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**, **April 22, 2026,** at 10:12 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
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 22, 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 10:12 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 March 25, 2026 Board of Supervisors Meeting**

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 22, 2026)**

Ms. Burns presented Resolution 2026-07. She noted the suggested date in this resolution is July 22, 2026 for the public hearing. She explained that this kicks off the budget process and sets their cap. They are required to approve a preliminary budget by June 15 of each year. They send a notice to the county at least 60 days prior to the public hearing date that they set, which is proposed to be July. At that time, they will adopt their actual budget. Ms. Burns reviewed the budget and noted that they are not proposing an assessment increase this year, so the budget does contemplate the assessment per unit staying the same. She explained that the admin portion is substantially the same. Most of the changes are in the field section.

Ms. Burns stated in the field expenses they were able to lower the property insurance line item by about $10,000, which is based on actual figures from the insurance carries. For landscape maintenance, they were able to lower this for the actual contract. They added a line for midge maintenance. They also increased the hog trapping because of the increase in activity in the community. For the amenity portion, the biggest change is janitorial, which is for an increased scope based on need for the community. They lowered the capital reserve transfer a little bit to offset the increase. She explained they will do a capital reserve study this year now that the community is built out. Phases five and six were removed from the budget and they are no longer going to be in the boundary of the District, so there are no future phases. She stated they lowered that this year pending that report that will be done and then next year they can adjust it. They are comfortable keeping the assessments the same this year while that study is done. She pointed out that these line items can change throughout the summer when they adopt the final budget. She concluded that this resolution is just setting their cap. She explained that they are not going to send a mail notice because they don't have a proposed increase and that their assessment cannot go higher than what it is now, but they can adjust the numbers when they do the final budget.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2026-

> 2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 22, 2026, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposal for Traffic Study**

Ms. Burns presented the proposal for the traffic study. She noted this was discussed at a few meetings. She explained that there was a suggestion from the District engineer to wait six months at the time until the Powerline Road extension was nearing completion before the Board took this item into consideration. At that time, the Board provided direction to bring this up in April. She stated the proposal is $5,000 and it's the traffic study to add the single stop sign. After discussion, the Board decided to table this item and bring it back to the July meeting for consideration.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 General Election Resolution & Announcement of Qualifying Period**

Ms. Burns presented Resolution 2026-08. She explained that they have already hit the threshold for turnover to residents. She stated they have two seats that are currently filled by residents in the community, and this November, at their next landowner election, there are two more seats that will transition to residents, which is Seat #1 and Seat #2. She noted the qualifying period is Monday, June 8 through Friday, June 12. She stated the residents who are interested in running for those seats can contact the Polk County Supervisor of Elections for information on how to qualify for those seats.

> On MOTION by Ms. Shockley, seconded by Mr. Diaz, with all in favor, Resolution 2026-08 General Election Resolution & Announcement of Qualifying Period, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock reminded everyone that Meredith is officially out on maternity leave. She asked that if anyone needs anything from her to please email herself, and copy in their paralegal, Amy. She noted that Meredith should be back later this summer. Other than that, she didn't have anything else to report to the Board today.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report. For the contracted services, he stated the mowing and detailing services are currently being executed in full accordance with the contract, the site remains neat, all landscaping beds have been properly detailed, the vendor has completed an inventory of damaged plants from the winter freeze and has prepared a proposal for replacement to assist with planning and budgeting, spring annuals rotation is underway, approved sod was installed along northwest corner of Gina Lane, no issues have been noted from either pool or janitorial vendors, pond vendor is treating some algal blooms, and a proposal for quarterly fountain maintenance is included for review from LakePros. For the site items, he stated routine reviews have found some ponds are in need of maintenance and sod to help stabilize them and hogs are being monitored and a trap was set between Phases Two and Three. For the in progress items, he stated maintenance has started on some general work items, which includes the approved benches and well lights at the Tiny Flower entrance along with some traffic sign maintenance and minor fence repairs. Also included in the field manager report, he noted the bench was installed on the south side of Tiny Flower entry, bench installed on the north side of Tiny Flower entry, and approved sod installed adjacent CDD tract by 265 Gina Lane. He also provided a photo example of hog damage in Phase Three.

i. Consideration of Proposal for Installation of Bike Rack

Mr. Tindall presented a proposal for installation of bike rack. After discussion, Mr. Tindall is going to bring back more proposal options for the Board to consider. A cost breakdown of the concrete was requested as well.

ii. Consideration of Proposal for Installation of Playground Rules Signage (Phases 1 & 4)

Mr. Tindall presented a proposal for installation of playground rules signage for Phases One and Four. The proposal total is $569.59.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal for Installation of Playground Rules Signage (Phase 1 & 4), was approved.

iii. Consideration of Proposal for Quarterly Fountain Maintenance

Mr. Tindall presented a proposal for quarterly fountain maintenance. The proposal quarterly investment total for four services per year is $165 per event.

> On MOTION by Mr. Diaz, seconded by Ms. Shockley, with all in favor, the Proposal for Quarterly Fountain Maintenance, was approved.

iv. Consideration of Proposals/Estimates to Replace Freeze-Damaged Plants

a) Deer Run

b) Horse Creek

Mr. Tindall presented proposals to replace freeze-damaged plants. After discussion, the Board decided to have the dead plants removed and bring this proposal back for Board consideration at a future meeting.

v. Consideration of Proposal/Estimate for Stormwater Ponds Grading Repairs & Sod Installation

Mr. Tindall presented a proposal for stormwater ponds grading repairs and sod installation. Four Board members were in favor and one Board member opposed.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with Ms. Spencer, Ms. Shockley, Ms. Roden, and Mr. Gatica in favor and Mr. Diaz opposed, the Proposal/Estimate for Stormwater Ponds Grading Repairs & Sod Installation, was approved 4-1.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the Check Register is in the packet for review. There were no comments, so the next item followed.

> On MOTION by Mr. Diaz, seconded by Ms. Shockley, 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 March, and it is in the package for review. There were no comments, the next item followed.

iii. Presentation of Number of Registered Voters – 950

Ms. Burns stated as of April 15 this year, the number of registered voters is 950. She explained that the only reason they do that is to track the threshold where they start turnover to residents. She pointed out that they already tripped the threshold, so this isn't particularly relevant, but they announce it after every April 15 anyway.

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.

A resident commented that the entrance landscaping does not need to be changed every season. He also asked why the annual budget is not disclosed to the landscapers, allowing them to adjust their services to fit the budget rather than dictating the prices. He added that this also goes for the concrete pad for the bike rack as well. He commented that the holiday lighting still didn't meet expectations, so he suggested readdressing and possibly reducing it because it's not worth the cost.

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