

**MINUTES OF MEETING
NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Boulevard Community Development District was held Thursday, **April 20, 2023** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Adam Rhinehart
Lindsey Roden
Bobbie Henley
Emily Cassidy

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Molly Banfield *by phone*
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law
District Engineer, Dewberry
Field Services, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were four Board members in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated there were no members of the public in attendance and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 16,
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 16, 2023 Board of Supervisor's meeting. She asked for any comments or corrections.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Minutes of the February 16, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Proposal from Dunham for Well Repairs

Ms. Adams noted that field management staff had been in communication with the Chairman regarding an issue with the irrigation system. Mr. Tindall reviewed the proposal from Dunham. Ms. Adams noted that due to the nature of the serious repairs that were needed in order to preserve the integrity of the landscaping, staff conferred with the Chairman and he approved the proposal for the well repairs totaling \$7,315.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal from Dunham for Well Repairs, was ratified.

FIFTH ORDER OF BUSINESS

Update on Status of Haines City Landscape Code Compliance Matters

Ms. Adams reported that this issue with Haines City had been fully resolved. They have inspected the property and confirmed that all parcels are in compliance with Haines City landscape codes. Ms. Adams stated that there were two abutting residential properties that they did need to direct Prince to go ahead and do the installation and hand watering. She stated that once all the hand watering invoices are completed, they will contact the property owners offering a payment plan and a letter from District counsel.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Contract Proposals

- A. Scope**
- B. Map**
- C. Proposals**

Ms. Adams noted that at their prior meeting they had a landscape service agreement with CAS and they notified the District that they are no longer going to be performing landscape maintenance services. She stated that staff was notified in March and they had already paid CAS for the month of March so they facilitated with another contractor to perform services through that time. In the meantime, staff reached out to the Chairman to get approval for single mows with

Prince, which the Chairman approved. Staff has been gathering proposals for landscape services, and Mr. Tindall reviewed the proposals received for the board. Mr. Tindall noted that the Weber proposal totaled \$102,337 annually. The Duval proposal totaled \$61,280.88 annually. The Prince & Sons proposal totaled \$58,860 annually. Mr. Tindall reviewed the scope and scope map for the Board. Staff recommended the Prince & Sons proposal. Mr. Tindall noted that the current budget allocation was \$61,500 and Duval and Prince & Sons both fell underneath that amount.

Mr. Tindall noted that Prince is currently doing the one-time mows in the community, and the community has improved significantly. He stated that they also did the irrigation repairs and GMS has a lot of experience working with Prince. Ms. Adams suggested authorizing counsel to draft a multiyear agreement if they approve Prince’s proposal.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, the Prince & Sons Proposal for Landscape Maintenance, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Parking Conflict Map

Ms. Adams noted that the parking conflict map was in the agenda package for Board review. She stated that they were presenting an updated map with changes based on resident feedback from within the District. Mr. Tindall reviewed the updates to the map, which were shown by the pink lines. Ms. Adams stated that if the Board would like to consider amending and restating the parking rules, they would need a motion to notice and schedule a public hearing for August 17, 2023 at 10:30 a.m.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, Scheduling the Public Hearing for August 17, 2023 at 10:30 a.m., was approved.

EIGHTH ORDER OF BUSINESS

Review of Parking Sign Options

This item was deferred to a future meeting.

NINTH ORDER OF BUSINESS

Ratification of Proposal with Prince & Sons (2)

Mr. Tindall noted that there were two irrigation repairs that were done by Prince & Sons. He stated that they felt it was an emergency situation based on the timing of the year and the

investment that was already put into the well. He stated that if they had not spent that money in a timely manner on irrigation repairs that they would likely be spending that much money or more in replacing plants along the exterior of the walls. The Board asked staff to renegotiate the dollar amounts. Ms. Adams noted that the work was completed and the work was time sensitive.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, the Proposals with Prince & Sons for Irrigation Repairs (2), were ratified.

TENTH ORDER OF BUSINESS

Ratification of Per-Cut Proposal with Prince and Sons

Ms. Adams stated that earlier in the meeting Mr. Tindall explained that as of the end of March CAS was no longer providing services so Prince & Sons had been completing single mows of the community until the Board made a decision on the contractor. The price per cut totaled \$1,400.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Per-Cut Proposal with Prince & Sons, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further to report. She stated that she will work with their District Manager and field staff to recouping the costs associated with the violations.

B. Engineer

Ms. Banfield stated that she had nothing further to report.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report for the Board which was included in the agenda package.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for January 1, 2023 through February 28, 2023 noting that it totaled \$574,294.63.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the balance sheet and income statement with the Board. No Board action is required.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

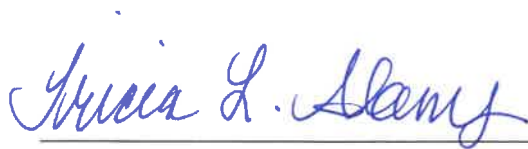
There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the meeting was adjourned at 11:02 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman