

**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, **May 18, 2026**, at 6:08 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum:

Andres Romero
Ron Orenstein
Jose Martinez
Rheah Bridges *via Zoom*
Alisa Romero

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Tricia Adams
Savannah Hancock *via Zoom*
Chace Arrington *via Zoom*
Rey Malave *via Zoom*
Joel Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were present and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened up the meeting for public comments.

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THIRD ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation of Emily Hazelrig and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**

Ms. Adams stated that the packet includes a resignation letter from Emily Hazelrig, whose Board term was set to expire in November 2026. She said the Board's next step is to formally accept the resignation, declare the seat vacant, and then discuss how to fill the vacancy.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Acceptance of Resignation of Emily Hazelrig, was approved.

B. Appointment of Alisa to Fulfill the Board Vacancy with a Term Ending November 2026

Ms. Adams reviewed the vacancy created by the resignation of Emily Hazelrig and explained the Board's options for filling the vacant seat. The Board discussed qualifications for appointment and received guidance from District Counsel regarding Sunshine Law and ethics requirements applicable to Board members. Following discussion, the Board appointed Alisa Romero to fill the vacancy through November 2026.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Appointment of Alisa to Fulfill the Board Vacancy with a Term Ending November, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Ms. Adams gave Ms. Romero the oath of office.

D. Consideration of Resolution 2026-09 Electing Alisa Romero as Assistant Secretary

Ms. Adams advised that the Board was required to elect officers. She reviewed the current officer positions, noting that Andres Romero served as Chair, Ron Orenstein served as Vice Chair, and the remaining Board members served as Assistant Secretaries. She further stated that Resolution 2026-09 contemplated appointing Alisa Romero as Assistant Secretary, while also advising that the Board could alternatively reorganize its officer positions if it is so chosen. She then requested the Board's direction on how it wished to proceed.

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On MOTION by Mr. Orenstein, seconded by Mr. Romero, with all in favor, Resolution 2026-09 Electing Alisa Romero an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 20, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 20, 2026, Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Minutes of the April 20, 2026, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Access Agreement with
Frontier Communications of America,
Inc.**

Ms. Adams presented a request from Frontier Communications to install fiber infrastructure within the District. District Counsel and the District Engineer discussed requirements related to access, restoration, review of construction plans, and protection of District property. Following discussion, the Board approved moving forward subject to satisfactory review by District Counsel and the District Engineer.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Access Agreement with Frontier Communications of America, Inc. subject to review and approval by District Counsel and the District Engineer and execution of an acceptable access agreement, was approved.

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SIXTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year
2025 Audit Report – ADDED**

Ms. Adams reviewed the Fiscal Year 2025 Independent Audit Report and noted that the audit contained no findings, recommendations, or internal control deficiencies. Following discussion, the Board accepted the audit report.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, Acceptance of Fiscal Year 2025 Independent Audit Report, was approved.

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

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report**i. Action Items List**

Mr. Blanco reported completion of several fence repairs on Buchanan Drive near the school; installation of hot-surface warning stickers on playground metal posts at the recommendation of the District's insurance provider; ordering of a missing skimmer component for the recently installed structure on Taft Drive; and identification of two playground components with flaking rubber coating, for which pricing is being obtained and potential replacement is anticipated at the start of the next fiscal year. He also reported that the mailbox parking signs had been scheduled to be relocated and were expected to be moved by the end of the week. During Board discussion, a maintenance concern was raised regarding signage placed at the corner of Holly Hill and North Boulevard. He advised that the location falls within another community development District overseen by staff and confirmed that the sign would be removed. No further maintenance matters were raised.

**ii. Consideration of Prince and Sons Inc. Landscape Services Fuel
Surcharge Proposal – ADDED**

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Ms. Adams presented a request from Prince and Sons for a temporary fuel surcharge through September 30, 2026. Staff reviewed the request and budget impact. Following discussion, the Board approved the surcharge proposal.

On MOTION by Mr. Orenstein, seconded by Mr. Romero, with all in favor, Prince and Sons Inc. Landscape Services Fuel Surcharge Proposal, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams reviewed the check register from March 1, 2026, to March 31, 2026. The total amount is \$15,971.95. Immediately following the register is a detailed run summary.

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 presented the unaudited financial statements through March 31, 2026, including the combined balance sheet and budget-to-actual information. It was reported that the Board's primary focus remained the unassigned fund balance in the general fund, that assessment collections were approximately 98% as of the end of March, and that expenditures were tracking under budget.

iii. Presentation of Number of Registered Voters – 533

Ms. Adams presented correspondence from the Supervisor of Elections Office advising that, as of April 15, 2026, there were 533 registered voters within the North Boulevard Community Development District. The District Manager stated that this information is required to be presented annually to the Board in compliance with Florida statutes and noted that no Board action was required.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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

The Board discussed traffic enforcement concerns within the community. Staff advised that traffic enforcement is under the jurisdiction of the Haines City Police Department and discussed potential traffic calming measures, including radar display signs. The Board directed staff to communicate with law enforcement and return with pricing and options for radar display signs.

TENTH ORDER OF BUSINESS**Adjournment**

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

On MOTION by Mr. Romero, seconded by Mr. Orenstein, 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