

**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, **May 20, 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
Ron Orenstein
Rheah Bridges

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Monica Virgen
Katie O'Rourke
Savannah Hancock
Meredith Hammock *by Zoom*
Marshall Tindall
Rey Malave *by Zoom*
Chace Arrington *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
Field Manager, GMS
District Engineer, Dewberry
District Engineer, Dewberry

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.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the April 15, 2025, Board of Supervisors Meeting and the Acceptance of the April 25, 2025 Audit Committee Meeting

Ms. Virgen presented the minutes of April 15, 2025 Board of Supervisors meeting and the April 15, 2025 audit committee meeting. District staff has reviewed the minutes. She offered to take any questions or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Bridges, seconded by Mr. Romero, with all in favor, the Minutes of the April 15, 2025 Board of Supervisors Meeting and April 15, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-11 Setting Public Hearing to Update Parking Policies

Ms. Hancock stated her and Monica have had discussion between meetings regarding updates to the parking policies. Mr. Orenstein asked if there is a policy if people park and block the sidewalk in front of their own home. Ms. Hancock stated that would be on private property and the police would have to address it. If a tow truck comes through and sees a blocked driveway, he just doesn't tow the car. Does the homeowner have to call or can he tow any car blocking a driveway? Ms. Hancock noted right now you can park everywhere except the tow away zones within the District.

Mr. Orenstein noted there has been an issue with people blocking people's driveways because of lack of parking. Ms. Virgen stated parking on the corners or too close to a stop sign is a traffic enforcement matter but since it is in the Districts parking policies, there needs to be something that visually shows where it starts and ends. She recommended for the next policy having signs or painting the curbs. Mr. Tindall recommended signs for flexibility. Ms. Hancock suggested tabling this and she will bring back some options addressing the corner parking, temporary parking at mailboxes as well as the blocking of curb inlets.

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FIFTH ORDER OF BUSINESS**Consideration of Proposal for Reserve Study Analysis**

Ms. Virgen presented a proposal from Capital Reserve Advisors for a reserve study for about \$4,000 if adopted for FY2026. She noted this is for planning purposes. No action was taken at this time.

SIXTH ORDER OF BUSINESS**Discussion of Meeting Schedule**

Ms. Virgen looked into the Tom Fellows Community Center for an evening meeting. Residents were interested in evening meetings and the Board would like to get the community involved. She asked for a motion to change the August meeting date to Monday, August 11th at 6:00 p.m. at the Tom Fellows Community Center.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Changing the August meeting to August 11th at 6:00 p.m. at Tom Fellows Community Center, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock reminded the Board of the ethics training due by December 31st. The legislative session wrapped up but none of the bills affecting CDDs passed. Ms. Virgen stated Form 1 is to be completed every year by July 1st and you will select the box that states you completed your ethics training.

B. Engineer

Mr. Malave had nothing to report but offered to answer any questions. The District engineers were excused from the meeting.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report. Marshall had a discussion with the vendor about pressure washing the fencing. The price is going to be about \$3,000. He is trying to get that scheduled soon. He noted the walls were done recently and may just need touchups under the trees.

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D. District Manager's Report**i. Approval of Check Register**

Ms. Virgen presented the check register from March 1, 2025 through March 31, 2025 totaling \$30,344.77. Immediately following is a detailed run summary. She asked for any questions or comments, if not, just looking for a motion to approve.

On MOTION by Mr. Romero, 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 March 31, 2025. These are for informational purposes only.

iii. Presentation of Registered Voters – 629

Ms. Virgen stated as of April 15, 2025 there were 629 registered voters within the North Boulevard CDD.

iv. Reminder of Form 1 Filing Deadline – July 1st

Ms. Virgen stated everyone will be completing the Form 1 by July 1st. If anyone has any questions, the Commission on Ethics is the best resource.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no other comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There being no other comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

Ms. Virgen adjourned the meeting.

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

May 20, 2025

North Boulevard CDD

Signed by:

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Secretary/Assistant Secretary

Signed by:

45A8E54774B54FD...
Chairman/Vice Chairman