

**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, **October 15, 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:

Bobbie Henley	Assistant Secretary
Emily Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Rey Malave	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 11:01 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams noted no members of the public were present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 20,  
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 20, 2024, Board of Supervisor's meeting. If there are no corrections from Board members, is there a motion to approve as presented?

October 15, 2024

North Boulevard CDD

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the Minutes of the August 20, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01  
Resetting the Date, Time and Location of  
Revised Suspension and Termination  
Rules Public Hearing**

Ms. Adams stated the Board previously set the public hearing to be at another date but the District was not able to meet that day. Is there a motion to approve Resolution 2025-01 resetting the date of the public hearing?

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-01 Resetting the Date, Time and Location of Revised Suspension and Termination Rules Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Ms. Adams asked for a motion to open the public hearing to amend and restate the suspension and termination rules.

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

Ms. Adams noted there were no members of the public present nor on Zoom.

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

**A. Consideration of Resolution 2025-02 Adopting Revised Suspension and Termination Rules**

Ms. Adams noted this gives the authority of the District if there are people violating the amenity policies to follow this protocol and ultimately suspend users from the amenities. If there are no questions or discussion, is there a motion to approve Resolution 2025-02?

October 15, 2024

North Boulevard CDD

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Resolution 2025-02 Adopting Revised Suspension and Termination Rules, was approved.

Ms. Adams noted staff would recommend authorizing District Counsel to prepare a license agreement in order for North Ridge Estates to install holiday decorations.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the License Agreement with North Ridge Estates for Holiday Decorations at Community Entrance, was approved.

Ms. Adams noted the HOA wanted to confirm whether or not they can have a special event on CDD property. She will email them to let them know if they have a specific date and time request that, that can be presented to the Board for approval.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report.

**B. Engineer**

**i. Consideration of Dewberry Work Authorization 2025-1**

Ms. Adams presented Work Authorization 2025-1 from Dewberry for general engineering services for FY2025. The engineer anticipates that general engineering services will be provided in accordance with the budget the Board recently adopted with an anticipated amount NTE \$10,000.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Dewberry Work Authorization 2025-1, was approved.

**C. Field Manager’s Report**

**i. Consideration of Proposals for Pool Furniture**

The pool furniture proposals were tabled to a future meeting.

October 15, 2024

North Boulevard CDD

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Adams presented the check register from August 1<sup>st</sup> through August 30<sup>th</sup> totaling \$34,983.66. A detailed run summary follows the register. She offered to answer any questions.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Check Register totaling \$34,983.66, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials through the end of August. No action is required. The District is fully collected for the fiscal year.

**iii. Ratification of Requisition No. 92**

Ms. Adams noted this requisition in the amount of \$3,857.82 was processed. There was some surveying expenses related to the conveyance of property from the CDD to the HOA, the verge area that they now own and maintain.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Requisition No. 92, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

October 15, 2024

North Boulevard CDD

DocuSigned by:  
*Monica Virgen*  
Secretary/Assistant Secretary

Signed by:  
*Adam Rhinehart*  
Chairman/Vice Chairman