

**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, **July 20, 2026**, at 6:00 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       |
| Alisa Romero  | Assistant Secretary |

Also participating:

|                          |                     |
|--------------------------|---------------------|
| Jose Martinez (via Zoom) | Assistant Secretary |
|--------------------------|---------------------|

Also present were:

|                  |                                    |
|------------------|------------------------------------|
| Tricia Adams     | District Manager, GMS              |
| Christine Wells  | District Manager, GMS              |
| Savannah Hancock | District Counsel, Kilinski Van Wyk |
| Megan Birnholz   | District Counsel, Kilinski Van Wyk |
| Chace Arrington  | District Engineer                  |
| Joel Blanco      | GMS                                |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll at 6:14 p.m. Three Board members were in attendance establishing a quorum. Supervisor Martinez participated via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams stated there were no members of the public present and no members attending on Zoom.

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**THIRD ORDER OF BUSINESS****Approval of Minutes of the May 18 2026  
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 18, 2026, Board of Supervisors meeting. She noted a draft of the meeting minutes is on page 6 of the agenda package. The meeting minutes have been reviewed by staff. She asked for a motion to approve as presented.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Minutes of the May 18, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Public Hearing on the Adoption of the  
Fiscal Year 2027 Budget**

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams noted no members of the public were present. She asked for a motion to close the public hearing.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Closing the Public Hearing, was approved.

**A. Consideration of Resolution 2026-10 Adopting the Fiscal Year 2027 Budget and  
Relating to the Annual Appropriation**

Ms. Adams stated adoption of Resolution 2026-10 approves the FY27 budget and allows for appropriations in accordance with the general fund, debt service fund, and capital reserve fund as outlined in the proposed budget. Approval of this resolution also allows for a budget amendment in FY27 should the District need to amend the budget. Staff previously reviewed the budget and since that time there have been no changes to the budget other than updating the actuals through the end of May.

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On MOTION by Mr. Orenstein, seconded by Mr. Romero, with all in favor, Resolution 2026-10 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-11  
Imposing Special Assessments and  
Certifying an Assessment Roll**

Ms. Adams stated now that the budget has been approved, it needs to be funded. The way to fund it is with operations and maintenance fees that are imposed on the Polk County property tax bill. Adoption of this resolution approves the imposition and collection of the O&M special assessments outlined in the budget. It also approves the collection of the debt service assessments that were imposed at the time the bonds were issued.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on the Adoption of  
Amended Easement Variance Policies**

Ms. Adams stated this public hearing is to consider Resolution 2026-12 which amends and restates the easement variance policies. She asked for a motion to open the public hearing.

On MOTION by Mr. Orenstein, seconded by Mr. Romero, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams noted for the record there are still no members of the public present. She asked for a motion to close the public hearing.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Closing the Public Hearing, was approved.

**A. Consideration of Resolution 2026-12 Adopting Amended Easement Variance Policies**

Ms. Adams stated the District previously approved an easement variance policy in the event there would be a resident of the District who is requesting to install an encroachment or improvement such as a fence into CDD property. It recently came to the attention of the District

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that there were some drain lines and other things that would need to be reviewed. Adoption of this resolution does allow for the collection of a \$75 fee in order to allow for the District Engineer to review the applications, District Counsel to review the application and if the Board approves to prepare a form of agreement that would be recorded and stay with the parcel. Ms. Hancock noted this is just extending the current policy to include other encroachments besides just fences.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, Resolution 2026-12 Adopting the Amended Easement Variance Policies, was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Discussion of Changing Meeting Times to 6:30 pm – Requested by Supervisor Alisa Romero**

*\*The Board considered the Eight Order of Business out of order prior to consideration of the Seventh Order of Business.*

Ms. Adams discussed changing the meeting time before adoption of the meeting schedule for the upcoming fiscal year. There was a request to start at 6:30 p.m. in order to allow more travel time for Board members to get to the meeting.

On MOTION by Ms. Romero seconded by Mr. Romero, with all in favor, to Change the Meeting Times to 6:30 p.m., was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-13 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Adams noted in the agenda package is Resolution 2026-13 which approves the Fiscal Year 2027 meeting times from October 19, 2026 to September 20, 2027. The Board meets on the third Monday of the month. The third Monday of the month is Martin Luther King Jr Day, and the center is closed so for that month the fourth Monday is proposed. She asked for feedback from the Board regarding the 6:30 p.m. start time. Staff is amenable to that time. Ms. Hancock noted February 15<sup>th</sup> is Presidents Day so Ms. Adams asked to move that meeting to the fourth Monday in February which would be the 22<sup>nd</sup>.

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On MOTION by Ms. Romero, seconded by Mr. Romero, with all in favor, Resolution 2026-13 Adopting the Fiscal Year 2027 Meeting Schedule as amended – due to Martin Luther King Jr Day the January meeting will be moved to the 25<sup>th</sup> at 6:30 PM & due to Presidents Day the February meeting will be moved to the 22<sup>nd</sup> at 6:30 PM, was approved.

## **NINTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Ms. Hancock introduced Megan Birnholz who will be alternating some travel for this District. She discussed the Frontier Agreement, just waiting on a drawing from the engineer. An email will be sent out once the agreement is signed with Frontier. She provided an update on the latest legislative session.

### **B. Engineer**

#### **i. Presentation of Annual Engineer's Report**

Mr. Arrington presented the Annual Engineer's Inspection Report on page 53-58 of the agenda package. The District was found to be in generally good condition. The O&M budget for FY27 should be sufficient. The current limits of the insurance are adequate for the community. Any findings have been passed on to field management. Mr. Arrington was excused at 6:34 PM.

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

Mr. Blanco reviewed the Field Management Report on pages 60-63 of the agenda package.

#### **i. Consideration of Proposals for Radar Display Signs**

##### **1. Option 1 – 12 Inch Value**

##### **2. Option 2 – iQ1200**

Mr. Blanco presented options for radar display signs. All of the specs and information can be found on pages 66-74 of the agenda package. Ms. Adams noted this is preliminary. They are getting a price on one unit and an additional feasibility study to look at how many speed limit signs there are to attach these to. She noted with traffic calming, the radar display signs are one option that the Board is interested in. The Board directed staff to develop a phased plan for installing radar display signs with reporting capabilities for consideration in FY28.

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**D. District Manager s Report**

Ms. Adams noted a letter was sent to Haines City Police Department requesting traffic enforcement as well as the radar display data being collected.

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**i. Approval of Check Register**

Ms. Adams reviewed the check register from April 1, 2026, to June 30, 2026. The total amount is \$141,034.27. She offered to take questions, if no questions, 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. Adams stated the unaudited financials through the end of May start on page 85 of the agenda package.

**iii. Goals & Objectives****1. Adoption of Fiscal Year 2027 Goals & Objectives****2. Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives**

Ms. Adams stated on page 99 of the agenda package are the proposed goals & objectives for Fiscal Year 2027. These are goals that meet the statutory requirements and are also things that are accomplished in the CDD course of business throughout the year. She asked for a motion to approve as presented.

On MOTION by Ms. Romero, seconded by Mr. Romero, with all in favor, the Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

Ms. Adams asked the Board to authorize the Chair to execute the final form of the goals & objectives report for FY2026. At the end of the fiscal year, they will go through and check whether they did or did not meet the goals. The District is required to post that on the CDD website by December 1<sup>st</sup>.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, to Authorize the Chair to Execute the Final Form of Goals & Objectives Report for FY2026, was approved.

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**TENTH ORDER OF BUSINESS****Other Business**

Ms. Adams noted a request from the Chair regarding discussion about the current service provider. The parking rules are enforced with towing. There is an agreement with Anytime Towing and Roadside Assistance which can be terminated with the direction of the Board. A resident recommended On Time Road Assistance. A Board member stated the resident noted he calls the towing company and an hour later nothing. Ms. Adams offered to contact the vendor to see if they are available and amenable and report back at the next Board meeting.

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

A Board member discussed a resident contacting him about doing a library, a drop off and pick up box on CDD property. Ms. Adams noted counsel would like to see a license agreement.

Ms. Romero asked is CDD property the driveway and then sidewalk and then the land on the other side of the sidewalk, is that CDD? Ms. Adams noted the right of way is from the back of the sidewalk on one side of the road to the back of the sidewalk on the other side of the road. It does include the grass verge area owned by the CDD and the CDD is responsible for the structure. There are maintenance assignments from the HOA to maintain that vegetated verge area. The irrigation is controlled by the respective abutting residential property owners.

**TWELFTH 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 at 7:05 p.m.

Signed by:

*Tricia Adams*

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Secretary/Assistant Secretary

Signed by:

*Andres Romero*

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Chairman/Vice Chairman