

**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, **January 21, 2025**, at 11:31 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Andres Romero	Appointed as Chairman
Ron Orenstein <i>by Zoom</i>	Vice Chairman
Adam Rhinehart	Assistant Secretary
Emily Cassidy	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum. Mr. Orenstein joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated that there were no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

Organizational Matters

Ms. Virgen noted that the oath of office was administered to Mr. Romero prior to meeting. He can now participate in all Board action.

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North Boulevard CDD

A. Consideration of Resolution 2025-04 Electing Officers

Ms. Virgen stated this resolution could be found on page 6 of the agenda package. She noted that the Board has three resident members elected to the Board at the last meeting in November. Ms. Virgen noted that the Board can rearrange the positions of the Board members. She noted that this was tabled at the previous meeting because Mr. Romero could not attend in person. Rheah Bridges could not attend in person today but did send in her preference. Ms. Virgen stated that she would let the Board know about that. Ms. Bridges preferred that Mr. Adam Rhinehart remain Chair, Mr. Andres Romero be elected Vice chair, and the other Board members Assistant Secretaries. A Board member asked about the secretary's fulfillment. Ms. Virgen stated that Ms. Jill Burns currently holds the position of Secretary. She added that Ms. Burns works with Monica in the District management office. Ms. Virgen stated that she is part of the GMS team, and that position was mostly for signing checks that the District issues.

Ms. Virgen stated that Mr. Orenstein motioned to elect Mr. Andres Romero as Chair and Mr. Orenstein as Vice Chair, with the other three Board members as Assistant Secretaries.

On MOTION by Mr. Orenstein, seconded by Mr. Rhinehart, with all in favor, Resolution 2025-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of November 19, 2024, Landowners' and Board of Supervisors Meetings

Ms. Virgen presented the minutes of November 19, 2024. They are on pages 8 and 11 in the agenda package. Ms. Virgen stated that she and the District staff have reviewed these minutes.

On MOTION by Mr. Rhinehart, seconded by Ms. Cassidy, with all in favor, the Minutes of November 19, 2024, Landowners' and Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS

Consideration of Data Sharing & Usage Agreement with Polk County Property Appraiser

Ms. Virgen stated that this agreement certifies that if Polk County's records are exempt, and the District will also hold them exempt. She added that this is an annual agreement provided by the property appraiser.

Ms. Hancock gave the new Board members background information about this agreement. She added that in this agreement, certain things weren't public records, such as public defenders and their addresses that are not public records. She recommended that the Board approve the agreement.

On MOTION by Mr. Rhinehart, seconded by Ms. Cassidy, with all in favor, the Data Sharing & Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Virgen stated that this agreement allows the District to place the CDD assessment on the Polk County Property tax bill. This is also an annual agreement.

On MOTION by Mr. Rhinehart, seconded by Mr. Romero, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that she had nothing to report. Ms. Hancock asked Mr. Romero if he received his Sunshine Law notebook. He had. Ms. Hancock offered to answer any questions.

B. Engineer

Mr. Malave stated that he had nothing to report unless the Board had any questions, so he was excused from the meeting.

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C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report. He stated that landscaping services are satisfactory. Entry beds are clean and neat. The trees have been lifted and mulch is being arranged as part of the contract. The fill-ins were done along the perimeter wall with landscape replacement. Mr. Tindall noted that mowing schedules were reduced during winter. He said additional trash may accumulate in ponds because mowers aren't out as often. It is important to help preserve the integrity of the bed or the grass during the dormant season, especially on slopes where it is sandy, because it is more cost-effective when the grass isn't growing enough to mow it. Mr. Tindall stated that general maintenance, signs, entrance lighting, the photocells, and everything is running and working. There was an issue where a breaker was turned off during installation, but all lights worked. Outlets were replaced as needed. There were a couple of pallets on the side of the mailboxes that showed up. Some patches of grass need sod replacement, but not until it is warmer. Stop signs were straightened. Fencing is in progress.

A Board member asked Mr. Tindall about homeowners who face the exterior fence getting conflicting reports that they aren't allowed to use the exterior contents as part of their fencing. So, some homes have their personal fences built one foot next to the exterior fence. The Board member stated that he was trying to understand the logic of the two fences, saying they couldn't get into the space between them. Mr. Tindall explained that there were areas where there was confusion with a span of land, a tract that runs behind their homes, particularly the Northridge side. It is close to Hartford Estates, and 27 on that far corner, a small section of land runs behind those homes. Mr. Tindall said the homeowners wouldn't be allowed to fence over the CDD tract if there was an easement. He added that the HOA controls fence approvals. He said that they shouldn't impede an easement if it was involved in a drainage tract. Realistic usage of tract might be something to consider.

Mr. Tindall stated that normally, it was not advised if there was a drainage tract or water needed to flow because you wouldn't be able to get back there to do essential maintenance. If they put a private fence that impeded us as far as attaching it directly to the fence, a post will not be it if they try and tie it into an existing CDD fence post. They would have to do their own post directly adjacent. It was discussed that homeowners couldn't tie into a CDD fence because it wasn't theirs. If the CDD needed to maintain that fence there could be potential issues with that. There was further discussion about building the second fence. The decision on building a fence or attaching

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to the CDD fence would require an easement. If the homeowner put up a second fence parallel to the CDD fence, there would have to be able to be accessed if there were ever a problem with the CDD fence. Mr. Tindall continued on with his report stating that there was a shed that was directly abutting the CDD fence on one post that is still functional. He said that it was replaced to ensure that there wasn't any damage to the homeowner's property.

i. Consideration of Proposal for Garbage Can at Playground

Mr. Tindall stated there was a request for a garbage can at the playground. He noted that the playground at Jefferson had a trash can. He said it would be \$52 a month to service twice a week. He added the trash can would match the other can. A Board member asked what the additional amount above the \$180. Mr. Tindall said it was \$784.34 for the can. He noted they run around \$500, and then there is a fee to deliver it and put it up. After much discussion, we found that the garbage can price and service would cost just over \$1,200.

On MOTION by Mr. Rhinehart, seconded by Mr. Romero, with all in favor, the Proposal for Garbage Can at Playground, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from October 1, 2024, through November 30, 2024, totaling \$62,624.64. Immediately following the summary is a detailed check register noting all the checks that were cut and already issued.

On MOTION by Mr. Rhinehart, seconded by Mr. Orenstein, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen presented the balance sheet and income statement on page 29. These are provided for informational purposes. She noted that she was happy to answer any questions.

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EIGHTH ORDER OF BUSINESS

Other Business

Ms. Virgen stated that the contingency in the adopted budget was \$10,000 for the field expenses. The actual expenditures were \$10,228, \$228.00 over.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, and the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

DocuSigned by:
Monica Virgen
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Secretary/Assistant Secretary

Signed by:
[Signature]
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Chairman/Vice Chairman