

**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 on Monday, **January 12, 2026**, at 6:23 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum:

Andres Romero	Chairman
Ron Orenstein	Vice Chairman
Jose Martinez	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joey Duncan <i>by Zoom</i>	District Engineer
Chace Arrington <i>by Zoom</i>	District Engineer
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams 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. Adams stated that this was a time for the public to make comments.

Resident (Alisa Romeo, 831 Fillmore Court) stated that people had been complaining about the gophers, but felt it was just their natural habitat and that there wasn't much that could be done to keep them out since they would just come back and it would cost a lot. She added that this was just their take and that someone else might want to speak about possible action.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the December 16, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes of the December 16, 2025 Board of Supervisors meeting. District staff has reviewed the minutes and Ms. Adams asked for any corrections. The Board had no corrections to the minutes.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Minutes of the December 16, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review of Correspondence with Property Owners at 156 Taft Dr

Ms. Adams stated that this was an informational item and didn't require any Board action. The Board reviewed correspondence sent to the owners at 156 Taft Drive regarding fence support straps encroaching onto CDD property. The letter was sent on December 17th after Board directive at the December meeting, and the owners were given until January 31st to remove the straps. Ms. Adams said that the field manager would keep monitoring the site, and if nothing was corrected by the deadline, the issue would be brought back to the Board.

FIFTH ORDER OF BUSINESS

Discussion of Pocket Gophers in the Community

Ms. Adams stated that the Board member requested that a discussion on pocket gophers was added to the agenda. The request was made due to resident concerns. There was information published in the agenda packet to educate the Board and residents on the topic. Staff explained that pocket gophers were native to the area and had been an ongoing issue in other nearby communities. They stated they had tried different deterrent products over the years, but nothing humane, pet-safe, and affordable worked well on large CDD parcels. Treating the large stormwater and open-space tracts was not practical. Complaints usually increased in winter because Bahia grass goes dormant and the dirt mounds show more, while during the summer, when the grass is growing, the frequent mowing hides them. One Board member said control efforts would likely be expensive and ineffective, so they didn't support any District action.

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SIXTH ORDER OF BUSINESS**Consideration of Proposals for Reserve Study****A. Reserve Advisors****B. Reserve Study Institute**

Ms. Adams stated that the reserve study proposals were added to the agenda after both vendors submitted their quotes earlier than expected. They received two proposals: one from Reserve Advisors for \$6,150 and one from Reserve Study Institute for \$4,500. They had originally budgeted about \$5,000 but had enough funds to choose either. Ms. Adams explained what a reserve study covers, including reviewing District assets, estimating replacement timing and costs, and helping to set annual reserve funding. Ms. Adams noted both firms were good but said Reserve Advisors was well known and provided editable Excel spreadsheets and didn't usually charge extra fees for small updates. Board members said the report would support future budget decisions and provide residents with a clearer, more professional explanation of reserve needs.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, the Proposal for Reserve Study from Reserve Advisors, was approved.

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

Ms. Hancock reminded the Board that a letter was sent in November to the residents at 180 Taft regarding the removal of a fence, shed, and trailer that had been placed on District property beyond their boundary line, with a January 17th deadline. She explained that the Board could either send a final legal demand letter or pursue a court injunction if nothing was resolved. It was then confirmed that the residents had already moved everything back onto their property before the deadline, so no further action was needed. Ms. Hancock reminded everyone that annual ethics training was required again for the new year and said she would send the links and keep a record of completions.

B. Engineer

Mr. Duncan and Mr. Arrington discussed the weir with the Board. They stated that the weir box replacement listed in the field manager's report and Mr. Duncan's action items. A Board member asked about it, and Ms. Adams explained it had been an ongoing issue since the management transition. The replacement box had been ordered last year and previously approved,

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but they held off on installing it because of the rainy season risks and the challenges of setting a concrete structure. Now that it was the dry season, they said they could safely schedule the work. It was also explained what the weir box did. It serves as an overflow structure for the pond, allowing excess stormwater to drain during major rain events and helping prevent flooding. It also includes a skimmer to keep debris out. It was noted that the weir and skimmer heights were set to match the stormwater permit requirements.

C. Field Manager's Report

i. Action Items List

Mr. Blanco stated that future reports would be more streamlined, focusing on action items and photos so meetings could move faster and issues would be easier to see and understand. He said the playground maintenance and earlier fire ant treatments had been completed, including treatments along the playground perimeter and in the Taft Drive mailbox areas. Pending items included installing the approved mailbox parking signs, addressing the stormwater rear box, and bringing back proposals for ongoing common area pest control at the next meeting. District mulching was scheduled for the week of January 19, and photos would be provided after completion. He also reported encroachment issues in the northern area. One prior issue had been resolved, but straps remained at 156 Taft Drive, and new trees and plantings were found behind a fence at 160 Taft Drive on CDD property. The Board discussed that the plantings were not approved and could interfere with stormwater grading. Rather than removing them immediately, it was recommended that formal notice be sent first to avoid conflict and create a paper trail.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, Directing Staff to Send a Letter to 160 Taft Drive Regarding Tree Encroachment, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams reviewed the check register on page 147 and noted that although the header showed October dates, it was actually the November register, totaling \$14,213.53. She explained that this was the first report of the new fiscal year, showing tax receipt transfers, that maintenance funds stayed in the CDD general fund, and that the debt service portion was sent to the Trustee.

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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. Adams reported that the unaudited November financials were included in the agenda packet starting on page 150. The combined balance sheet on page 152 showed the general fund for District operations, the debt service funds for the 2017 and 2019 bond accounts managed by the trustee, and the capital reserve fund. The unassigned general fund balance represented the cash on hand at the end of November before additional tax revenues were received. The budget comparison pages showed the adopted budget, the prorated amounts through November, actual revenues and expenses, and any variances. The Board was noted to be doing a good job controlling costs, with both administrative and field expenses running under budget. The debt service schedules reflected that the November principal and interest payments for the 2017 and 2019 bonds had been made. No Board action was required, and the unaudited financials were presented for informational purposes only.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Adams noted that the next meeting would be on Monday, February 16, 2026.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments


There being no other comments, the next item followed.

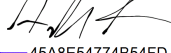
TENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman