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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**, **July 22, 2026,** at 10:01 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Maurico Gatica *joined late*	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock *by Zoom*	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Christine Wells	District Manager, GMS

The following is a summary of the discussions and actions taken at the July 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 10:01 a.m. and called the roll. Three 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 being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 22, 2026 Board of Supervisors Meeting**

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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 April 22, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns requested 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. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-09, adopting the District's Fiscal Year 2026-2027 budget and appropriating funds. She explained that the proposed budget maintained the same assessment amount as the prior year. Budget adjustments included reductions to property insurance and landscape maintenance based on actual expenditures, as well as increases for midge management and janitorial services. Phase Five was also added back into the budget following the developer's request to withdraw its prior request for removal through the boundary amendment. Public comments were opened and no additional comments were received.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-10 Imposing Special Assessments

Ms. Burns presented Resolution 2026-10, imposing special assessments. She explained that the resolution will certify the District's assessments for collection based on the Fiscal Year 2027 budget adopted by the Board, as well as previously levied debt assessments.

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On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Imposing Special Assessments, was approved.

Ms. Burns requested a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Rescinding Approval of Boundary Amendment**

Ms. Burns presented Resolution 2026-11, rescinding approval of the boundary amendment. She explained that the developer requested that the property remain within the District's original boundaries and asked that the previously approved petition for the boundary amendment be withdrawn. The resolution formally rescinds the prior approval.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-11 Rescinding Approval of Boundary Amendment, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-12, designation of a regular monthly meeting date, time, and location for Fiscal Year 2026/2027. She explained that the proposed schedule maintains the fourth Wednesday of each month, with the November and December meetings moved to the third Wednesday to accommodate the Thanksgiving and Christmas holidays. The meeting time will be 11:00 a.m. The revised schedule also separates certain meetings to allow additional time for resident participation.

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On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Proposal for Traffic Study** ***(tabled from April 22, 2026 Board Meeting)***

Ms. Burns presented the proposal for a traffic study. The Board discussed consideration of a proposal for a traffic study, which had previously been tabled at the April meeting. The proposal was to include an evaluation of an additional stop sign, as directed by the Board. The District Engineer had previously recommended waiting until the Powerline Road extension was completed to better assess the resulting traffic patterns. As the extension was not confirmed to be complete, the Board agreed to table the item again and bring it back for consideration in approximately two to three months.

EIGHTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns presented the ratification of the amended pool maintenance services agreement, which incorporated the previously approved temporary fuel surcharge.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Amended Pool Maintenance Services Agreement, was ratified.

NINTH ORDER OF BUSINESS **Ratificaiton of Hog Trapping Agreement**

Ms. Burns presented the ratification of a hog trapping agreement. Due to damage caused by hogs and the District's ongoing history of hog-related issues, the Chair previously authorized placement of a trap to address the problem.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Hog Trapping Agreement, was ratified.

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TENTH ORDER OF BUSINESS Presentation of Fiscal Year 2025 Audit Report

Ms. Burns presented the District's Fiscal Year 2025 independent audit report, noting that the District is required to undergo an independent audit annually. She reported that the audit contained no instances of noncompliance or findings and was considered a clean audit. The audit was submitted to the state by the June 30 deadline. Following discussion, the Board was asked to accept the Fiscal Year 2025 audit report.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Fiscal Year 2025 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns presented the Fiscal Year 2027 goals and objectives, noting that the proposed goals are the same as the currently adopted goals. The Board is required to adopt goals annually and review the prior year's goals at the end of the fiscal year. The Board was asked to approve the Fiscal Year 2027 goals and objectives and authorize the Chair to review and confirm the District's completion of the Fiscal Year 2026 goals and objectives at the end of the fiscal year and execute the required form.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock reported that there was no specific report from her office and offered to answer any questions from the Board.

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

Ms. Burns also noted for the record that Supervisor Maurico Gatica had joined the meeting, bringing the number of Supervisors present to four.

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B. Engineer

There being no comments, the next item followed.

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

Mr. Tindall presented the field report and provided an update on several maintenance items. The Horse Creek landscape replacement proposal was revised downward to $12,180 after allowing previously dormant vegetation to recover. The Board approved the Horse Creek proposal, while the $27,195 Deer Run proposal was deferred pending a revised estimate from the vendor.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Horse Creek Proposal Totaling $12,180, was approved.

Mr. Tindall stated the pond levels remain low following the drought, although recent rainfall has helped. Additional trash cleanup was performed around the ponds, including surface skimming. Algae levels have been manageable, with treatment being provided as needed. The pool mushroom feature remains out of service due to a failed pump. The current vendor provided an estimated replacement cost of $5,180**.** The Board discussed the pump's age, recurring breaker trips, expected service life, and warranty. The Board approved the replacement on a not-to-exceed basis, with the formal proposal and warranty information to be provided.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Motor Replacement Not to Exceed $5,180 with Formal Proposal and Warranty Information to be Provided, was approved.

The Board also approved the holiday lighting proposal for $15,300 from the existing vendor, with a three-year agreement providing a cost savings compared with a one-year arrangement.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Holiday Lighting Proposal Totaling $15,300 for Three-Year Agreement, was approved.

Mr. Tindall also reviewed other field maintenance items including straightening traffic signs, repairing loose pool coping/edging, replacing soap dispensers and faucets as needed, and

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monitoring a hog trap located between Phases 2 and 3. Sod installation and stormwater-related repairs are also progressing following recent rainfall. Prince & Sons presented a tiered fuel surcharge based on the national average fuel price. The surcharge would be 3% when fuel is $4.00 or higher per gallon, 2% at $3.50–$3.99, and no surcharge at $3.49 or below. The Board approved the fuel surcharge through the end of the fiscal year.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fuel Surcharge, was approved.

The Board approved a not-to-exceed amount of $5,500 for storm-related cleanup and tree staking**.** This authorization allows the landscape vendor to mobilize quickly following a storm without waiting for a separate proposal and Board approval. The District would only incur the expense if storm-related services are actually needed.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, a Not to Exceed Amount of $5,500 for Storm Response, was approved.

The Board discussed options for the proposed bike rack installation, including a concrete slab versus individual concrete forms. For long-term maintenance and durability, the Board elected to proceed with a concrete slab. The Board approved an 8-by-10-foot concrete slab with a not-to-exceed amount of $5,000 for the bike rack installation.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, 8 x 10 Concrete Slab Not to Exceed $5,000, was approved.

Finally, a supervisor raised resident complaints regarding the landscape contractor driving through residential lawns and potentially damaging irrigation systems, as well as leaving landscaping debris behind after completing work. Mr. Tindall agreed to investigate the locations, review any applicable access easements, address the issue with the landscape foreman, and ensure the contractor properly cleans up after maintenance.

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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 Ms. Roden, seconded by Ms. Shockley, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements are included in the package for review. No action was required, as the statements were provided for informational purposes only.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Burns asked for Supervisor requests or audience comments. Hearing no requests or comments, the meeting was adjourned.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Jill Burns
Secretary / Assistant Secretary

Signed by:
Bobbie Shockley
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Chairman / Vice Chairman