

# *Poinciana*

## *Community Development District*

Established by Florida Land and Water Adjudicatory Commission – Rule 42AA-1.001  
*Resolution 2008-05 Extended Terms of Office to Even Year Elections Beginning in 2010*

**Lita Epstein, Chairman**  
1197 Glendora Road North  
Poinciana, FL 34759  
**Elected: 11/3/2020**  
**Term Expires: 11/2024**

Phone: 863-427-3838  
Email: [lita@litaepstein.com](mailto:lita@litaepstein.com)  
[lepstein@poincianacdd.org](mailto:lepstein@poincianacdd.org)  
**Seat #4**  
**Polk County**

**Michael Luddy, Vice Chairman**  
101 Sevilla Court  
Poinciana, FL 34759  
**Elected: 11/6/18**  
**Term Expires: 11/2022**

Phone: 585-698-1811  
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[mluddy@poincianacdd.org](mailto:mluddy@poincianacdd.org)  
**Seat #2**  
**Polk County**

**Robert Zimbardi, Assistant Secretary**  
524 Catania Lane  
Poinciana, FL 34759  
**Elected: 11/3/2020**  
**Term Expires: 11/2024**

Phone: 863-427-1531 Cell: 772-214-4188  
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[rzimbardi@poincianacdd.org](mailto:rzimbardi@poincianacdd.org)  
**Seat #5**  
**Polk County**

**Tony Reed, Assistant Secretary**  
217 Torino Lane  
Poinciana, FL 34759  
**Elected: 11/6/18**  
**Term Expires: 11/2022**

Phone: 518-860-4903  
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[treed@poincianacdd.org](mailto:treed@poincianacdd.org)  
**Seat #1**  
**Polk County**

**Elizabeth Lambrides, Assistant Secretary**  
118 Medici Loop  
Poinciana, FL 34759  
**Elected: 11/6/18**  
**Term Expires: 11/2022**

Phone: 773-960-9374  
Email: [elambrides@poincianacdd.org](mailto:elambrides@poincianacdd.org)  
**Seat #3**  
**Polk County**

**George S. Flint, Secretary**  
**Jill Burns, Treasurer**  
**Tricia Adams, Assistant Secretary**  
**Katie Costa, Assistant Treasurer**

**District Counsel (Special Counsel  
Related to Real Estate Acquisition)**

Jan Carpenter  
Latham, Luna, Eden & Beaudine  
111 North Orange Avenue  
Suite 1400  
Orlando, FL 32801

Phone: 407-481-5800  
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E-mail: [jcarpenter@lathamluna.com](mailto:jcarpenter@lathamluna.com)  
CC: Kristen Trucco (Ktrucco)  
JoAnna Sweeney (Jsweeney)

**District Engineer**

Kathleen Leo, P.E.  
GAI Consultants, Inc.  
618 E. South Street, Suite 700  
Orlando, FL 32801

Phone: 407-423-8398  
Fax: 407-423-1070

Email: [k.leo@gaiconsultants.com](mailto:k.leo@gaiconsultants.com)

**Developer**

Taylor Morrison – Orlando  
2600 Lake Lucien Drive, Suite 350  
Maitland, FL 32751

Phone: 407-629-0077  
Brian Brunhofer, Division President

**HOA Management (Solivita HOA)**

Evergreen Lifestyles Management  
Tyler Heel, Community Manager  
10401 Deerwood Park Blvd., Suite 450  
Jacksonville, FL 32256

Phone: 863-427-7103  
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Email: [theel@evergreen-LM.com](mailto:theel@evergreen-LM.com)  
[www.evergreen-LM.com](http://www.evergreen-LM.com)

**Meeting Location**

Starlite Ballroom  
384 Village Drive  
Poinciana, FL 34759

Phone: 863-427-7129  
Sheri Wollschlager, Club Manager  
[swollschlager@evergreen-LM.com](mailto:swollschlager@evergreen-LM.com)

**Polk County Manager**

Jim Freeman  
330 West Church Street  
Bartow, FL 33831

Phone: 863-534-6444

**Polk County Property Appraiser**

Marsha M. Faux  
255 North Wilson Ave  
Bartow, FL 33830

Phone: 863-534-4777

**Polk County Tax Collector**

Joseph G. Tedder

Phone: 863-534-4700

*Poinciana CDD*

430 East Main Street  
Bartow, FL 33830

*District Directory*

**Polk County Supervisor of Elections**

Lori Edwards  
250 South Broadway  
Bartow, FL 33830

Phone: 863-534-5888

**Advertisements/Notices**

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