

**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, **February 16, 2026**, at 6:03 p.m. at the Tom Fellows Community Center, 207 North Boulevard West, Davenport, Florida.

Present and constituting a quorum:

Andres Romero	Chairman
Ron Orenstein	Vice Chairman
Jose Martinez	Assistant Secretary
Rheah Bridges	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and conducted the roll call. Four Board members were in attendance. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the meeting for public comments. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 12,
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the January 12, 2026 Board of Supervisors meeting. She noted that District staff reviewed the minutes. Ms. Adams asked for any corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Orenstein, seconded by Mr. Martinez, with all in favor, the Minutes of the January 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Pest Control Services

Ms. Adams presented a proposal for ongoing pest control services for District playground and mailbox areas. Funding for pest control services is included in the Fiscal Year 2026 budget. Mr. Blanco reviewed the Massey proposal, which includes recurring treatment services for common areas. The Board discussed treatment locations and product safety considerations. The proposed cost is within the approved budget.

On MOTION by Ms. Bridges, seconded by Mr. Orenstein, with all in favor, the Massey Proposal for Pest Control Services, was approved.

FIFTH ORDER OF BUSINESS

Review of Residential Drain Line Terminating on CDD Property

Ms. Adams introduced discussion regarding a residential gutter drain line discharging onto District property. The District Engineer explained that directing concentrated discharge onto CDD property may create erosion concerns and recommended maintaining drainage within private property boundaries where feasible. District Counsel advised that allowing such encroachments could create precedent and would require a formal agreement and potentially a District policy.

The Board discussed the importance of consistent enforcement and directed staff to send a letter requesting removal of the drain extension while allowing the homeowner the opportunity to submit a request for Board consideration of an alternative solution. Staff was also directed to prepare a draft encroachment policy addressing drainage discharges and related improvements for future Board review.

SIXTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

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Ms. Adams reviewed the annual agreement with the Polk County Property Appraiser, which outlines the deadlines for placing CDD assessments on the county tax bill. Ms. Adams explained that the agreement is presented each year and that the primary changes were the updated dates. The assessment administration team had already reviewed the dates for 2026 and staff recommended approval.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Review of Reported Encroachment at 156 Taft Dr

Ms. Adams noted that the encroachment issue at 156 Taft Drive had been resolved. Mr. Blanco inspected the property and confirmed that the encroachment had been removed. The Board reviewed the letter sent to the homeowner, and no further action was required.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that she had little to report but reminded the Board that ethics training would need to be completed again by the end of 2026. She reported legislation affecting local governments is under consideration. She said legislative updates are being distributed periodically.

B. Engineer

Mr. Arrington stated that he did not have anything new to report beyond what had already been discussed.

C. Field Manager’s Report

Mr. Blanco reported on encroachment items and noted that pellets and two trees remain on District property behind 160 Taft Drive. The Board directed staff to send a letter requesting removal of items located on CDD property.

Mailbox no-parking signage has been installed at both mailbox locations. Fence repairs were completed following recent wind damage. Mulching was completed in common areas, and landscape maintenance activities including crape myrtle trimming are ongoing.

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The stormwater wier box replacement is pending delivery, and installation will be coordinated upon receipt. Freeze damage to landscaping is being evaluated, and replacement proposals will be presented following further assessment.

District Manager’s Report

i. Approval of Check Register.

Ms. Adams presented the December 2025 check register totaling \$480,750.59.

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

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the financial statements and budget comparison. The District is currently operating under budget in administrative, field, and amenity categories. Debt service payments for the 2017 and 2019 bonds were made as scheduled. Assessment collections are approximately 96% complete for the fiscal year to date.

Ms. Adams reported that the reserve study process has commenced, including payment of the initial deposit and scheduling of the kickoff meeting. The study will include an inventory of District infrastructure and amenities. No Board action was required.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Adams requested a motion to adjourn the meeting.

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

Signed by:

Tricia Adams

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman