

**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, **February 18, 2025**, at 11:30 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 <i>by Zoom</i>	Chairman
Ron Orenstein	Vice Chairman
Adam Rhinehart	Assistant Secretary
Emily Cassidy	Assistant Secretary
Rheah Bridges	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Chace Arrington	District Engineer, GMS
Joey Duncan	Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum. Mr. Romero 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

**Approval of Minutes of the January 21,
2025, Board of Supervisors Meeting**

Ms. Virgen presented the minutes of January 21, 2025, Board of Supervisor's meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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North Boulevard CDD

On MOTION by Mr. Rhinehart, seconded by Ms. Cassidy, with all in favor, the Minutes of the January 21, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of Fence Installation Around Playground

Ms. Virgen opened the meeting up for discussion for the fence installation around the playground. Ms. Hancock stated one of the HOAs has the funds to install a fence around the playground. She added if the Board wants to move forward, the CDD will formulate the construction and they would have the HOA reimburse them. She noted the District can take over the maintenance of the fence or allow the HOA to provide the maintenance. She recommended having the District keep up the maintenance.

Ms. Cassidy asked if the other playgrounds have fences. Ms. Hancock stated they did not and if the Board goes through with this proposal, they will need to start thinking about if they want to add fences to the other playgrounds. Mr. Rhinehart stated he would like to add the other fences in the budget.

Mr. Rhinehart stated he is concerned with the maintenance. Ms. Hammock stated if they would like the HOA to keep the maintenance, they could have Mr. Tindall maintain the fence and bill the HOA for his work. Mr. Tindall stated he sent the maps for both playgrounds to a fencing vendor and received a price totaling \$12,500. He noted one playground is a little more expensive because it is bigger than the other. Ms. Virgen stated the Hoover Blvd and Taft Dr playground fence proposal was \$6741.

Mr. Orenstein stated he does not think they need such a big blueprint. Mr. Tindall stated they had the blueprint large because they needed to have a shade structure. Mr. Romero asked if they could bring this back next meeting with more information.

On MOTION by Ms. Cassidy, seconded by Mr. Orenstein, with all in favor, Directing Staff to Research Fencing Costs and Investigate Options for the Board, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Audit Engagement Letter

Ms. Virgen stated this engagement letter is with Grau & Associates and asked for a motion to ratify the Fiscal Year 2024 audit engagement letter.

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North Boulevard CDD

On MOTION by Ms. Cassidy, seconded by Ms. Bridges, with all in favor, the Fiscal Year 2024 Audit Engagement Letter, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Easement Variance Application Process

Ms. Hancock stated they brainstormed different options for what they could do about homeowner’s fencing and created an easement to allow homeowners to tie their fences with the CDD fencing. She added the engineer will have to approve the fences. She added they are looking for a public hearing because if the owners want to put up the fence, they will have to pay the district.

Ms. Bridges asked what if the fence is has already been installed. Ms. Hancock stated it was up to them if they wanted to redo their fence.

On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, Setting the Public Hearing for the Regular April Meeting on April 15, 2025, for Fence Application Process by Resolution 2025-05, was approved.

B. Engineer

Mr. Arrington had nothing further to report.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s Report. He stated overall the landscaping services have been satisfactory. He noted the grass is recovering from where the pallets were dumped and the playgrounds have been cleaned. He added they went around and cleaned a lot of trash. He stated the fence repairs have been completed. He will begin working on the fencing documents for the playground. Ms. Bridges asked when they will continue tree trimming. He stated they will be starting soon.

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D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register through December 31, 2024, totaling \$9,544.49. 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 Ms. Cassidy, 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 30. These are provided for informational purposes. She noted that she was happy to answer any questions.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, and the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

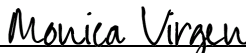
Ms. Bridges stated that there was an issue with parking. She noted there were two areas where they cannot park and asked if one could be changed to allow parking. -


NINTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

DocuSigned by:

Secretary/Assistant Secretary

Signed by:

Chairman/Vice Chairman