

**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, **March 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	Chairman
Ron Orenstein <i>joined late</i>	Vice Chairman
Adam Rhinehart	Assistant Secretary
Rheah Bridges	Assistant Secretary
Emily Cassidy <i>joined late</i>	Assistant Secretary

Also present were:

Monica Virgen	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 <i>by Zoom</i>	District Engineer, GMS
Chace Arrington <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.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of February 18, 2025  
Board of Supervisors Meeting**

Ms. Virgen presented the minutes of February 18, 2025 Board of Supervisors meeting. District staff has reviewed the minutes. She offered to take comments or corrections. Ms. Bridges

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noted the 8<sup>th</sup> order of business doesn't state the outcome. She was advised due to Haines City that they are not able to park in the entrances off of a main road.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, the Minutes of the February 18, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of New Towing Vendor**

Ms. Virgen stated due to reports of improperly parked vehicles, she has contacted the towing vendor several times and did not receive good feedback. They aren't coming out when requested or acknowledging her emails in a timely manner.

*\*Ron Orenstein and Emily Cassidy entered the meeting at 11:34 a.m.*

Ms. Hancock noted the current towing agreement only requires a written notice of termination. There is no 30 day out. Ms. Virgen recommended Ace Wrecker Service or Anytime Towing. She asked for a motion to terminate the current agreement with S&S.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Terminating the Agreement with S&S Towing, was approved.

Ms. Virgen asked for a motion to enter into an agreement with a new vendor. Mr. Romero motioned to enter into an agreement with Ace Wrecker Service.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Entering into Agreement with Ace Wrecker Service for Towing Services, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock reminded the Board of the 4 hours of ethics training due by December 31<sup>st</sup>. She will send links for the training.

**B. Engineer**

Mr. Malave had nothing to report but offered to take any questions.

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**C. Field Manager’s Report**

Mr. Tindall reviewed the Field Manager’s Report. A Board member spoke about damage to a fence next to the shopping plaza.

**i. Consideration of Proposal for Fence Installation at North Ridge Reserve Playground**

Mr. Tindall discussed the specifications for playground fencing and shade structure. He presented photos of playground layouts. A Board member noted the fence would be more doable than a shade structure and would like to do a minimum of one possibly two fences in the next fiscal year. Ms. Virgen noted currently the District has funds to maybe do one fence and then maybe budget for the other one early into the next fiscal year. Mr. Tindall will bring back a proposal for a sidewalk at Hoover playground. No action was taken at this time.

**ii. Consideration of Proposals for Shade Structure at Playgrounds**

Mr. Tindall presented a proposal for a 28x30 shade structure at the playground for \$32k. The Board agreed to wait until the next fiscal year to look at shade structures. No action was taken at this time.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from January 1, 2025 through January 31, 2025 totaling \$487,783.92. Immediately following the check register is a detailed run summary.

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

**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the unaudited financials through January 31, 2025 on page 18 of the agenda package. These are for informational purposes only.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no other comments, the next item followed.

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**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Bridges spoke about parking issues and towing. She noted Chapter 12 Article 4. Ms. Hancock will research it and review with Mr. Malave as well and bring back a summary.

**EIGHTH 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:

*Monica Virgen*

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Secretary/Assistant Secretary

Signed by:

*Andres Romero*

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Chairman/Vice Chairman