

**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, **November 19, 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:

Adam Rhinehart	Chairman
Rheah Bridges	Supervisor
Andres Romero <i>by Zoom</i>	Supervisor
Ron Orenstein	Supervisor

Also present were:

Monica Virgen	District Manager, GMS
Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Joel Blanco <i>by Zoom</i>	Field Manager, 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. Romero joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period for agenda items only. Hearing no comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

Ms. Virgen administered the oath of office to Rheah Bridges. She reminded Mr. Romero that because the oath has not been administered to him yet, he will not be able to participate in

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votes however his attendance is noted. Mr. Romero, Ms. Bridges and Mr. Orenstein will receive compensation. Ms. Hancock reviewed the Sunshine Law, Public Records Law, Ethics Law, the required ethics training, and Board procedures.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of Landowners’ Election

Ms. Virgen stated this will be filled out with the results of the election. Ms. Rheah Bridges was elected to seat #3 with a total of 13 votes with a 4-year term.

On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Virgen stated because the Board has a new Supervisor, the Board can realign the position of Supervisors. Before Adam Rhinehart was Chairman, Lindsey Roden was Vice Chair and the other three Board members were Assistant Secretaries. The Board has the ability to do whatever they would like. Ms. Hancock noted Mr. Romero can’t be elected to a position since he hasn’t taken his oath. This item was tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 15, 2024 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the October 15, 2024, Board of Supervisor’s meeting. These minutes have been reviewed by District staff. The Board had no changes to the minutes.

On MOTION by Mr. Rhinehart, seconded by Mr. Orenstein, with all in favor, the Minutes of the October 15, 2024 Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Authorizing Publication of Legal Notices
on Public Website**

Ms. Hancock stated historically Florida Statutes required notices to be advertised in the newspaper. They recently authorized local counties to adopt ordinances to publish some of these notices on a public website. Polk County has adopted this rule and created a website just for legal notices. If this resolution is adopted, the District will be able to publish some of their notices online. One notice will be published that states the District will be utilizing this website.

On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, Resolution 2025-03 Authorizing Publication of Legal Notices on Public Website, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock will send the new Board members a package of documents to review.

B. Engineer

Ms. Virgen noted the engineer is not in attendance today.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s Report on page 41 of the agenda package.

i. Consideration of Landscape Renewal - ADDED

Mr. Tindall stated the landscape contract should be on a 5-year auto renewal with no change in rate this year.

On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, the Landscape Renewal, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from September 1, 2024 through September 30, 2024 totaling \$40,937.38 on page 47 of the agenda package. Immediately following is the detailed run summary. She offered to answer any questions.

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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 unaudited financials through the end of FY2024. No action is required. This is for informational purposes only.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

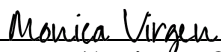
Mr. Romero noted they are holding for future maintenance, was a calculation done like per foot of road or just a flat amount of money they are holding. Ms. Virgen stated the Capital Reserve is to allow for replacement of District infrastructure over time such as roads, stormwater, etc. There has been no reserve study. This is just an amount that has been allocated in the budget.

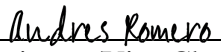
NINTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

DocuSigned by:

Secretary/Assistant Secretary

Signed by:

Chairman/Vice Chairman