driveway lengths that cannot accommodate parked vehicles without blocking driveways. Dedicated parking spots for the area are marked in a purple-pink color on the maps.

A Board member asked about situations where a vehicle is parked on the grass between the sidewalk and curb in a no parking zone. Ms. Burns explained that such violations are typically reported to the HOA, which handles parking infractions involving grass or private property. If a vehicle is parked on a resident's private property without permission, residents are advised to contact the police as that constitutes trespassing. The CDD's towing policy only applies to vehicles parked on the roadway; enforcement actions for vehicles off the road are handled by the HOA or police, depending on the location and nature of the violation.

A Board member questioned situations where a vehicle is parked partially in their driveway or on the grass. Ms. Burns stated that if a vehicle is blocking access to private property, it becomes a police matter because the CDD cannot determine ownership or designate whether a car is trespassing; the CDD does not tow for driveway blockages unless a vehicle is in a no parking zone on the street. For vehicles parked on CDD-maintained common areas, the CDD can enforce towing. She noted that parking is only allowed in designated areas marked by asphalt, and parking on grass is prohibited, although this policy language will be clarified further in official documents.

On MOTION by Mr. Diaz, seconded by Ms. Shockley, with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules Relating to Parking & Parking Enforcement, was approved.

iii. Presentation of Proposal for Parking Signage for Expansion Area

Ms. Burns stated that Mr. Tindall put together the map for the areas where the signs go based on the policy that was just approved. She noted this is in the package for review. The proposal includes 36 "Parking Allowed" signs with arrows and 4 parking policy signs, which will be posted at entrances to indicate no on-street parking except where specified. Mailbox signs are also part of the plan. The total cost for all signage is listed as \$9,007.18.

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Mr. Tindall discussed whether to add two additional signs for overflow parking in Phase 3 with the option to include them for an extra \$360. The conversation centered around clarifying the purpose of these signs which was to indicate that parking is allowed in designated spots and to permit overnight parking. There was a debate about whether signage is necessary since the spots are already striped and dedicated, but staff suggested that adding the signs would make the policy clear and prevent confusion.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Proposal for Parking Signage for Expansion Area totaling \$9,007.18, was approved.

iv. Consideration of Towing Services Agreement with Bolton's Towing Service

Ms. Burns stated the Board is considering a new towing services agreement with Bolton because the community was dissatisfied with the current vendor, mainly due to a lack of responsiveness. Bolton has experience in the area, meets all legal requirements, and is viewed as more responsive to staff needs. The arrangement would remain the same: enforcement would be random, and the revenue from towing would go to the vendor. To proceed, the Board would need to first terminate the agreement with the current vendor, then approve the new agreement with Bolton. There was a motion to terminate the agreement from Alex.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Terminating the Existing Towing agreement, was approved.

Ms. Burns asked for a motion to approve the new towing services with Bolton. Ms. Burns focused on the transition to a new towing services agreement with Bolton. There was mention of a possible 30-day termination period in the current contract, but it was clarified that termination can take effect immediately once Bolton is under contract and their signs are installed. There may be a brief lag during the changeover as the previous vendor removes their signs and Bolton sets up theirs, but everything can proceed quickly once the agreement is signed. The new vendor's signs will provide the necessary contact information.

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On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Towing Services Agreement with Bolton’s Towing Services, was approved.

Ms. Burns asked for a motion to Close the Public Hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Directing Chairman and District Staff to File
a Petition Amending District Boundaries**

Ms. Burns presented Resolution 2026-06. She discussed upcoming changes to the North Powerline Road Community Development District specifically that Phases 5 and 6, which were originally planned, will no longer proceed. The developer has decided to remove those properties from the District's boundaries, meaning the community will be built out as currently established with no future phases. A resolution to amend the District boundaries was presented, clarifying that all costs associated with the boundary amendment will be covered by the developer, not the District. The Board noted one parcel's acreage may change slightly, so approval was sought in substantial form to allow for minor adjustments if needed. There was also discussion about whether the removed parcel would be dedicated to the county or simply excluded from the District. She asked for a motion to approve in Substantial form.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-06 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved in substantial form.

SIXTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns presented the Boundary Amendment Funding Agreement. Under this agreement, any costs associated with the amending of the boundaries of the District will be billed to them. The District will send a funding request for costs related to boundary amendments, and GLK will provide the necessary funds. The agreement serves as confirmation of GLK's commitment to cover these expenses.

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On MOTION by Ms. Shockley, seconded by Mr. Diaz, with all in favor, the Boundary Amendment Funding Agreement, was approved.

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

Ms. Hammock stated she had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report and highlighted several recent facility updates and ongoing maintenance efforts. The report, on page 55 of the agenda package, includes new dog stations that have been installed and are now being serviced, as well as repairs to the drinking fountain at the amenity center, which is now functioning properly. Minor fence repairs continue, with newly installed fences holding up well while some peripheral fences required attention due to recent storms. Janitorial and pool vendor services are routine, with additional pool cleaning scheduled to address seasonal oak tree debris. Pond levels remain low but are improving with recent rainfall, and staff also completed extra trash removal in certain areas after a storm.

Mr. Tindall noted that pending projects include the installation of benches and lighting, with all parts ready and scheduling underway. The bike rack at the amenity center is heavily used, and the Board may consider adding another rack, either as part of next year's budget or as a separate proposal. A Board member brought up concern about the heavy usage of a bike rack in the park and the resulting challenges. The Board note that the rack is often filled because people park their bikes and leave, sometimes for extended periods, effectively using the rack as storage. It is mentioned that bikes are locked up and remain unmoved for weeks, blocking access for others who wish to use the rack for short-term parking while visiting the pool or park. The Board discussed adding another rack or considering signage limiting overnight storage. The Board acknowledged the positive aspect of community engagement with the amenity but debated if the budget should accommodate more racks and what policies should be in place to address long-term

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bike storage. The Board directed staff to obtain a quote for an additional bike rack and to possibly revisit time restrictions if both racks become consistently full.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated the check register from February 13th through March 15th is in the packet for review.

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 balance sheet and income statement is through the month of February and it is in the package for review. There were no comments, the next item followed.

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 if there were any comments.

Resident (Joe) expressed concerns about bike and scooter parking, pointing out that without clear signage people often ignore proper parking rules and take advantage of the lack of enforcement. Even when signs are present, many residents still park improperly in grassy areas, causing damage that everyone ends up paying for. He stated that the front of the community often looks unattractive due to bare landscaping and litter left by children and residents. He suggested adding more visible signs and possibly a flower bed to deter improper use and improve the community’s appearance. He also highlighted ongoing frustrations with limited parking, residents not respecting parking agreements, and a general lack of consideration for shared spaces.

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TENTH ORDER OF BUSINESS

Adjournment

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman / Vice Chairman