

**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 Tuesday, **August 20, 2024** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Lindsey Roden
Bobbie Henley
Emily Cassidy
Jessica Spencer

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Monica Virgen
Tricia Adams
Savannah Hancock
Meredith Hammock *by Zoom*
Marshall Tindall *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
Field Manager, GMS
District Engineer
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 11:00 a.m. and called the roll. There were four Board members in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen asked for public comments.

Ron Orenstein (839 Filmore Ct) stated he received the TRIM notice and asked will the CDD assessments be revised or is that final. He asked how can they sign the PSAs.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 16, 2024
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the July 16, 2024, Board of Supervisor’s meeting. The meeting minutes have been reviewed by District Counsel as well as District management staff.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the July 16, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Purchase and Sale
Agreement with Northridge Estates HOA**

Ms. Adams presented the Purchase and Sale Agreement with the Board. The agreements were in the agenda package for Board review.

FIFTH ORDER OF BUSINESS

**Consideration of Purchase and Sale
Agreement with Northridge Reserve HOA**

Ms. Virgen stated these agreements were circulating, they now include the legal descriptions that were provided by the vendor. There is no action necessary, the Board has already approved these.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-11
Amending Fiscal Year 2025 Adopted
Budget**

Ms. Virgen stated this is found on page 144 of the agenda package. This budget has been updated to remove line item right of way tree replacements and inspections. She noted that approval of the amended budget will allow them to certify the budget and send the information to the county.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Resolution 2024-11 Amending Fiscal Year 2025 Adopted Budget, was approved subject to PSAs being signed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had no comments.

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North Boulevard CDD

B. Engineer

Mr. Arrington had nothing further to discuss.

C. Field Manager's Report

i. Consideration of Waste Removal Increase

Mr. Tindall stated the report is on page 161. The landscaping is looking good overall. There was a complaint that a pond was not mowed, however, we were experiencing storms at the time meaning the ground was too wet to be mowed. This issue has been fixed. There have been fences that have been replaced, and they are working on finishing the rest. The playgrounds have been pressure washed and cleaned.

The waste removal will bring in a more static number with dog bags. They are proposing a monthly total of \$180,760. This includes 4 dog waste bags. The annual budget will be \$2,100.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Waste Removal Increase, was approved.

ii. Consideration of Proposal for Mailbox Solar Lights

Mr. Tindall presented the Proposal for Mailbox Solar Lights found on page 172. He stated this has been done at other communities and the proposal will be for two lights by the mailboxes. The total will be \$1,659.90.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for Mailbox Solar Lights, was approved.

iii. Consideration of Proposals for Damaged Stormwater Structure Repair

Mr. Tindall presented the proposal on page 164. He stated there is a damaged box that helps when the pond fills up completely.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the Proposal for Damaged Stormwater Structure Repair, was approved.

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D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register. This is from July 1st through 31st, totaling \$21,680.54. She noted immediately following the check register was the detailed summary. Ms. Virgen asked for approval.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register totaling \$21,680.54, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen reviewed the unaudited financials. No action is required.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Virgen stated there have been issues with school pick up times. She has been in contact with the police department, and they stated they will be on site this week.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident (149 Touts Road) further expressed her concern with the congestion during school pick up times.

Resident asked what the lead time is to order the solar lights.

Resident Debroah (304 Buchanan Drive) asked if the tress are being replaced by the CDD or if homeowners are expected to replace them.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Bobbie Henley
FE93D4BE1C3E4B6...
Chairman/Vice Chairman