

**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, April 20, 2026, at 6:03 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum were:

|               |                     |
|---------------|---------------------|
| Andres Romero | Chairman            |
| Ron Orenstein | Vice Chairman       |
| Jose Martinez | Assistant Secretary |

Also present were:

|                                 |                        |
|---------------------------------|------------------------|
| Tricia Adams                    | District Manager       |
| Savannah Hancock <i>by Zoom</i> | District Counsel       |
| Chace Arrington <i>by Zoom</i>  | District Engineer      |
| Rey Malave <i>by Zoom</i>       | District Engineer      |
| Joel Blanco                     | Field Services Manager |

**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 opened up the meeting for public comments.

Resident (Ronald Schoeck, 245 Taft Drive) expressed concerns regarding sewer maintenance, fire hydrant inspections, and parking near fire hydrants. Staff advised the matters would be addressed during staff reports.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 16,  
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 16, 2026 Board of Supervisors meeting. The Board had no changes to the minutes.

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On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, the Minutes of the February 16, 2026 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt**

Ms. Adams presented Resolution 2026-06 approving the proposed Fiscal Year 2027 budget and setting the public hearing for July 20, 2026. She reviewed the proposed revenues, expenditures, assessment methodology, management fee adjustments, field operations expenses, amenity cost-share expenditures, and reserve funding. Ms. Adams noted there is no proposed assessment increase for Fiscal Year 2027. Discussion ensued regarding reserve funding, debt service obligations, and capital planning.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing July 20, 2026, at 6:00 P.M. to Adopt, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-07 Relating to General Election Qualifying Period and Procedures**

Ms. Adams presented Resolution 2026-07. She stated they have a resolution prepared by District counsel which serves as a notice to the Supervisor of Elections office that seat number one, currently held by Emily Hazelrig, and seat number two, currently held by Jose Martinez, will be on the general election ballot for 2026. She noted the qualifying period is June 8<sup>th</sup> through June 12<sup>th</sup>. The election is facilitated by the Polk County Supervisor of Elections office. She also noted that this would be for a four-year term. Anyone who is interested in qualifying for seats one or two would go to the elections office or contact the elections office for further instructions. Now that these seats are included in the general election, she explained, the qualified elector for this election would need to be a U.S. citizen, a resident of the State of Florida, at least 18 years of age, living within the boundaries of North Boulevard CDD, and be registered to vote in Polk County.

Ms. Hancock reminded those who are interested in qualifying for seats one or two that they have to go to the Supervisor of Elections office. Other than that, she offered to answer any questions.

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On MOTION by Mr. Martinez, seconded by Mr. Orenstein, with all in favor, Resolution 2026-07 Relating to General Election Qualifying Period and Procedures, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Review and Acceptance of Reserve Study**

Ms. Adams reviewed the completed reserve study prepared by Reserve Advisors, including reserve components, projected long-term infrastructure expenditures, funding assumptions, and estimated replacement schedules. Discussion ensued regarding reserve contributions, amenity reserve obligations, and future capital planning.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, Accepting the Reserve Study, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-08 Setting a Public Hearing to Adopt Amended Easement Variance Policies**

Ms. Adams presented Resolution 2026-08 setting a public hearing to consider amended Easement Variance Policies. She explained the proposed amendments would expand the policy to address additional types of improvements potentially affecting District property or easements and would establish procedures for engineer review and Board consideration.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, Resolution 2026-08 Setting a Public Hearing for July 20, 2026 at 6:00 P.M. to Adopt Amended Easement Variance Policies, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Hancock provided an update regarding pending Florida legislation potentially affecting sovereign immunity and recall procedures applicable to elected CDD Supervisors.

#### **B. Engineer**

Mr. Malave confirmed that they are getting ready to start programming some of their stormwater and infrastructure reviews based on the goals and objectives of the District to help make sure that they get this done before the end of the fiscal year. He brought forth that every five years the state puts a requirement that they are to report relating to all stormwater systems owned by any entity and they did one four years ago. The next one is due next year, which he noted they

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will be programming that. He noted this will be due June 1 of next year and is part of the dollars that are in the 2027 budget. He explained that they are working with staff on issues that might be on there.

### **C. Field Manager's Report**

Ms. Adams addressed questions raised during public comment regarding stormwater inspections, parking enforcement near fire hydrants, and encroachments. Mr. Blanco reviewed the Field Manager's Report, including drainage, landscape, monument, and maintenance items.

### **D. District Manager's Report**

#### **i. Approval of Check Register**

Ms. Adams reviewed the check register from January 1, 2026, to February 28, 2026. The total amount is \$49,844.05.

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

#### **ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financial report through the end of February. She noted they are monitoring the balances in the general fund and the capital reserve fund. She explained that \$519,817 had been collected on tax roll assessments as of the end of February, representing approximately 98% of the total for the fiscal year. She pointed out that the Board did a very good job controlling expenses. She noted these are provided for informational purposes only.

### **NINTH ORDER OF BUSINESS**

#### **Other Business**

There being no comments, the next item followed.

### **TENTH ORDER OF BUSINESS**

#### **Supervisors' Requests and Audience Comments**

Supervisors discussed parking enforcement near mailboxes, sidewalks, and fire hydrants. District Counsel noted the District may pursue recovery for damage to District property. Staff indicated reminder notices regarding parking rules may be distributed to residents. Additional audience comments were received regarding parking near fire hydrants.

### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

Ms. Adams asked for a motion to adjourn the meeting.

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

Signed by:

*Tricia Adams*

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Secretary/Assistant Secretary

Signed by:

*Sh R*

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Chairman/Vice Chairman