

Poinciana
Community Development District

Agenda Package

January 16, 2019

AGENDA

Poinciana
Community Development District

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Phone: 407-841-5524 – Fax: 407-839-1526

January 9, 2019

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, January 16, 2019 at 11:00 AM at the Starlight Ballroom, 384 Village Drive, Poinciana, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the December 19, 2018 Meeting
5. Ratification of Engagement Letter from Latham, Shuker, Eden & Beaudine, LLP to Provide Legal Services
6. Ratification of Motion for Substitution of Counsel for Plaintiff Poinciana CDD; Direction to Counsel for Proceeding in Litigation
7. Consideration of Resolution 2019-05 Establishing a Theater Advisory Committee
8. Consideration of Resolution 2019-06 Relating to the Acceptance of Dedications of the Plat for Solivita Phase 5H-Unit 1
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Customer Complaint Log
10. Supervisor's Requests
11. Other Business
12. General Audience Comments
13. Next Meeting Date – February 20, 2019
14. Adjournment

The second order of business is the reciting of the Pledge of Allegiance.

The third order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is the approval of minutes from the December 19, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the ratification of the engagement letter from Latham, Shuker, Eden & Beaudine, LLP to provide legal services. A copy of the engagement letter is enclosed for your review.

The sixth order of business is the ratification of Motion for substitution of Counsel for Plaintiff Poinciana CDD and Direction to Counsel for proceeding in litigation. A copy of the Motion is enclosed for your review.

The seventh order of business is the consideration of Resolution 2019-05 establishing a Theater Advisory Committee. A draft copy of the Resolution is enclosed for your review.

The eighth order of business is the consideration of Resolution 2019-06 relating to the acceptance of dedications of the plat for Solivita Phase 5H-Unit 1. A copy of the Resolution is enclosed for your review.

The ninth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Section D is the Field Manager's Report. The report containing the monthly treatment reports is enclosed for your review. Sub-Section 2 includes the customer complaint log for review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

CC: Michael Eckert, District Counsel
Kathleen Leo, District Engineer
Alan Scheerer, Field Manager
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, December 19, 2018 at 11:00 a.m. in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Lita Epstein	Chairman
Michael Luddy	Vice Chairman
Robert Zimbardi	Assistant Secretary
Tony Reed	Assistant Secretary
Elizabeth Lambrides	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Jan Carpenter	Special Counsel
Michelle Reiss	Appleton, Reiss & Skorewicz
Andrew d'Adesky	Latham, Shuker, Eden & Beaudine, LLP
Alan Scheerer	Field Manager
Clayton Smith	Assistant Field Manager
Charles W. Case, III	Poinciana West CDD Chairman
Residents	

The following is a summary of the discussions and actions taken at the December 19, 2018 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Epstein called the meeting to order and all Board Members identified themselves. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 28, 2018 Meeting and the Amended Minutes of the August 15, 2018 Meeting

Ms. Epstein presented the minutes of the November 28, 2018 meeting. Revised minutes were distributed via email by the District Manager. Mr. Reed noted on Page 12, in Section D, his statement. *“The information originally provided was sufficient to give informed consent”* should be *“It was insufficient information for informed consent.”*

On MOTION by Mr. Zimbardi seconded by Mr. Luddy with all in favor the minutes of the November 28, 2018 meeting were approved, as amended.

Ms. Epstein presented the amended minutes of the August 15, 2018 meeting, which were amended to include further detail in the discussion of what occurred after audience comments. There were no further corrections.

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor the amended minutes of the August 15, 2018 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Presentations by Law Firms Regarding District Counsel Services

This item was tabled until later in the meeting.

SIXTH ORDER OF BUSINESS

Discussion of Solivita Theater

Last week, Ms. Epstein met with the Solivita Theater Exploratory Committee to discuss alternatives, such as having the theater as a Poinciana CDD project or joint project, if Poinciana West CDD wanted to participate, by issuing bonds or some other financing. Residents Terry Roderick and Dick LaCapria of the Theater Committee proposed establishing a Solivita Theater Exploratory Committee to discuss the following problems with the existing theater:

- Poor seating, poor sight lines and poor acoustics.
- Lack of rest rooms and dressing rooms in the bathrooms behind the stage.
- Limitations on the current ballroom, particularly for larger groups. It could be used as a dining room or catering hall, but not a theater.
- Inadequate lighting on and around the stage.

Mr. Roderick proposed obtaining a proposal to build a new theater that enhanced the lifestyle for all residents, was self-supporting and increased property values. Resident Dick LaCapria stated he wanted the Board to be aware of the benefits to residents and the developer to help improve the community's image, increase morale and sell homes easier. According to a survey, 88.23% were interested in the theater; 67.39% said the theater was important to them and 20.84% said it was somewhat important. Mr. LaCapria requested consensus from the Board to establish the committee, breaking the project into stages and speaking with the developer, Taylor Morrison about making the land available. The design of the theater would not be discussed at this time.

Ms. Epstein requested further comments from the audience. Hearing no comments, she questioned how many members of the audience supported the establishment of a Solivita Theater Exploratory Committee. There was an overwhelming response in favor. Ms. Epstein proposed establishing the a Solivita Theater Exploratory Committee to meet after the CDD meetings and having the committee create a business and marketing plan to present to Taylor Morrison. A resident recommended confirming that the ballroom was available for the committee meetings, based on the length of the CDD meetings.

Mr. Luddy supported building a new theater using CDD funds, since the money belonged to all residents and should be used for the benefit of all residents. Ms. Lambrides agreed as she was a realtor and the theater would attract buyers and was looking forward to everyone working together. Mr. Zimbardi fully supported this project and volunteered to serve on the committee and suggested getting Taylor Morrison involved from the beginning. Mr. Luddy questioned the financing. Ms. Epstein indicated the financing could not be discussed until Taylor Morrison agreed to make the land available, but there were many ways to finance, such as charging an administrative fee on every ticket. The preliminary cost for building a theater was \$7 million, but this was for a basic theater.

Mr. Eckert advised if the Board wanted to appoint a committee that was an official CDD committee, the Board must designate the members, advertise so they could meet according to the Sunshine Law and District Counsel would explain the Sunshine and Public Records Laws to each member, individually. Mr. Flint suggested the Board adopt a resolution establishing the committee with a clear scope of the committee's goals, list of members and duration. Discussion ensued. Mr. Eckert agreed. Ms. Epstein proposed sending an e-blast to residents to invite them

to serve on the committee. Mr. Flint suggested each Board Member appoint one person to the committee and designate a Board liaison.

Mr. Zimbardi proposed Poinciana West be included. Ms. Epstein recalled a representative of Poinciana West stating at the last meeting that they never wanted to meet with the Poinciana Board again, but this did not preclude the CDD from proceeding with the theater. Mr. Case, Chairman of the Poinciana West CDD, confirmed his Board supported the theater, but since there were funding issues, they wanted a funding agreement saying residents would be held harmless for any additional fees. Mr. Case was willing to discuss how it could be funded, but wanted to survey the entire community and include the HOA. Ms. Epstein asked if Mr. Case was interested in having a presentation from the Theater Committee at the next Poinciana West CDD meeting. Mr. Case replied affirmatively.

After further discussion, there was Board consensus to direct staff to prepare a resolution, including the scope of the committee, designating the initial members based on Board Member appointments and the duration and authorizing Ms. Lambrides to work with the Theater Committee, with the District Manager on the business plan and with District Counsel on the resolution.

- **Presentations by Law Firms Regarding District Counsel Services** (*Fifth Order of Business*)

Mr. Flint stated Letters of Interest were submitted by Appleton, Reiss & Skorewicz (ARS) and Latham, Shuker, Eden & Beaudine, LLP (LSEB). Ms. Reiss presented the qualifications of ARS, a copy of which was included in the agenda package.

A question and answer session ensued. The Board questioned the retention of documents and supplemental fees over and above hourly rates. Ms. Reiss stated ARS retained documents until the end of their representation. Supplemental fees would be an extraordinary circumstance, such as litigation where they would take a percentage of what the CDD was awarded and travel fees would be negotiated. Discussion ensued regarding potential conflicts with Bush, Ross who represented homeowners. Ms. Reiss was with Bush, Ross for 11 years and resigned after Labor Day to form ARS. Mr. Zimbardi noted the short time Ms. Reiss separated from Bush, Ross and the ongoing litigation and questioned the amount of CDDs that ARS represented. Ms. Reiss represented two CDDs, but the bulk of their clients were HOAs.

Ms. Reiss left the room.

Ms. Carpenter and Mr. d'Adesky presented the qualifications of LSEB, a copy of which was in the agenda package.

The Board asked about conflicts of interest and hourly rates. Ms. Carpenter stated they were constrained by the rules of ethics and if there was an ethical concern, they would withdraw. LSEB had no conflict with Taylor Morrison and the current litigation. They charge an hourly rate, try to limit their travel to an hour and charge for one attorney, even if she and Mr. d'Adesky attended the meeting.

Ms. Carpenter and Mr. d'Adesky left the room.

Discussion ensued and the Board addressed the following:

- Ms. Lambrides questioned Ms. Carpenter's current role in advising the Board. *Ms. Epstein stated Ms. Carpenter was Special Counsel on the Taylor Morrison acquisition advising on the sales contract and negotiations.*

Regarding the status of the acquisition, yesterday Mr. Flint participated in a conference call with Taylor Morrison regarding outstanding funding requests. He was cautiously optimistic that all issues would be finalized. Ms. Lambrides asked if Ms. Carpenter would serve as CDD District Counsel once the litigation was completed. Mr. Flint stated it was up to the Board. If Ms. Carpenter was hired, she would serve as Special Counsel until the litigation was complete and then serve as District Counsel. If ARS was hired, there would be two attorneys for a period of time.

- Mr. Zimbardi felt this was not the right time to replace District Counsel as two different counsels would generate additional costs for the community and no one had history of what transpired in the community.

Mr. Eckert stated if the Board was negotiating with Taylor Morrison, Ms. Carpenter needed to be involved. Mr. Zimbardi suggested waiting a few months to see what transpired. Ms. Lambrides disagreed. She wanted a fresh approach; however, having two different attorneys would incur additional costs.

- Mr. Luddy asked if the District would be charged for an issue occurring in the past. *Mr. Eckert stated there must be an ongoing attorney/client relationship for him to charge the District; however, if the District hired new counsel and he was contacted by the District Manager or new counsel about a previous matter, he would do the research or answer the question at no charges.*
- Ms. Lambrides understood Ms. Reiss was familiar with the litigation, but was not an active participant. *Ms. Epstein confirmed Ms. Reiss was not involved.*

Ms. Epstein preferred Ms. Carpenter's firm due to their stronger background in CDDs than Ms. Reiss and their familiarity with Polk County. Mr. Reed asked if this justified the District paying Ms. Carpenter \$375 per month versus paying ARS \$225 per month. Ms. Epstein based her decision on the qualifications. Ms. Lambrides supported startups and preferred ARS. Mr. Zimbardi disagreed as the statutes related to CDDs was too confusing and he wanted a firm with that experience. Ms. Epstein, Mr. Reed and Mr. Luddy agreed.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor retaining Latham, Shuker, Eden & Beaudine, LLP to provide District Counsel Services was approved.

Ms. Reiss, Ms. Carpenter and Mr. d'Adesky were called back into the room and informed about the Board's decision.

Ms. Reiss thanked the Board for their time. Ms. Epstein wished Ms. Reiss good luck with her startup. Ms. Carpenter thanked the Board for their consideration and would send Mr. Flint their standard engagement letter. Mr. Flint advised against terminating Hopping, Green & Sams before the engagement letter with LSEB was signed as the District would be without representation. Ms. Carpenter suggested having the resignation effective when the engagement letter was signed.

On MOTION by Mr. Luddy seconded by Mr. Zimbardi with all in favor terminating Hopping, Green & Sams as District Counsel effective upon execution of the engagement letter with Latham, Shuker, Eden & Beaudine, LLP was approved.

Mr. Eckert reported the dismissal of the bond validation case was filed on December 3, 2018 as requested by the Board and asked the Board to approve the consent for substitution or withdrawal of their legal representation in the pending litigation. Ms. Carpenter stated she would file the substitution of Counsel. Discussion ensued.

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor the consent for Hopping, Green & Sams to withdraw from the pending litigation and substituting with Latham, Shuker, Eden & Beaudine, LLP was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with the Polk County Property Appraiser

Mr. Flint stated Chapter 197 of the Florida Statutes required the District to enter into agreements with the County tax collector and property appraiser to use the tax bill as the collection method for their assessments. They were allowed to charge up to 2% of the amount levied, but the agreement called for 1%. Ms. Carpenter requested the Board approve the agreement subject to her review.

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor approving the Non-Ad Valorem Assessment Administration Agreement with the Polk County Property Appraiser, subject to District Counsel review was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Budget Amendment

Ms. Epstein presented a memorandum from Mr. Eckert regarding tasks performed in Fiscal Year 2018.

In response to Board questions, Mr. Eckert stated his role in the aerator purchase and implementation was to assist the District Manager in dealing with location issues, construction contracts and providing legal advice. For the golf course issue, he assisted the District Manager with drafting golf cart policies for the use of golf carts on pond banks and tunnels and educating the community. Mr. Luddy asked if there were restrictions to using EVs in the tunnels. Mr. Eckert stated he would review the policy. Mr. Zimbardi appreciated the detail so the Board could understand the budget and going forward, stay within the budget.

ii. Discussion of Issues Related to Public Records Requests

This item was tabled until the next meeting.

B. Engineer

There being none, the next item followed.

C. District Manager**i. Approval of Check Register**

Mr. Flint presented the Check Register from November 20 through December 12, 2018 in the amount of \$277,896.94. There was a transfer of funds to the Trustee for assessment revenue collected by Polk County.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the Unaudited Financial Statements through November 30, 2018. Ms. Epstein questioned the special call on the Series 2012 bonds. Mr. Flint stated monies from residents who prepaid their debt assessment were remitted to the Trustee and either on November 1st or May 1st, a special call was made to pay down the principal.

On MOTION by Mr. Luddy seconded by Mr. Reed with all in favor the Financial Statements were accepted.

D. Field Manager**i. Field Manager's Report****ii. Customer Complaint Log**

Mr. Smith reviewed the Field Manager's Report, a copy of which was included in the agenda package. A checklist of completed items with the cost was included. Most items were completed in the last fiscal year and the remaining items, particularly ponds under water during the wet season that could not be accessed, which would be completed before the end of the dry season. Urgent items would be completed after prices were obtained. Mr. Flint noted no action from the Board was necessary. Phase I repairs were completed last fiscal year and staff would come back to the Board with the second phase. Mr. Smith noted the idea was to complete each phase until all repairs were made and the District Engineer certified them as complete. Some items were minor and did not need to be addressed at this time.

Ms. Epstein requested Ms. Leo attend the next meeting to present the proposals. Mr. Flint stated Ms. Leo could review the proposals in advance and attend the next meeting by phone to save money or the Engineer's Report could be moved to the beginning of the meeting. Mr. Smith would obtain individual prices, as many items were more expensive than others, such as a

damaged weir on Pond D-4; however, the water was still too high to make repairs. Mr. Flint pointed out it was common for weirs to get undermined and the pond could be dewatered to repair it.

Mr. Smith obtained options for soundproofing the aerators. Mr. Reed asked how bad the sound was. Mr. Smith stated depending on the location, some rattled more than others, but there were easy ways to reduce the noise of the air compressor, such adding vinyl panels inside of the box. Ms. Lambrides noted Amalfi Lane was complaining the most because units were installed behind homes. Mr. Smith received a complaint from a homeowner on Sorrento Road, across the golf course and after some adjustments there was a drastic decrease in the sound. Mr. Flint suggested sound suppression for this unit. *There was Board consensus for Mr. Smith to purchase a sound suppression kit for \$199.*

Mr. Flint received a complaint from Mr. Mizel regarding the condition of Pond B-1, but District Staff and Clarke noted no significant issues, so Mr. Mizel requested a fountain for the pond to help the quality of the water and make it aesthetically pleasing. Ms. Epstein voiced concern about setting a precedent if the fountain was installed, since no other ponds had a fountain. Mr. Flint stated the District could enter into a license agreement allowing the HOA to install, maintain and pay for the electricity for the fountain. Mr. Reed agreed the fountain would be aesthetically pleasing, but questioned the cost. After Mr. Flint estimated the fountain costing between \$25,000 and \$50,000, the Board declined with installing the fountain.

Mr. Smith reported Pond E-3 was stocked with 5,500 bluegills and 1,800 catfish. Mr. Flint stated in the spring the pond would be stocked with bass and two ponds in Poinciana West were also stocked with fish. Ms. Epstein recalled the Board wanted one pond with aerators and one without to see if there was a difference. Ms. Lambrides asked if there was a concern about people fishing in the ponds and removing the fish. Mr. Flint indicated the fishing was catch and release only.

Mr. Reed questioned the number of years GMS had field experience. Mr. Flint noted Mr. Scheerer, the lead Field Manager had over 30 years' experience and although Clayton Smith was new, his father Brian Smith was in the industry for a long time. Mr. Reed requested the District Engineer receive information from field staff on what was wrong with the ponds and if there were design issues. Mr. Flint stated GMS did not design the pond. Mr. Reed pointed out the District paid for the ponds. Mr. Eckert stated some ponds were acquired at the beginning and

some were dedicated to the District. Ms. Epstein asked if Mr. Reed wanted the District to receive money for the issues. Mr. Reed replied affirmatively.

Mr. Flint explained all ponds were conveyed by the developer to the CDD for ownership and maintenance, but were permitted by the Water Management District. The District Engineer evaluated each pond before they were turned over to the CDD to ensure they were built in accordance with accepted standards and complied with all necessary permits. Mr. Reed asked if the CDD Board was involved in the original construction of the ponds. Mr. Eckert recalled the CDD Board did not have any input into the design of the ponds. Mr. Reed wanted to ensure this issue did not occur in future ponds by having the ponds designed efficiently so residents were not responsible for future costs. Mr. Flint suggested asking the District Engineer.

Ms. Carpenter advised the Water Management District had authority under the statute to approve the design plan and, technically, the CDD did not have authority to tell the builder how to build the pond. Mr. Smith indicated when he performs pond inspections, if something was not working properly, he would bring it to the attention of the District Engineer. Mr. Reed noted Mr. Smith's experience was valuable, and a pond may appear to be correct, but there could be a problem in the long-term that residents were responsible for. Mr. Reed hoped their experience could be shared so it did not affect future ponds.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

Mr. Eckert stated he researched, at the Board's request, golf cart vehicles in the tunnels and according to District policy all vehicles were prohibited within the tunnels, except for motor vehicles licensed for use on public roadways and manufactured to be utilized by the public roadways. Motor vehicles with hinged doors, three wheeled vehicles and two wheeled vehicles such as mopeds and motorcycles were prohibited. A golf cart was defined as, "*A motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes, which was not capable of exceeding speeds of 20 miles-per-hour (mph) and does not exceed 78 inches in height. A golf cart also includes neighborhood electric vehicles and low speed vehicles, which were not capable of speeds exceeding 25 mph and which did not exceed 78 inches in height.*" Mr. Reed noted many residents had two and four door electrical vehicles. Ms. Lambrides requested a copy of the policy.

Mr. Reed asked if a Taylor Morrison representative was invited to CDD meetings and were attending. Mr. Flint stated Taylor Morrison received copies of agendas and meeting reminders, but surmised they did not attend meetings because of the transition. Typically, representatives of Evergreen and Taylor Morrison or AV Homes attended meetings and would invite them. Mr. Reed stated he wanted to speak to Taylor Morrison about funding the entire theater.

ELEVENTH ORDER OF BUSINESS

General Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – January 16, 2019

The next meeting was on January 16, 2019 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION V

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
MICHAEL G. CANDIOTTI
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
ANDREW C. D'ADESKY
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December 20, 2018

Board of Supervisors
Poinciana Community Development District
c/o George Flint, District Manager
Governmental Management Services - Central Florida, LLC
135 West Central Blvd., Suite 320
Orlando, Florida 32801
gflint@govmgtsvc.com

Re: **Engagement of Latham, Shuker, Eden & Beaudine, LLP to Provide
Legal Services to Poinciana Community Development District**

Dear Board of Supervisors:

This letter sets forth the terms and conditions under which Latham, Shuker, Eden & Beaudine, LLP (the "Firm") offers to serve as District Counsel to the Poinciana Community Development District (the "District"). We thank you for the opportunity to provide you with services and look forward to working with you and the other supervisors on the board of the District. Unless otherwise specifically indicated in this letter, for purposes of the engagement described herein, no person or entity other than the District shall be a client of the Firm for any purpose.

The scope of the services which the Firm will provide, the basis upon which it will charge fees therefor, and the other terms of this engagement are as follows:

1. Scope of Legal Services as District Counsel. The Firm will provide the District with services to include (but not be limited to) the following:

(a) Advise the District regarding general matters which come before the District.

LATHAM, SHUKER, EDEN & BEAUDINE, LLP

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- (b) Review of financing and re-financing transactions proposed for the District.
- (c) Review of financing and disclosure documents prepared in connection with bonds to be issued or re-structured by the District, as well as preparation of any issuer documents and due diligence review.
- (d) Provide required legal opinions in connection with the issuance or restructuring of bonds by the District; covering the organization and existence of the District; its authority to issue bonds and to enter into other related transactions; the authorization and execution of certain documents to be delivered by the District in connection with the issuance or restructuring of bonds; the enforceability of the agreements entered into by the District; to our actual knowledge, the absence or existence of any litigation affecting the District; and to our knowledge, the accuracy of information concerning the District contained in offering documents prepared in connection with the sale of bonds of the District.
- (e) Attend District board meetings; supply such staff support for the District as may be requested; advise the District on matters such as public records, sunshine law matters and public ethics matters; assist in the annual audit of the District, as requested; and otherwise assist and advise the District and its staff, as appropriate, in matters properly before or relating to the District.

In addition to the above, the Firm will be available to consult with the District's board of supervisors, the District Manager, the District Engineer, and with representatives of Polk County, with regard to questions that may arise with regard to any District business, financing or outstanding or re-issued debt. Work performed hereunder shall be generally by direction of the chairman of the board of supervisors of the District or by the District Manager. Unless the Firm is directed otherwise with respect to a particular matter, all communications pertaining to the progress of any work performed hereunder shall be addressed to the chairman of the District or the District Manager, with copies to the other members if necessary or desirable. Flat fee billing arrangements may be negotiated for bond issues and refinancing/restructuring transactions.

2. Billing Practices and Fees. Our fees will be based upon the ethical rules governing our practice. The amount of each fee will be the fair value of the services provided, taking into account the time spent, the nature of the services performed, the expertise required, the size and scope of the matter, the results obtained, the emergency nature of any request for services by the District, and other relevant considerations. For most services rendered by the Firm, a primary determinant of fees will be the internally established hourly rates for each of the Firm's attorneys and paralegals. These hourly rates may be adjusted annually as determined by the Firm. Currently, the Firm's hourly rates range from \$90 per hour for our most junior paralegals to \$550 per hour

LATHAM, SHUKER, EDEN & BEAUDINE, LLP

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for our most experienced, specialized partners. I, along with an associate, will be the attorneys primarily responsible for providing the services to the District, although we will avoid performing duplicative services. My current rate for governmental work is \$375 per hour. I will be assisted by associate, Andrew d'Adesky, whose current rate is \$265 per hour. The public finance paralegals in our department have a current rate of \$105 per hour. Others within the Firm may assist us in the future at their normal hourly rates, if expertise in litigation, real estate, etc., or other legal areas is required. All fees for the District's bond financing and related work, that is expected to be reimbursable by the proceeds of the financing, shall not be billed until the time such financing is closed.

3. Costs and Expenses. In providing services to the District, the Firm will necessarily incur out of pocket expenses. The District will be required to reimburse the Firm for these expenses which may include, among others, communication costs (i.e., courier, long distance telephone charges, facsimile charges, etc.), document reproduction charges, filing fees, secretarial overtime when required by the matter's timing, and charges incurred in connection with computer research facilities. Internal Firm costs are invoiced at rates established by the Firm from time to time. A list of the current internal Firm cost rates is available upon request. It is Firm policy that any invoice from a third party vendor incurred on behalf of the District will be forwarded to you for direct payment by the District to the vendor.

4. Payment of Invoices. Unless otherwise agreed in writing with the District, the Firm renders monthly invoices specifying the services performed and expenses incurred. The amount reflected as due in each invoice is payable within thirty (30) days following receipt by the District. The Firm attempts to include disbursements in each invoice for the month following which such disbursements are incurred. However, given the nature of disbursements, some may not be immediately available, in which case they will be included within a subsequent invoice. The Firm also reserves the right to charge interest on past due invoice balances at an amount not to exceed one and one-half percent (1.5%) per month or the maximum amount permitted by Florida law, whichever is less. Any questions concerning an invoice rendered by the Firm should be referred to me as the account billing attorney or to the Managing Partner of the Firm.

5. Term. The Firm and the District expects this engagement to remain in effect for a period of time beginning at the date of the District's execution of this letter. The Firm will serve under this engagement letter at the pleasure of the District and/or the Firm, and the engagement may be terminated by the District or by the Firm at any time. The Firm shall be paid for all work performed through the date of termination and shall be paid for work on any and all bond issues (and/or re-structuring of bond issues) upon which it has rendered services (whether or not such issue or re-structuring has closed).

LATHAM, SHUKER, EDEN & BEAUDINE, LLP

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6. Adverse Representation. As you may know, the Firm has represented, currently represents, and will in the future represent, numerous other districts and state and local governments, as well as other private and governmental clients in real estate, bankruptcy, litigation, public finance matters and the like. Such other matters are unrelated to the representation described in this engagement letter. The Firm does not believe that its representation of such other districts would interfere with its current representation of the District as specified herein. However, because of the large number of such other clients, it is important to have a clear understanding which will govern our relationship. Our representation is based on the understanding that the Firm may undertake representation in the future of other clients in matters, including litigation, which may be adverse to the District or its primary developer, and that the District hereby consents to such representation.

Subject to sunshine law constraints, the Firm is subject to ethical rules which prohibit the disclosure of confidential information obtained in representing the District which could be used to the District's disadvantage in any such other representation, and the Firm will not take a position adverse to the District in any litigation or dispute arising directly out of any specific representation of the District. The Firm will advise the District, and withdraw from representation of the District, if representation of the District could adversely affect the judgment or quality of services to be rendered by the Firm in its representation of the District and/or result in a material, actual or perceived conflict of interest and/or if such representation has violated, violates, will violate or threatens to violate traditional ethical standards imposed by the rules regulating the Florida Bar, especially Rule 4-1.7, or violates any provisions of the Florida Statutes.

7. Scope of Services. You have retained the Firm to provide general legal representation in connection with the ongoing matters of the District. The District has not retained the Firm to provide legal representation or advice in any other area of law unrelated to the specific representation which the Firm hereby undertakes (for example, we are not providing litigation, bankruptcy or bond counsel services at this time). In the event a need arises in any other area, the Firm would be happy to discuss with you expanding the scope of its services consistent with the terms of this letter or recommending that special counsel be retained to advise the District on such matters. The Firm's limited engagement letter to the District for Special Counsel Services dated October 16, 2018, shall terminate upon the District's acceptance of this letter.


We apologize for the formality of this letter. However, we believe it is essential for the protection of both the District and the Firm to clearly specify the terms of our ongoing relationship. In light of the fact that we are requesting the District to signify its concurrence with the terms of this letter by signing below, the District is certainly welcome and is encouraged to have the terms of this letter reviewed by separate counsel.

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
Board of Supervisors
Poinciana Community Development District
December 20, 2018
Page 5

If the terms of this letter are acceptable to you, please sign this letter below and return this letter to my attention via email or facsimile.


We at the Firm look forward to serving as legal counsel for the Poinciana Community Development Direct.

Very truly yours,



Jan Albanese Carpenter, Esquire
For the Firm

**ACCEPTED AND AGREED TO:
POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

By: 

Print Name: Lita Epstein
Title: Chairman
Dated: 1/3/2019

SECTION VI

IN THE CIRCUIT COURT OF THE TENTH
JUDICIAL CIRCUIT OF FLORIDA, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2017-CA-003547

POINCIANA COMMUNITY)
DEVELOPMENT DISTRICT, a local unit)
of special-purpose government organized)
and existing under the laws of the State of)
Florida, and)

POINCIANA WEST COMMUNITY)
DEVELOPMENT DISTRICT, a local unit)
of special-purpose government organized)
and existing under the laws of the State of)
Florida,)

Plaintiffs,)

v.)

THE STATE OF FLORIDA, AND THE)
TAXPAYERS, PROPERTY OWNERS)
AND CITIZENS OF POINCIANA)
COMMUNITY DEVELOPMENT)
DISTRICT AND POINCIANA WEST)
COMMUNITY DEVELOPMENT)
DISTRICT, INCLUDING NON-)
RESIDENTS OWNING PROPERTY OR)
SUBJECT TO TAXATION THEREIN,)
AND OTHERS HAVING OR CLAIMING)
ANY RIGHTS, TITLE OR INTEREST IN)
PROPERTY TO BE AFFECTED BY THE)
ISSUANCE OF THE BONDS HEREIN)
DESCRIBED, OR TO BE AFFECTED IN)
ANY WAY THEREBY,)

Defendants.)

**MOTION OF HOPPING GREEN & SAMS, P.A. FOR SUBSTITUTION OF COUNSEL
FOR PLAINTIFF POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

Hopping Green & Sams, P.A. (“HGS”), pursuant to Rule 2.505(e)(2) and (f)(2), Florida Rules of Judicial Administration, files this Motion for Substitution of Counsel for Plaintiff Poinciana Community Development District (“PCDD”).¹ In so doing, HGS states the following:

1. HGS is currently counsel of record for Plaintiff in the above-styled matter.²

2. On December 19, 2018, Plaintiff PCDD voted to retain the Law Firm of Latham Shuker Eden & Beaudine, LLP (“Latham Firm”) to replace HGS as general counsel to the District. PCDD authorized execution of a fee agreement with the Latham Firm. The PCDD also authorized the Latham Firm to substitute for HGS as its litigation counsel in the above-styled lawsuit should that become necessary due to a future filing. This vote and determination was made on the record at the public meeting of the PCDD on December 19, 2018. PCDD also notified HGS in the public meeting on December 19, 2018, that HGS may no longer serve as PCDD’s counsel in this or any other matter or proceeding upon the execution of the fee agreement with the Latham firm.

3. PCDD and the Latham Firm have since executed a fee agreement for the above referenced representation.

4. Pursuant to Rule 2.505(e)(2), Fla. R. J. Admin, and as evidenced by the signature of its authorized representative below, PCDD consents to this substitution of counsel.

WHEREFORE Hopping Green & Sams, P.A., respectfully requests this Court to grant its Motion for Substitution as counsel for PCDD, thereby allowing the Latham Firm to be

¹ HGS also represents plaintiff Poinciana West Community Development District (“PWCDD”) in this case; HGS intends to continue representing PWCDD herein notwithstanding the requested substitution of counsel for PCDD.

² Although this case was dismissed on December 3, 2018, Defendants William Mann, Brenda Taylor, and William Wynn filed a Motion to Tax costs on January 2, 2019, which will need to be resolved by the Court in due course. *See* Fla. R. Jud. Admin. 2.505(f)(3). It is anticipated that proposed substitute counsel will handle the Motion to Tax costs for PCDD.

substituted in place of HGS for further proceedings in this action; to relieve HGS and its attorneys who appeared herein from any responsibility to PCDD for further proceedings in this case; and to order such other and further relief as the Court may deem just under the circumstances.

Respectfully submitted this ___ day of January, 2018.

HOPPING GREEN & SAMS, P.A.

/s/ DRAFT


Joseph A. Brown (FBN 25765)
josephb@hgslaw.com
Mohammad O. Jazil (FBN 72556)
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119 South Monroe Street, Suite 300
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(850) 224-8551 (facsimile)

and

Robert C. Gang (FBN 622052)
GangR@gtlaw.com
GREENBERG TRAUIG, LLP
Florida Bar No. 622052
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(305) 579-0886 (telephone)
(305) 961-5886 (facsimile)

ATTORNEYS FOR POINCIANA COMMUNITY
DEVELOPMENT DISTRICT AND POINCIANA
WEST COMMUNITY DEVELOPMENT
DISTRICT

POINCIANIA COMMUNITY
DEVELOPMENT DISTRICT

By: 
Its: District Manager and Secretary
George S. Flint

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was served via transmission of a Notice of Electronic Filing through the Court's E-filing Portal to the following on this __ day of January, 2019:

J. Carter Andersen
Harold D. Holder
Caitlyn E. Parsley
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
candersen@bushross.com
hholder@bushross.com
cparsley@busross.com
ksalter@bushross.com
aflowers@bushross.com

*Counsel for Defendants William Mann,
Williams Wynn, and Brenda Taylor*

Jan Albanese Carpenter
Jonathan Stimler
Latham Shuker Eden & Beaudine, LLP
111 N Magnolia Avenue, Suite 1400
Orlando, FL 32801
jcarpenter@lseblaw.com

*Proposed Substitute Counsel for
Poinciana Community Development District*

Victoria J. Avalon
Assistant State Attorney
P.O. Box 9000-SA
Bartow, FL 33831-9000
vavalon@sao10.com

Counsel for The State Of Florida

Martin Kessler, Pro se.
759 Largo Pass
Poinciana, Florida 34759
mdk4130@aol.com

/s/ Joseph A Brown
Attorney

SECTION VII

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") ESTABLISHING THE SOLIVITA THEATER ADVISORY COMMITTEE; PROVIDING THE PURPOSE OF THE COMMITTEE; PROVIDING FOR THE COMMITTEE COMPOSITION AND METHOD FOR APPOINTMENT; PROVIDING FOR SUNSETTING OF THE COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District is authorized to provide recreation facilities and programs under Section 190.012, Florida Statutes; and

WHEREAS; the District desires to consider the construction or acquisition of a theatre building within the District, and seeks information concerning the need, interest and feasibility of such a project by the District (and perhaps with other entities); and

WHEREAS, it is in the best interest of the District to create the Solivita Theatre Advisory Committee (the "Committee") to provide advice and recommendations to the Board of Supervisors of the District on such need, interest and feasibility of the construction/acquisition of a proposed theater building and operation within the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the District as follows:

1. The recitals set forth above are hereby adopted as findings of the District and are incorporated herein by reference.

2. The Solavita Theatre Advisory Committee (the "Committee") is hereby established and shall governed by the terms and conditions of this resolution.

3. Purpose and Objectives of the Committee

a. The purpose of the committee shall be to serve the District in an advisory capacity with respect to the need for, interest in and feasibility of a theatre within the community. The Committee shall act solely in an advisory capacity to the Board of Supervisors and in conjunction with the District Manager, District Engineer and District Counsel. The District Manager shall serve as liaison between the Committee and the Board of Supervisors, promoting the objectives stated herein. The objectives of the Committee are as follows:

- i. Mission for theatre (economic, cultural, other?)
- ii. Identification of community stakeholders
- iii. Theatre programming and market needs
- iv. Land availability
- v. Ownership options
- vi. Management options
- vii. Financial feasibility and financing options

- b. That all activities and meetings of the Committee shall fully comply with the Government in The Sunshine Law and Public Records Law and all requirements thereof as set forth in Chapters 119 and 286, Florida Statutes and the Rules of the District. The Committee and its members shall not provide input to the Board of Supervisors other than at a publicly noticed meeting of the District, or through the District Manager, to assure compliance with the above laws.
- c. That regular meetings shall be held as needed on a specific date, time and location as determined by the Committee and the District. Special meetings may be held at any time or place at the call of the Chairman or District Manager. These meetings will be publicly noticed and the public may attend, but may not participate in the meetings.
- d. Recommendations will be provided to the Board of Supervisors on the following dates:
 - 1. _____
 - 2. _____
 - 3. _____

[dates certain are set to be sure the Committee acts promptly, and the board is ready to accept the recommendations]

- e. That the committee shall terminate automatically without need for further resolution nor action of the Committee or the District on the earlier of: two (2) years from the date of this Resolution, or the date on which the District approves the construction/acquisition of a theatre. The date of termination of the Committee may be extended by further resolution of the District

4. Composition, Term and Procedures

- a. The committee shall consist of eleven (11) members, selected by the Board of Supervisors. Committee members should have the expertise necessary to accomplish the District's objectives, a reputation for integrity and community service and an interest or experience in the area of theatre, construction or other, related field. Each member of the Board of Supervisors shall recommend two Committee members, and the Board of Supervisors shall appoint one member of the Committee at large. The term for the committee members shall not exceed [180 days] from the date of the first meeting. Members of the Committee shall serve at the pleasure of the Board of Supervisors.
- b. If there is a vacancy on the Committee, the Supervisor for that appointee (or the District, in the case of the at-large appointee) shall appoint a replacement through the end of the unexpired term. In the event that Supervisor does not fill the vacant seat within thirty (30) days, the Board shall fill the vacancy.
- c. A quorum for each Committee meeting or action shall be six (6) members. The Committee shall, by majority vote, select a Chairperson and Vice-Chairperson

from among its members. The term for such offices shall be for (6) months. These officers may be re-elected for a total of two (2) terms. A vote or other action of the Committee shall proceed with a majority of the members present at the meeting. In the event of a tie vote at any meeting, the Chairman of the Committee, or Vice Chairman, if the Chairman is not present, shall determine the deciding vote.

- d. Two consecutive absences by a Committee member will be deemed as a resignation from the Committee, and the Committee member's position shall be considered vacant. A new appointment shall be made as set forth herein.
- e. The Committee is hereby authorized and empowered to adopt by-laws, and to promulgate such Committee rules and regulations as deemed necessary to effect the stated goals and objectives of said Committee.
- f. Members and officers of the Committee shall serve without compensation of any kind.
- g. No member or officer of the Committee shall be held liable, individually or jointly with any other Committee member, office or officers, for any act or omission occurring within the scope of lawful activities of the Committee.

5. The provisions of this Resolution may be amended from time to time in whole or in part, by adoption of a subsequent Resolution by the Board of Supervisors.

6. If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity shall not be construed as to render invalid the remaining sections, sentences, clauses, or provisions of this Resolution.

7. That this Resolution shall take effect immediately upon its adoption and filing pursuant to law.

DONE AND ADOPTED in regular session this _____ day of _____, 2019.

ATTEST:

BOARD OF SUPERVISORS
POINCIANA COMMUNITY
DEVELOPMENT DISTRICT,
POLK COUNTY, FLORIDA

Secretary

BY: _____
Chair/Vice Chair

SECTION VIII

RESOLUTION NO. 2019 – 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS ON THE PLAT ENTITLED "SOLIVITA - PHASE 5H UNIT 1" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Poinciana Community Development District ("District"), is a local unit of special-purpose government created and established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"); and

WHEREAS, the District has been created and established for the purpose of delivering certain community development services and facilities for the benefit of the land owners and residents of the District: and

WHEREAS, Polk County has requested affirmation of the District's intention to own tracts or easements dedicated to the District within the boundaries of the plat entitled SOLIVITA - PHASE 5H UNIT 1, hereinafter referred to as the "Plat", which is currently being developed by Avatar Properties, Inc., a Florida corporation (the "Developer"); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Poinciana Community Development District that:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS. To the extent necessary or otherwise required by the County, the District hereby affirms its intention to accept or otherwise own the dedicated tracts and easements, as depicted on the Plat, subject to compliance with the Developer's compliance with the District's procedure for acceptance of such dedications.

SECTION 3. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's acceptance of the Plat and in furtherance of the District's approval of the dedications contained in the Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Poinciana Community Development District.

PASSED AND ADOPTED this ____th day of _____, 2019.

Attest:

**BOARD OF SUPERVISORS OF
THE POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

EXHIBIT "A"

Solivita – Phase 5 H unit 1 Plat

SOLIMITA - PHASE 5H - UNIT 1

VICINITY MAP

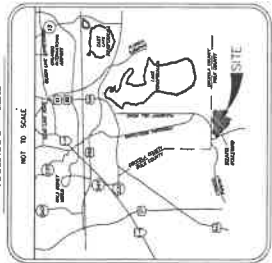


TABLE OF COMMENTS. Lists various sheets and their corresponding comments regarding boundary details and easements.



LEGEND AND ABBREVIATIONS

- Legend and abbreviations list including symbols for easements, easement areas, and other survey features.

NOTICE: THIS PLAN IS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT... A PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ACT.

EXCISE HAZARD WARNING. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT... THE PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ACT.



LEGAL DESCRIPTION. A certain parcel of land known as Solimita, Phase 5H, Unit 1, located in the City of Jacksonville, Duval County, Florida...

LEGAL DESCRIPTION (continued). Detailed description of the property boundaries, easements, and survey data, including bearings and distances for various lines and points.

PLAT NOTES. 1. Survey was conducted on 10/26/11... 2. All lots measuring corners are metal witness rod corners...

PLAT NOTES (continued). Additional notes regarding the survey, including references to other plat documents and specific survey details.

KNOW ALL MEN BY THESE PRESENTS, that MASA DEVELOPMENT, INC., a Florida corporation... has caused these plats to be signed and attested by the officer named below.

STATE OF FLORIDA COUNTY OF JACKSONVILLE BOARD OF COUNTY COMMISSIONERS. This plat is hereby approved by the Board of County Commissioners...

STATE OF FLORIDA COUNTY OF JACKSONVILLE BOARD OF COUNTY COMMISSIONERS. This plat is hereby approved by the Board of County Commissioners...

STATE OF FLORIDA COUNTY OF JACKSONVILLE BOARD OF COUNTY COMMISSIONERS. This plat is hereby approved by the Board of County Commissioners...

PLAT BOOK PAGE SOLIMITA - PHASE 5H. This page is a duplicate of the previous page, containing the same legal descriptions and survey data.

PLAT BOOK PAGE SOLIMITA - PHASE 5H (continued). Continuation of the legal descriptions and survey data from the previous page.

PLAT BOOK PAGE SOLIMITA - PHASE 5H (continued). Continuation of the legal descriptions and survey data from the previous page.

PLAT BOOK PAGE SOLIMITA - PHASE 5H (continued). Continuation of the legal descriptions and survey data from the previous page.

PLAT BOOK PAGE SOLIMITA - PHASE 5H (continued). Continuation of the legal descriptions and survey data from the previous page.

SECTION IX

SECTION C

SECTION 1

Poinciana Community Development District

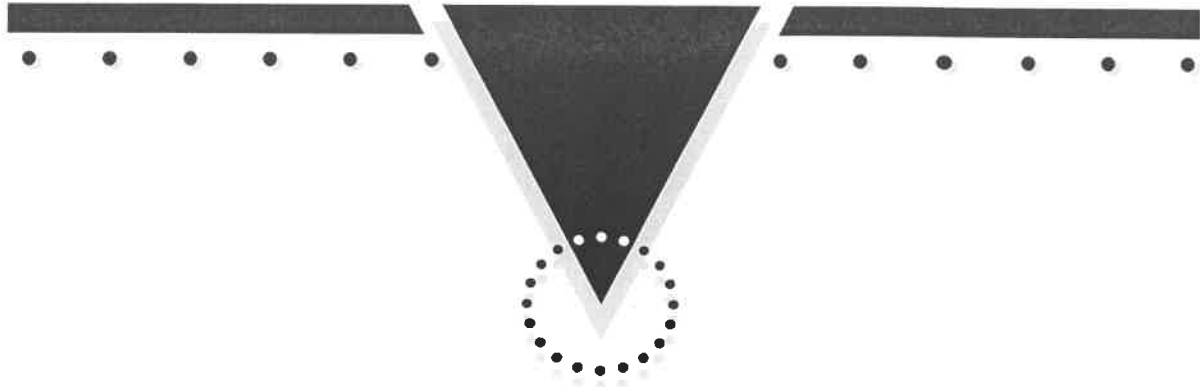
Summary of Check Register

December 12, 2018 to January 8, 2019

Fund	Date	Check No.'s	Amount
General Fund	12/14/18	2726-2730	\$ 18,076.02
	12/20/18	2731-2732	\$ 21,199.99
	12/27/18	2733-2734	\$ 11,000.80
	1/1/19	2735	\$ 1,008,171.82
			\$ 1,058,448.63
Payroll	<u>November 2018</u>		
	Anthony Reed	50045	\$ 84.70
	Michael Luddy	50046	\$ 184.70
			\$ 269.40
	<u>December 2018</u>		
	Anthony Reed	50047	\$ 84.70
	Lita Epstein	50048	\$ 184.70
	Michael Luddy	50049	\$ 184.70
	Robert Zimbardi	50050	\$ 184.70
			\$ 638.80
			\$ 1,059,356.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.#
12/14/18	00004	12/01/18	3235	201812	320-53800-46200	LAWN MAINTENANCE DEC18		*	11,970.42	
12/14/18	00010	11/27/18	6-381-19	201811	310-51300-42000	FLORALAWN 2, LLC		*	169.10	11,970.42 002726
12/14/18	00001	12/13/18	42	201810	310-51300-31700	FEDEX		*	5,000.00	169.10 002727
12/14/18	00017	12/05/18	2132308	201811	310-51300-31100	FY19 ASSESSMENT ROLL CERT		*	590.00	5,000.00 002728
12/14/18	00005	12/02/18	10606010	201811	310-51300-48000	GOVERNMENTAL MANAGEMENT SERVICES-CF		*	590.00	590.00 002729
12/20/18	00009	12/17/18	2689	201812	320-53800-47000	GAI CONSULTANTS, INC		*	346.50	590.00 002730
12/20/18	00011	12/17/18	1004728	201812	320-53800-47100	THE LEDGER		*	8,616.66	346.50 002731
12/27/18	00010	12/18/18	6-402-72	201812	310-51300-42000	AQUATIC SERVICES DEC18		*	12,583.33	8,616.66 002732
12/27/18	00002	12/21/18	104459	201811	310-51300-31500	CLARKE AQUATIC SERVICES, INC.		*	178.50	12,583.33 002733
1/01/19	00013	1/01/19	01012019	201901	300-20700-10000	MOSQUITO MGMT SERV DEC18		*	10,822.30	178.50 002734
						CLARKE ENVIRONMENTAL MOSQUITO		*	1,008,171.82	10,822.30 002735
						FEDEX		*		1,008,171.82 002735
						GENERAL COUNSEL NOV18		*		
						HOPPING GREEN & SAMS		*		
						FY19 DEBT SERVICE ASSESS		*		
						POINCIANA CDD C/O USBANK		*		
						TOTAL FOR BANK A			1,058,448.63	
						TOTAL FOR REGISTER			1,058,448.63	

SECTION 2



Poinciana
Community Development District

Unaudited Financial Reporting
December 31, 2018



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund Income Statement
3	<hr/>	Debt Service Income Statement
4	<hr/>	Month to Month
5	<hr/>	FY19 Assessment Receipt Schedule

Poinciana
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2018

	General Fund	Debt Service Fund	Totals 2019
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$1,705,664	---	\$1,705,664
MONEY MARKET ACCOUNT	\$52,438	---	\$52,438
CERTIFICATE OF DEPOSIT	\$108,996	---	\$108,996
<u>INVESTMENTS</u>			
SERIES 2012A-1 & A-2			
RESERVE A-1	---	\$535,748	\$535,748
RESERVE A-2	---	\$322,618	\$322,618
REVENUE	---	\$790,372	\$790,372
REDEMPTION A-1	---	\$926	\$926
REDEMPTION A-2	---	\$4,285	\$4,285
DUE FROM DEVELOPER	\$126,988	---	\$126,988
DUE FROM GENERAL FUND	---	\$1,008,172	\$1,008,172
TOTAL ASSETS	<u>\$1,994,085</u>	<u>\$2,662,120</u>	<u>\$4,656,205</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$119,884	---	\$119,884
DUE TO DEBT SERVICE	\$1,008,172	---	\$1,008,172
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2012A-1 & A-2	---	\$2,662,120	\$2,662,120
OPERATING RESERVE	\$155,224	---	\$155,224
UNASSIGNED	\$710,805	---	\$710,805
TOTAL LIABILITIES & FUND EQUITY	<u>\$1,994,085</u>	<u>\$2,662,120</u>	<u>\$4,656,205</u>

Poinciana

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
ASSESSMENTS - TAX COLLECTOR	\$465,755	\$412,636	\$412,636	\$0
ASSESSMENTS - DIRECT BILLED	\$58,281	\$58,281	\$58,281	\$0
ASSESSMENTS - DEVELOPER	\$96,604	\$96,604	\$96,604	\$0
INTEREST	\$3,500	\$875	\$700	(\$175)
TOTAL REVENUES	\$624,140	\$568,396	\$568,221	(\$175)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$3,000	\$1,400	\$1,600
FICA EXPENSE	\$918	\$230	\$107	\$122
ENGINEERING	\$18,000	\$4,500	\$738	\$3,763
ATTORNEY	\$30,000	\$7,500	\$13,178	(\$5,678)
ARBITRAGE	\$450	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$1,250	\$1,300	(\$50)
ANNUAL AUDIT	\$3,590	\$0	\$0	\$0
TRUSTEE FEES	\$7,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$45,000	\$11,250	\$11,250	\$0
INFORMATION TECHNOLOGY	\$1,500	\$375	\$375	\$0
TELEPHONE	\$100	\$25	\$17	\$8
POSTAGE	\$2,400	\$600	\$818	(\$218)
PRINTING & BINDING	\$2,700	\$675	\$247	\$428
INSURANCE	\$15,447	\$15,447	\$13,811	\$1,636
LEGAL ADVERTISING	\$3,500	\$875	\$347	\$529
OTHER CURRENT CHARGES	\$100	\$25	\$0	\$25
OFFICE SUPPLIES	\$300	\$75	\$19	\$56
PROPERTY APPRAISER	\$9,628	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD MANAGEMENT	\$10,000	\$2,500	\$2,500	\$0
ELECTRIC	\$2,000	\$500	\$271	\$229
LANDSCAPE MAINTENANCE	\$143,645	\$35,911	\$35,911	(\$0)
AQUATIC CONTROL MAINTENANCE	\$98,000	\$24,500	\$25,850	(\$1,350)
AQUATIC MIDGE MANAGEMENT	\$172,800	\$43,200	\$37,750	\$5,450
R&M DRAINAGE	\$3,000	\$750	\$0	\$750
R&M MULCH	\$4,500	\$1,125	\$0	\$1,125
R&M PLANT REPLACEMENT	\$4,060	\$1,015	\$0	\$1,015
STORM STRUCTURES REPAIRS	\$50,000	\$12,500	\$0	\$12,500
CONTINGENCY	\$10,000	\$2,500	\$0	\$2,500
CAPITAL OUTLAY	\$20,000	\$5,000	\$5,857	(\$857)
TOTAL EXPENDITURES	\$680,813	\$180,503	\$156,920	\$23,582
EXCESS REVENUES (EXPENDITURES)	(\$56,673)		\$411,301	
FUND BALANCE - BEGINNING	\$56,673		\$299,505	
FUND BALANCE - ENDING	\$0		\$710,805	

Poinciana

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012A-1 & A-2

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX COLLECTOR	\$1,404,442	\$1,258,242	\$1,258,242	\$0
ASSESSMENTS - DIRECT BILLED	\$313,990	\$313,990	\$313,990	\$0
INTEREST	\$0	\$0	\$1,031	\$1,031
TOTAL REVENUES	\$1,718,432	\$1,572,232	\$1,573,263	\$1,031
<u>EXPENDITURES:</u>				
ADMINISTRATIVE				
PROPERTY APPRAISER	\$28,380	\$0	\$0	\$0
SERIES 2012A-1				
SPECIAL CALL - 11/1	\$0	\$0	\$5,000	(\$5,000)
INTEREST - 11/1	\$209,850	\$209,850	\$209,850	\$0
PRINCIPAL - 05/1	\$600,000	\$0	\$0	\$0
INTEREST - 05/1	\$209,850	\$0	\$0	\$0
SERIES 2012A-2				
INTEREST - 11/1	\$160,425	\$160,425	\$160,419	\$6
PRINCIPAL - 05/1	\$285,000	\$0	\$0	\$0
INTEREST - 05/1	\$160,425	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,653,930	\$370,275	\$375,269	(\$4,994)
EXCESS REVENUES (EXPENDITURES)	\$64,502		\$1,197,995	
FUND BALANCE - BEGINNING	\$612,054		\$1,464,125	
FUND BALANCE - ENDING	\$676,556		\$2,662,120	

Poinciana
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX COLLECTOR	\$0	\$86,967	\$325,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,656
ASSESSMENTS - DIRECT BILLED	\$0	\$58,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,281
ASSESSMENTS - DEVELOPER	\$0	\$96,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,604
INTEREST	\$192	\$263	\$244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
TOTAL REVENUES	\$192	\$242,116	\$325,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$568,221
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
FICA EXPENSE	\$0	\$15	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
ENGINEERING	\$148	\$590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$738
ATTORNEY	\$454	\$12,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,178
ARBITRAGE	\$0	\$0	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250
INFORMATION TECHNOLOGY	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
TELEPHONE	\$0	\$13	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
POSTAGE	\$98	\$537	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$818
PRINTING & BINDING	\$135	\$11	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247
INSURANCE	\$13,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,811
LEGAL ADVERTISING	\$0	\$347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$1	\$0	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD MANAGEMENT	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
ELECTRIC	\$86	\$91	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271
LANDSCAPE MAINTENANCE	\$11,970	\$11,970	\$11,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,911
AQUATIC CONTROL MAINTENANCE	\$8,617	\$8,617	\$8,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,850
AQUATIC MIDGE MANAGEMENT	\$12,583	\$12,583	\$12,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,750
R&M DRAINAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R&M MAUGH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R&M PLANT REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STORM STRUCTURES REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$5,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,857
TOTAL EXPENDITURES	\$64,109	\$52,823	\$39,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,920
EXCESS REVENUES/(EXPENDITURES)	\$563,917	\$189,292	\$285,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$411,301

**Poinciana
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENTS FY2019 RECEIPTS

MAINTENANCE

GROSS ASSESSMENTS \$ 499,824.26
CERTIFIED NET ASSESSMENTS \$ 469,834.80
100%

DATE	CHECK NO	GROSS ASSESSMENTS RECEIVED	DISCOUNTS	COMMISSIONS PAID	INTEREST INCOME	NET ASSESSMENTS RECEIVED	GENERAL FUND
11/14/18	ACH	\$ 907.08	\$ 36.30	\$ 17.42	\$ -	\$ 853.36	\$ 853.36
11/20/18	ACH	\$ 9,115.52	\$ 453.33	\$ 173.24	\$ -	\$ 8,488.95	\$ 8,488.95
11/23/18	ACH	\$ 11,187.32	\$ 447.70	\$ 214.79	\$ -	\$ 10,524.83	\$ 10,524.83
11/30/18	ACH	\$ 71,319.96	\$ 2,850.71	\$ 1,369.39	\$ -	\$ 67,099.86	\$ 67,099.86
12/11/18	ACH	\$ 120,567.10	\$ 4,823.00	\$ 2,314.88	\$ -	\$ 113,429.22	\$ 113,429.22
12/28/18	ACH	\$ 225,586.96	\$ 9,015.68	\$ 4,331.43	\$ -	\$ 212,239.85	\$ 212,239.85
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COLLECTED		\$ 438,683.94	\$ 17,626.72	\$ 8,421.15	\$ -	\$ 412,636.07	\$ 412,636.07
PERCENTAGE COLLECTED							88%

DEBT SERVICE

GROSS ASSESSMENTS \$ 1,517,469.41
CERTIFIED NET ASSESSMENTS \$ 1,426,421.25
100%

DATE	CHECK NO	GROSS ASSESSMENTS RECEIVED	DISCOUNTS	COMMISSIONS PAID	INTEREST INCOME	NET ASSESSMENTS RECEIVED	DEBT SERVICE FUND
11/14/18	ACH	\$ 3,004.74	\$ 120.18	\$ 57.69	\$ -	\$ 2,826.87	\$ 2,826.87
11/20/18	ACH	\$ 26,524.56	\$ 1,320.07	\$ 504.09	\$ -	\$ 24,700.40	\$ 24,700.40
11/23/18	ACH	\$ 33,113.75	\$ 1,324.44	\$ 635.79	\$ -	\$ 31,153.52	\$ 31,153.52
11/30/18	ACH	\$ 203,421.54	\$ 8,126.15	\$ 3,905.91	\$ -	\$ 191,389.48	\$ 191,389.48
12/11/18	ACH	\$ 360,736.57	\$ 14,422.53	\$ 6,926.28	\$ -	\$ 339,387.76	\$ 339,387.76
12/28/18	ACH	\$ 710,820.68	\$ 28,387.97	\$ 13,648.65	\$ -	\$ 668,784.06	\$ 668,784.06
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COLLECTED		\$ 1,337,621.84	\$ 53,701.34	\$ 25,678.41	\$ -	\$ 1,258,242.09	\$ 1,258,242.09
PERCENTAGE COLLECTED							88%

DIRECT BILLED ASSESSMENTS

TAYLOR MORRISON		\$372,271.37		\$58,281.12		\$313,990.25	
------------------------	--	---------------------	--	--------------------	--	---------------------	--

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE
11/2/18	12/1/18	58234	\$ 186,135.69	\$ 186,135.69	\$ 29,140.56	\$ 156,995.13
11/2/18	2/1/19	58234	\$ 93,067.84	\$ 93,067.84	\$ 14,570.28	\$ 78,497.56
11/2/18	5/1/19	58234	\$ 93,067.84	\$ 93,067.84	\$ 14,570.28	\$ 78,497.56
			\$ 372,271.37	\$ 372,271.37	\$ 58,281.12	\$ 313,990.25

SECTION D

SECTION 1

Poinciana Community Development District



January 16, 2019

Clayton Smith - Field Services Manager

GMS

Poinciana
Community Development District

Field Management Report

January 16, 2019

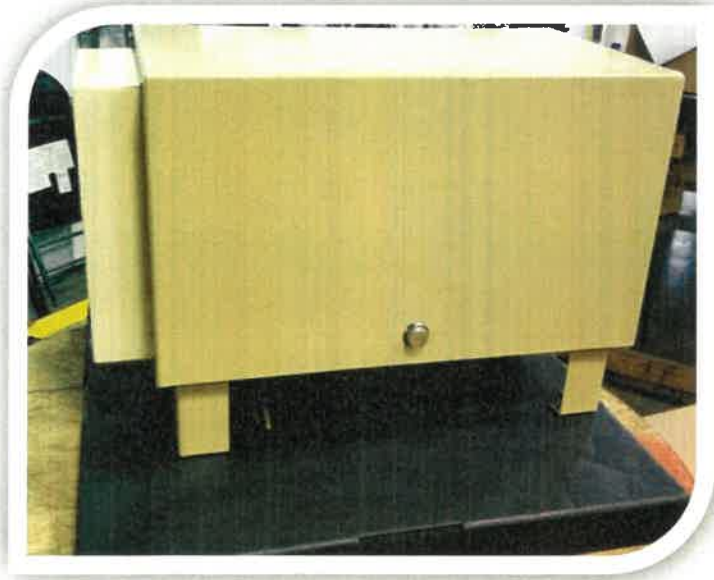
To: George Flint
District Manager
From: Clayton Smith
Field Services Manager

RE: Poinciana CDD – January 16, 2019

The following is a summary of items related to the field operations and management of the Poinciana Community Development District.

In Progress

Soundproofing Kit Test



✚ Soundproofing kit has been ordered and will be installed once it arrives.

Aerator Maintenance

✚ Maintenance of aerator systems is ongoing.



In Progress

Engineer's Report

- ✚ Many of the most urgent items have been assessed and will be priced to complete these action items.



- ✚ Water levels have dropped enough to allow access to the issues.
- ✚ All work is expected to be completed by the end of the dry season.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-913-2960, or by email at csmith@gmscfl.com Thank you.

Respectfully,
Clayton Smith



PCDD Monthly Treatment Report

Date between : 12/1/2018 and 12/31/2018

Customer Site ID	Treatment Date	Condition/Weeds Treated
10-A	12/6/18	Clean
10-B	12/6/18	Clean
A-1	12/12/18	Filamentous
A-1	12/12/18	Hydrilla
A-11	12/6/18	Clean
A-12	12/13/18	Clean
A-13	12/13/18	Clean
A-2	12/6/18	Alligator Weed
A-2	12/6/18	Pennywort
A-2	12/6/18	Shoreline Grasses
A-20	12/12/18	Alligator Weed
A-20	12/12/18	Filamentous
A-20	12/12/18	Pennywort
A-20	12/12/18	Shoreline Grasses
A-21	12/17/18	Azolla
A-21	12/17/18	Filamentous
A-22	12/13/18	Clean
A-3	12/6/18	Clean
A-4	12/6/18	Clean
A-5	12/6/18	Clean
A-6	12/6/18	Clean
A-7	12/6/18	Clean
A-8	12/13/18	Clean
A-9	12/6/18	Clean
B-1	12/12/18	Alligator Weed
B-1	12/12/18	Filamentous
B-1	12/12/18	Pennywort
B-1	12/12/18	Planktonic
B-1	12/12/18	Shoreline Grasses
B-11	12/6/18	Clean
B-15	12/6/18	Clean
B-16	12/6/18	Clean
B-6	12/11/18	Clean
C-1	12/10/18	Alligator Weed
C-1	12/10/18	Pennywort
C-1	12/10/18	Shoreline Grasses
C-10	12/12/18	Alligator Weed
C-10	12/12/18	Cattail
C-10	12/12/18	Filamentous
C-10	12/12/18	Hydrilla
C-10	12/12/18	Pennywort
C-10	12/12/18	Shoreline Grasses
C-11	12/17/18	Duckweed
C-11	12/17/18	Filamentous

Clarke Monthly Treatment Report September 2014

C-12	12/7/18	Alligator Weed
C-12	12/7/18	Cattail
C-12	12/7/18	Pennywort
C-12	12/7/18	Shoreline Grasses
C-13	12/7/18	Clean
C-14	12/7/18	Clean
C-15	12/6/18	Alligator Weed
C-15	12/6/18	Pennywort
C-15	12/6/18	Salvinia
C-15	12/6/18	Shoreline Grasses
C-16	12/7/18	Clean
C-17	12/7/18	Clean
C-18	12/7/18	Clean
C-19	12/17/18	Duckweed
C-19	12/17/18	Filamentous
C-19	12/17/18	Salvinia
C-2	12/10/18	Clean
C-20	12/12/18	Filamentous
C-20	12/12/18	Hydrilla
C-3	12/11/18	Clean
C-6	12/12/18	Alligator Weed
C-6	12/12/18	Cattail
C-6	12/12/18	Chara spp.
C-6	12/12/18	Filamentous
C-6	12/12/18	Pennywort
C-6	12/12/18	Primrose
C-6	12/12/18	Shoreline Grasses
C-6B	12/12/18	Alligator Weed
C-6B	12/12/18	Chara spp.
C-6B	12/12/18	Filamentous
C-6B	12/12/18	Pennywort
C-6B	12/12/18	Shoreline Grasses
C-8	12/6/18	Alligator Weed
C-8	12/6/18	Pennywort
C-8	12/6/18	Shoreline Grasses
C-9	12/7/18	Clean
D-1	12/7/18	Alligator Weed
D-1	12/7/18	Pennywort
D-1	12/7/18	Shoreline Grasses
D-10	12/7/18	Clean
D-11	12/7/18	Alligator Weed
D-11	12/7/18	Cattail
D-11	12/7/18	Pennywort
D-11	12/7/18	Shoreline Grasses
D-11	12/7/18	Water Hyacinth
D-2	12/7/18	Alligator Weed
D-2	12/7/18	Pennywort
D-2	12/7/18	Shoreline Grasses

Clarke Monthly Treatment Report September 2014

D-3	12/7/18	Clean
D-4	12/7/18	Alligator Weed
D-4	12/7/18	Pennywort
D-4	12/7/18	Shoreline Grasses
D-5	12/7/18	Alligator Weed
D-5	12/7/18	Pennywort
D-5	12/7/18	Shoreline Grasses
D-6	12/7/18	Alligator Weed
D-6	12/7/18	Pennywort
D-6	12/7/18	Shoreline Grasses
D-7	12/7/18	Alligator Weed
D-7	12/7/18	Pennywort
D-7	12/7/18	Shoreline Grasses
D-8	12/7/18	Alligator Weed
D-8	12/7/18	Pennywort
D-8	12/7/18	Shoreline Grasses
D-9	12/7/18	Alligator Weed
D-9	12/7/18	Pennywort
D-9	12/7/18	Shoreline Grasses
E-1	12/10/18	Clean
E-11	12/10/18	Clean
E-18	12/10/18	Clean
E-19	12/10/18	Clean
E-2	12/10/18	Clean
E-21	12/10/18	Clean
E-3	12/10/18	Clean
E-31	12/10/18	Clean
E-5	12/10/18	Clean
E-6	12/10/18	Clean
E-8	12/10/18	Clean
F-7	12/10/18	Clean
POND B-5	12/11/18	Clean



Poinciana Community Development District
Monthly Midge Treatment Report
December 1, 2018- December 31, 2018

Night Truck Spray

- 32.1 Miles were sprayed

ATV ULV Spray

- 19.4 Miles were sprayed

Backpack Pellet Larvicide

- 34.5 Acres were treated

Boat Larvicide Treatments

- 20.03 Acres were treated



PCDD Monthly Midge Treatment Report
December 2018

Customer	Route	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
PCDD TRUCK ULV	Venezia	12/4/18	12/4/18	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	12/4/18	12/4/18	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	12/4/18	12/4/18	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	12/4/18	12/4/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	12/4/18	12/4/18	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	12/4/18	12/4/18	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	12/4/18	12/4/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Portifino	12/4/18	12/4/18	1.2	mi	0.27	gal
PCDD ATV ULV	ATV-all ponds	12/6/18	12/6/18	8.9	mi	1.29	gal
PCDD TRUCK ULV	Venezia	12/9/18	12/9/18	2.5	mi	0.54	gal
PCDD TRUCK ULV	Bella Viana	12/9/18	12/9/18	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	12/9/18	12/9/18	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	12/9/18	12/9/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	12/9/18	12/9/18	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	12/9/18	12/9/18	2.6	mi	0.59	gal
PCDD TRUCK ULV	Capri	12/9/18	12/9/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Portifino	12/9/18	12/9/18	1.2	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	12/13/18	12/13/18	8.9	mi	1.31	gal
PCDD TRUCK ULV	Venezia	12/17/18	12/17/18	2.5	mi	0.52	gal
PCDD TRUCK ULV	Bella Viana	12/17/18	12/17/18	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	12/17/18	12/17/18	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	12/17/18	12/17/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	12/17/18	12/17/18	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	12/17/18	12/17/18	2.6	mi	0.57	gal
PCDD TRUCK ULV	Capri	12/17/18	12/17/18	0.8	mi	0.15	gal
PCDD TRUCK ULV	Portifino	12/17/18	12/17/18	1.2	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	12/19/18	12/19/18	1.6	mi	0.25	gal
Total For The Month				51.50	mi	9.83	gal
Abate 5% Pellets Larvicide Ponds				51.50			
A9, A10A, A10B, A11, A13		12/3/18	12/3/18	15	ac	120	lb
E3, C10		12/13/18	12/13/18	19.5	ac	156	lb
Total For The Month				34.50	ac	276.00	lb
Abate 4E Larvicide Ponds							
E3, C10		12/13/18	12/13/18	20.03	ac	30	oz
Total For The Month				20.03	ac	30.00	oz

SECTION 2

Customer Complaint Log Poinciana CDD

Date	Resident	Address	Pond	Contact	Complaint	Assigned To	Resolution	Date Resolved
1/3/19	Richard Torresi	376 Acadia Drive	C-20	863-427-2148	Algae on pond	Clayton Smith	Sprayed	1/7/19
1/3/19	George Leon	495 Barcelona Drive	P-D5	gleon@iuduro.ca	Algae on pond	Clayton Smith	Sprayed	1/7/19
1/4/19	Barbara Rhyne	324 Sorreto Road	E-21	863-427-3109	Littoral plants removed	Clayton Smith	Spoke with homeowner	1/7/19