

Poinciana
Community Development District

Agenda Package

April 17, 2019

AGENDA

Poinciana

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

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

April 10, 2019

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, April 17, 2019 at 11:00 AM at the Starlight Ballroom, 384 Village Drive, Poinciana, Florida.** Following is the advance agenda for the meeting:

Attorney-Client Session – 10:00 AM

1. Roll Call
2. Attorney-Client Session
3. Adjournment

Board of Supervisors Meeting – 11:00 AM

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the March 20, 2019 Meeting
5. Consideration of Resolution 2019-07 Designating Registered Agent & Office
6. Ratification of Second Amendment to Agreement with GMS-CF, LLC
7. 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
 - Proposal from All Terrain Tractor Service, Inc. for Various Stormwater Pond Repairs
 - ii. Customer Complaint Log
8. Supervisor's Requests
9. Other Business
10. General Audience Comments
11. Next Meeting Date – May 15, 2019
12. Adjournment

Prior to the Board of Supervisors meeting will be an Attorney-Client Session of the Poinciana Community Development District.

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 March 20, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-07 designating the registered agent and office. A copy of the resolution is enclosed for your review.

The sixth order of business is the ratification of the second amendment to the agreement with GMS-CF, LLC for District Management Services. A copy of the amendment is enclosed for your review.

The seventh 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. Also enclosed is the proposal from All Terrain 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,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

CC: Jan A. Carpenter, 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, March 20, 2019 at 11:00 a.m. in the Starlight 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
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Assistant Field Manager
Amy Solis	Clarke Environmental
Residents	

The following is a summary of the discussions and actions taken at the March 20, 2019 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

Norm Vandale, 419 Fountain Valley Lane, noted he is the Corporate Director of the Save Solivita Amenities Funding. He spoke to agenda item 6A. He asked for reconsideration of the

resident's motion for payment of the full \$54,000 of out of pocket expenses. He requested it be compromised and settled by paying \$38,178.81. Mr. Vandale gave a short presentation to support his request that the prevailing residents be reimbursed.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the January 16, 2019 Meeting**

Ms. Epstein presented the minutes of the January 16, 2019 Meeting. There were no changes from the Board.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor the minutes of the January 16, 2019 meeting were approved, as amended.

FIFTH ORDER OF BUSINESS**Consideration of Assessment Administration Services**

Mr. Flint stated public comments were received from residents whose Debt Service assessments were higher than their neighbors. In 2014 the Board went through a process and reviewed, with their financial advisor Fishkind and AV Homes, the remaining undeveloped property. AV Homes came forward with a revised development plan that had fewer units on the remaining undeveloped property. As a result, Fishkind prepared an Assessment Methodology reallocating the remaining debt to the remaining acres. This increased the per unit amount.

Mr. Flint noted that recently Taylor Morrison provided a revised development plan, since most has been platted. It appears the revised development plan is more in line with the original. The number of units to be developed is higher than what was used in 2014 when they were adjusted. If you go back through the analysis process again it is likely the per unit debt assessment will go back down close to where the other debt assessments are. The recommendation is to have another analysis prepared. It is believed going back through the process this November those residents will be able to see some relief on their tax bill. Mr. Flint noted that Fishkind, who had been the District's financial advisor, proposed \$12,500 to prepare the revised methodology. He also stated that GMS, being the General Manager, is capable of preparing the analysis. The contract methodology states it would be in conjunction with a bond issue. It is a fee of \$15,000. Since it is not in conjunction with a bond issue GMS is fine with doing it at the same price Fishkind proposed of \$12,500.

Ms. Carpenter confirmed it is customary for the District Manager to be doing the Assessment Methodologies/analysis.

Mr. Zimbardi asked if the developer could pay for this and stated the developer could change their plans as many times as they want. Mr. Flint stated that doing the adjustment prior to the development being mature is a little unusual. Mr. Flint stated they are trying to correct that so that those residents get a Debt Service assessment in line with where they should be. He stated there is normally a True Up Agreement. If the total number of units is lower than the planned number of units when bonds were issued the developer sometimes has to make what is called a True Up payment to pay down the principal.

Ms. Carpenter clarified that it wasn't an error and it doesn't appear to have been done inappropriately. It was the development plan at the time. A new developer came in and said yes, we are going to increase the density. Now the District would like to update the plan so that the assessments can be reduced on the lots. It was correct when it was put in because that was all the lots that AV Homes was going to build. Those people who bought those homes knew what the amounts were going to be when they purchased.

Ms. Epstein noted the development plan went into effect in April of 2018.

Mr. Zimbardi objected to paying the money out again to update the Assessment Methodology. He doesn't think it should be the responsibility of the District to pay. He wants the developer to pay.

Ms. Epstein and Ms. Carpenter stated if you ask the developer to pay, the developer will say they will wait until True Up. Then the residents will continue to pay the higher amount. GMS was voted as the company to provide the assessment administration services. Ms. Carpenter stated an addendum would be made to the GMS contract and it would be ratified at the next meeting.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor selecting GMS-CF, LLC to Provide Assessment Administration Services for \$12,000, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter presented a quick report on the Motion to Tax costs. \$2,000 was offered to cover the costs that were clearly attributable to the first validation case. Two calls were made to

the Counsel for the residents and they didn't return any calls. It is assumed they rejected. She suggested filing a minimum number of pleadings but to preserve the rights of the District. Poinciana West's Counsel said they were going to file pleadings against the motion and they are taking a strong position.

Ms. Carpenter stated that per comments of some of the residents earlier and the residents being represented by Counsel, the individual resident can't be addressed ethically. If they are represented by Counsel, then Counsel should be talked with. Ms. Carpenter preferred not to give legal advice with the residents present. Ms. Epstein stated \$4,500 has already been spent on this tax cost and asked how much more is going to need to be spent.

Ms. Carpenter stated she couldn't answer that, but hoped to get a conversation going with the Counsel for the residents to find out what they are seeking. Some of what they are seeking are legal defenses, and the District can't agree to pay things that it isn't legally obligated to pay as that would be inappropriate use of government funds. Ms. Carpenter stated they would do as little as work as possible to keep costs down, but that a pleading must be filed to avoid getting a judgment. She reiterated that a litigator from her office has called their Counsel once and called a 2nd time leaving a detailed message and there has been no response.

Mr. Luddy stated he is personally against paying out the \$38,000 but if this is taken to court additional attorney fees could be generated with more costs. If it goes to court and West fails, there is going to be another court order for this amount. Ms. Carpenter stated if the case is lost there would be a court order against both Districts. She noted West would not file without Poinciana CDD filing as well and that there will be legal fees, but the residents would also have legal fees.

Ms. Carpenter noted that Taylor Morrison came back with agreeing to pay certain costs, basically a settlement. They would pay through a certain date but not the balance. She stated that once a proposal is received each Board Member will be talked to individually.

Ms. Epstein asked for an explanation of why the funding agreement is not going to fully cover the District. Ms. Carpenter explained the funding agreement states it would be terminated upon the written notice from the developer. The written notice was received in November and their initial position is that they will pay through that date. Once they sent the notice, they no longer have an obligation to pay. This motion was filed afterwards so they are arguing they don't have any requirement to pay.

Mr. Luddy stated he prefers to pay the \$38,000 instead of running up another \$20,000 in attorney's fees on top of it and take the risk of going to court of losing again and having to pay anyway. Ms. Carpenter noted again that she will not go into to details with the residents present in the room.

The Board agreed to schedule an executive closed session to discuss litigation to be done in conjunction with the next meeting. It will be noticed, and a court reporter will be present. The session will be at 10:00 a.m. on April 17th before the next meeting.

B. Engineer

Ms. Leo noted most of their work has been in support of the operations team. There haven't been any new plats and there isn't a schedule of when there will be more.

Ms. Lambrides was concerned that after the True Up another funding assessment would have to be done. Mr. Flint replied, no. They are going to redo the methodology based on the latest development plan which matches closer to the original development plans.

Mr. Luddy noted he had asked Mr. Flint to provide the latest drawings on the ponds in Solivita. He stated he wasn't aware if there are any dry ponds in the Poinciana District. Ms. Leo stated there are no dry ponds in Poinciana, but Poinciana West has several.

Mr. Luddy addressed one of the line items Anthony billed for appeared to be Poinciana West for dry ponds. Mr. Luddy challenged it and Mr. Flint indicated it was an oversight and it has been fixed but the dollar amount still applies to Poinciana. Ms. Leo explained it was a 1-hour meeting and half the time was split. 30 minutes was charged to Poinciana and 30 minutes was charged to Poinciana West and the note was incorrectly carried over. It has since been revised, initialed and corrected. She noted the stormwater report that was done last year may be a good guide as it has findings and great notations.

C. District Manager

i. Approval of Check Register

Mr. Flint presented the Check Register from January 8, 2019 through March 12, 2019 for the General Fund and payroll in the amount of \$201,353.39. The detailed register is behind the summary. He noted that anywhere you see Poinciana CDD - US Bank, that is moving the Debt Service Assessment Revenue to the Trustee. It is not an expense it is just moving the funds. He noted that New Age Tutors (in the amount of \$2,500) is actually VGlobalTech, the company that

made website ADA compliant, it's a DBA name. Mr. Flint explained that they recreated the website by writing it in a program language that is compatible with third party readers. Now it is accessible for people who are sight impaired.

Mr. Zimbardi asked about the \$300 to Floralawn. He thought removal of any trees or anything had to be approved by the Board first.

Mr. Smith stated the bottlebrush was dead, and he wasn't aware that he had to bring all plant replacements before the Board but that he could in the future. He confirmed the \$300 is for removal and replacement.

A consensus was made that in the future all plant replacements will be brought before the Board for approval. Some residents might not want them replaced. Mr. Zimbardi asked that the last line on the check register be explained, he questioned what "outdoor" meant. Mr. Flint stated he would research that, but it's probably just a poor description. Mr. Smith noted that was the name of the company, and the cost was for the sound proofing kit.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the check register totaling \$201,353.39, was approved.

ii. Balance Sheet and Income Statement

Ms. Epstein asked for any questions on the balance sheet and income statement. Mr. Reed stated he would like to see George provide an assessment each month when he presents the financials of how things are going compared to the budget. At the end of last year when 6 or 7 line items were exceeding budget by over 100% it appeared that area had been neglected. Ms. Epstein mentioned that on the General Fund page there is a column called variance and it shows where the variance is to the prorated budget. Mr. Flint stated that he doesn't mind giving a thumbnail description.

Mr. Flint noted that in the General Fund on the revenue side about \$413,000 has been collected of the \$466,000 in assessment revenue that was certified to the Tax Collector. He stated residents have until March 31st to pay their tax bill so it's not 100% collected yet. He noted Administrative and Field expenses overall is \$24,000 under. Legal fees are over based on some of the bills that are still in discussion and they are slightly over on aquatic control. Mr. Flint stated he will go back and check up on that one, as it is about \$1,300 over. Overall everything is in pretty good shape.

Mr. Zimbardi questioned the attorney invoices. He asked Mr. Flint if he would take over more responsibility for managing the operations rather than deferring to the attorney. Mr. Zimbardi noted that some of the issues that were on the bills were ones that he felt like the managing director could handle. He would like to see Mr. Flint have more responsibility and use the legal resources as needed or for more difficult issues. Mr. Flint stated him and Jan work well together, and that situation wouldn't happen as much going forward. Ms. Carpenter noted she wouldn't do anything that she thought GMS could do.

On MOTION by Mr. Luddy seconded by Mr. Reed with all in favor, the Balance Sheet and Income Statement, was accepted.

D. Field Manager

i. Field Manager's Report

Mr. Smith presented a brief report. He explained the sound proofing kit was installed on the test unit. The decibel rating did decrease about 5 decibels, which is not super significant. He found the most noise seems to come from rattling or loose parts. On the main unit that had complaints, the loudest noise was fixed. You couldn't stand next to it but once it was tightened down there was a drastic difference. He recommended buying insulation if they wanted to do something but didn't find the sound proofing kit to be beneficial.

Mr. Reed asked the question that while Mr. Smith is going through the equipment if he is documenting any re-occurring problems of the parts loosening up that can be prevented. For example "double nutting" or anything similar to help reduce work. Mr. Smith stated he is not a person to doing things over and over again with the same results. He hasn't been taking physical notes on paper but knows the units very well and knows what has been fixed. If he comes to a bolt that has been tightened before he will use thread sealer or other means that will not allow the bolt to loosen. Mr. Smith stated that if they wanted him to take paper notes he would definitely do that.

Mr. Luddy agreed with Mr. Reed that Clayton should make a policy of keeping a log of notes of repairs or history log. Just in case he has to be replaced, the new employee would have a history. Mr. Reed noted documentation should also be provided for preventative maintenance. If any has been performed, what the result was, or that needs to be performed, etc.

Ms. Epstein asked if a pump has been lost already. Mr. Smith stated that the failure rate is pretty low, considering how many are in service. The one pump that did have a problem was found to have a circuit board problem. He attempted to repair it without success so it was replaced under warranty. He stated there were no issues with any others and to replace one would not be a tremendous cost.

Mr. Smith presented the Engineer's Report and a list of action items for Poinciana. Mr. Smith looked at opportunities to save money and getting projects done when it is convenient, such as when the water levels are lower. One of the bigger items is the weir repair on pond B-4. It is going to cost about \$32,000 and that includes full removal and replacing of the weir. There is another contractor coming out with some other ideas, and they are hoping to come up with a cheaper option and keeping the weir that is in place.

Mr. Flint explained they have received quotes and they are trying to find the most cost-effective and long-term repair. Ms. Leo stated she has been onsite providing reports for the contractors and has been very involved. Ms. Leo mentioned one of the challenges is that the contractors are really busy and to get someone to come in and do heavy repair work with a lower dollar value is hard. They are trying hard to find the right people. It's more complex than just putting it in and replacing it. It's more engineering on the spot, determining what else can be done to be efficient and not cost \$30,000.

Mr. Smith noted that B-3 is another pond that needs repairs. He stated he is meeting the contractor there because the contractor had trouble finding the pond on his own. Ms. Leo stated there is nothing on the action items list that is going to create a failure of any system. It is general maintenance problems. It revolves around weather, water levels, availability of construction crews, etc.

Mr. Smith stated he can continue to make smaller repairs and fix landscaping without the Board's approval. Proposals will be brought before the Board for the larger projects.

ii. Customer Complaint Log

Mr. Smith stated there have only been minimal complaints logged since the last meeting. Mostly algae complaints and one midge complaint. He reported that Pond D-11 was sprayed last week for minimal grasses and there is nothing to be done about the water level. The water level is based on rain, elevation, environmental factors.

A resident stated A-20 had a midge issue. Mr. Flint noted on the log, a resident on A-20 also complained of a midge issue.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Reed noted he is interested in long range planning. He asked if a long-range plan was in place and Mr. Flint answered no. Mr. Reed stated he would like to propose that the Board consider having a 5, 10, and 20 year plan and at least have a discussion or vision about what the future holds and if there is any financial impact. If so, it should be included in the plan.

Ms. Epstein asked if Mr. Flint had other Districts that do long range planning. Mr. Flint answered yes but that this District was different. He noted that primarily what this CDD owns is ponds, pipes, and mitered end sections. There are no buildings with roofs, carpet or furniture. Planning on things like ponds, theoretically they have a long-life span and the maintenance is typically based on annual inspections. Mr. Flint noted you can't predict bank erosion or a structure getting undermined. He suggested a 5-year CIP rather than a long range plan. He stated even a 5-year CIP might be difficult with the types of things that are owned and maintained by the CDD.

EIGHTH ORDER OF BUSINESS**Other Business**

Amy Solis reported that she has been given another opportunity and she would be leaving Clarke. She has worked with Poinciana for 15 years. She was recognized for her service. She thanked everyone and wished them well.

NINTH ORDER OF BUSINESS**General Audience Comments**

A resident from Solivita West stated they just had a meeting about midges and pond control. He strongly encouraged if there is a complaint to be sure that it is investigated. He went out and looked at a midge issue about a month ago and it was horrendous. He stated it's not appreciated what these people are going through when they have these kinds of issues. He stated it was also noted in their meeting they have 22 ponds and only 3 ponds were being treated for midges which is very surprising. He again encouraged the CDD to have an active role and understand what people are going through and to follow through. He stated the lady having the midge problem stated she's had it for 5 years in a row. She had reported it for 5 years and nothing had been done.

Shaun Thornton, 165 Marabella Loop, asked that item 5 be clarified. The purchase of AV Homes by Taylor Morrison was a stock purchase, which means they took on liabilities and obligations. He wasn't sure if the Board was thinking that AV Homes is the same company. The name on the door has changed, many things might have changed but their obligations are exactly the same. He also voiced his support for the payment of the attorney fees. He felt the attorneys represented the residents well. He noted \$38,000 was a drop in the bucket compared to \$250,000.

Don Paul, 1357 Del Mar, stated it is not the resident's decision to decide if you want 5,000, 6,000 or 7,000 homes. It is Taylor Morrison's. They can be jacking it into the price and now they want to charge the residents again. He doesn't feel that is right and he thinks it should be the builder's problem not the residents.

Greg Umbaugh, 453 Mayfair Drive, noted he has been trying to get a copy of the CDD documents and he doesn't know where to get that. Mr. Flint stated all the pertinent records are on the CDD's website. Mr. Flint stated he would get with the resident after the meeting. The resident had a question about his CDD fees. Mr. Flint stated the Debt issued is a 30-year bond. The adopted budget on the website has the amortization schedule. The principal can always be prepaid to avoid interest on the remaining 15 years or however many are left.

TENTH ORDER OF BUSINESS

Next Meeting Date – April 17, 2019

Mr. Flint stated an executive session will be held at 10:00 a.m. and the public meeting will follow at 11:00 a.m. on April 17, 2019. Once a meeting room is secured everyone will be notified.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION 2019-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND DESIGNATING A REGISTERED AGENT AND REGISTERED AGENT'S OFFICE FOR THE PURPOSE OF ACCEPTING SERVICE OF PROCESS, NOTICE OR DEMAND ON BEHALF OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING AND DIRECTING REQUIRED FILINGS PURSUANT TO SECTION 189.014, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Poinciana Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice or demand required or permitting by law to be served upon the District in accordance with section 189.014(1), Florida Statutes.

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

SECTION 1. INCORPORATION OF RECITALS. The foregoing Recitals are true and correct and incorporated herein by this reference.

SECTION 2. AUTHORIZATION AND DESIGNATION OF REGISTERED AGENT. Ms. Jan A. Carpenter of Latham, Shuker, Eden & Beaudine, LLP is hereby authorized and designated as registered agent for the Poinciana Community Development District.

SECTION 3. DESIGNATION OF REGISTERED AGENTS OFFICE. The District's Registered Office shall be Latham, Shuker, Eden & Beaudine, LLP, 111 N. Magnolia Avenue, Suite 1400, Orlando, Florida 32801 and whose telephone number is 407-481-5800.

SECTION 4. AUTHORIZATION AND DIRECTION TO SUBMIT REQUIRED FILINGS. In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby authorized and directed to file certified copies of this Resolution to Polk County and to the Florida Department of Economic Opportunity.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective on April 17, 2019.

PASSED AND ADOPTED THIS 17th DAY OF APRIL, 2019.

ATTEST:

**POINCIANA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

**SECOND AMENDMENT TO AGREEMENT BETWEEN POINCIANA
COMMUNITY DEVELOPMENT DISTRICT AND GOVERNMENTAL
MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC
REGARDING THE PROVISION OF DISTRICT MANAGEMENT
SERVICES**

This Second Amendment to Agreement between Poinciana Community Development District and Governmental Management Services - Central Florida, LLC regarding the Provision of District Management Services (the "Second Amendment") is made and entered into this 20th day of March 2019, by and between:

Poinciana Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida, and whose mailing address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District") and

Governmental Management Services - Central Florida, LLC, whose address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "Manager" and together with the District, the "Parties").

RECITALS

WHEREAS, the Manager and the District are parties to that certain Agreement between Poinciana Community Development District and Governmental Management Services - Central Florida, LLC regarding the Provision of District Management dated December 13, 2017 (the "Original Agreement") relating to general management, administrative and accounting services for district owned by the District; and

WHEREAS, the Manager and the District entered into that certain First Amendment to Agreement between Poinciana Community Development District and Governmental Management Services - Central Florida, LLC regarding the Provision of District Management dated January 17, 2018 (the "First Amendment") whereby the terms of the Original Agreement were amended as described in the First Amendment (the Original Agreement and the First Agreement are referred to collectively herein as the "Agreement"); and

WHEREAS, the Agreement is currently in full force and effect; and

WHEREAS, the Manager and District desire to modify and amend the Agreement to reflect an additional fee for Assessment Work for the District that is not related to a new bond issue of the District during the term of the Agreement; and

WHEREAS, in accordance with the General Terms and Conditions of the Agreement, the parties thereto may amend the Agreement if such amendment is reduced to writing and is executed by both parties; and

WHEREAS, the Manager and the District have determined it to be in the best interest of both to amend the Agreement in accordance with the terms set forth below.

WITNESSETH

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. In addition to the scope of services set forth in the Agreement, the Manager shall additionally provide Assessment Methodology services at the request of the District when not accompanied by a simultaneous or anticipated bond issue (hereinafter, the "Additional Services") at the cost of \$12,000 per event, as set forth in more detail in the attached Composite Exhibit A, which is incorporated herein by reference. Such amounts shall be remitted to the Manager in accordance with the terms of the Agreement.

SECTION 3. SEVERABILITY. To facilitate execution, this Second Amendment may be executed in as many counterparts as may be required, and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

SECTION 4. ENTIRE AGREEMENT. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Amendment.

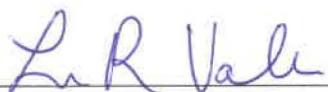
IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed on their behalf by duly authorized representatives as of the date first set forth above.

WITNESSES:

GOVERNMENTAL MANAGEMENT
SERVICES – CENTRAL FLORIDA, LLC,
a Florida limited liability company



Print: Stacie M. Vanderbilt



Print: Lauren R. Vanderveer

By:  _____

Print: George S. Flierl

Title: Vice President

WITNESSES:

POINCIANA COMMUNITY
DEVELOPMENT DISTRICT, a unit of
special purposes local government located in
Polk County

Print: _____

Print: _____

By: _____

Print: _____

Title: _____

EXHIBIT A
DISTRICT MANAGEMENT FEE SCHEDULE
REVISED APRIL 2019

Management, Administrative, and Accounting Services

Annual Fee paid in equal monthly payments (plus reimbursables) \$45,000

Annual Assessment Administration \$ 5,000

(Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector)

Field Management Services

Annual Fee paid in equal monthly payments (plus reimbursables) \$10,000

Other Services*

- | | |
|--|---------------------------|
| • Amenity Management | Negotiated |
| • Website Administration | \$ 1,500 |
| • Dissemination Agent (per bond issue) | \$ 5,000 |
| • Bond Issuance | \$12,500 (per bond issue) |
| • Assessment Methodology-with bonds | \$15,000 (per bond issue) |
| • Assessment Methodology-w/o bonds | \$12,000 (w/o bond issue) |
| • SERC Preparation | \$ 2,500 |
| • Annual Construction Accounting | \$ 3,500 (per bond issue) |

*Costs for other services shall be by separate agreement or work authorization and may be adjusted based upon the scope of services provided.

SECTION VII

SECTION C

SECTION 1

Poinciana Community Development District

Summary of Check Register

March 12, 2019 to April 9, 2019

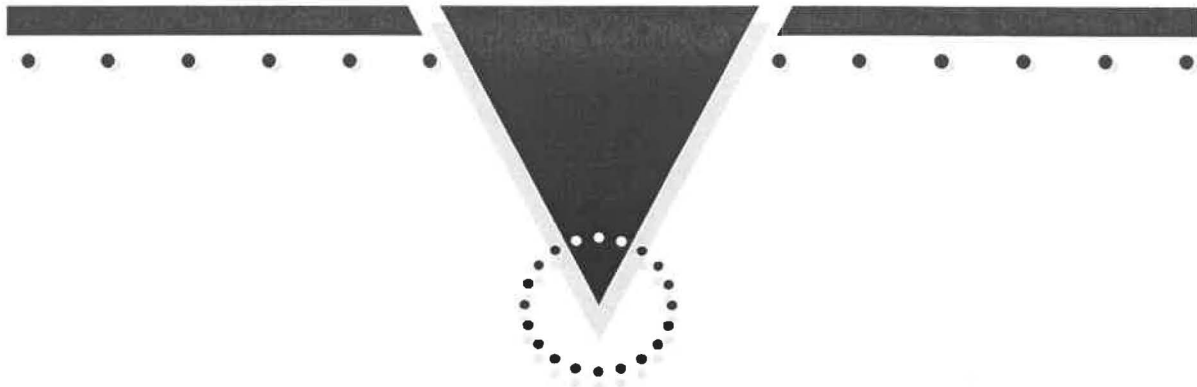
Fund	Date	Check No.'s		Amount
General Fund	3/14/19	2757	\$	350.00
	3/20/19	2758	\$	15,985.92
	3/21/19	2759-2762	\$	25,818.14
	3/28/19	2763	\$	207.35
	4/4/19	2764-2765	\$	12,070.42
			\$	54,431.83
Payroll	<u>March 2019</u>			
	Elizabeth Lambrides	50055*	\$	524.93
	Anthony Reed	50056	\$	84.70
	Elizabeth Lambrides	50057	\$	184.70
	Lita Epstein	50058	\$	184.70
	Michael Luddy	50059	\$	184.70
	Robert Zimbardi	50060	\$	184.70
			\$	1,348.43
			\$	55,780.26

*Represents payment for 3 prior meetings.

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/14/19	00004	12/11/18 3271	201811 320-53800-48200 QTY.1 30GAL CYPRESS TREE	FLORALAWN 2, LLC	*	350.00	350.00 002757
3/20/19	00013	3/19/19 03192019	201903 300-20700-10000 FY19 DEBT SERVICE SER2012	POINCIANA CDD C/O USBANK	*	15,985.92	15,985.92 002758
3/21/19	00009	3/15/19 2922	201903 320-53800-47000 AQUATIC SERVICES MAR19	CLARKE AQUATIC SERVICES, INC.	*	8,616.66	8,616.66 002759
3/21/19	00011	3/15/19 1004863	201903 320-53800-47100 MOSQUITO MGMT SERV MAR19	CLARKE ENVIRONMENTAL MOSQUITO	*	12,583.33	12,583.33 002760
3/21/19	00017	2/28/19 2135242	201902 310-51300-31100 REV PLATS/MTG DRY PONDS	GAI CONSULTANTS, INC	*	468.02	468.02 002761
3/21/19	00027	2/22/19 84478	201901 310-51300-31500 BOND/DRAFT/THEATR RES/CPA	LATHAM, SHUKER, EDEN & BEAUDINE	*	3,549.18	4,150.13 002762
		3/12/19 84725	201902 310-51300-31500 CPA/FUNDING AGREE/REV.CDD		*	413.45	
		3/12/19 84726	201902 310-51300-31500 REV.LITIGATION/STATUS		*	187.50	
3/28/19	00010	3/19/19 6-494-63	201903 310-51300-42000 DELIVERY 03/13/19	FEDEX	*	207.35	207.35 002763
4/04/19	00020	3/28/19 3	201903 310-51300-31300 REV.AMORT SCHED 2012A-1	DISCLOSURE SERVICES, LLC	*	100.00	100.00 002764
4/04/19	00004	4/01/19 3660	201904 320-53800-46200 LAWN MAINTENANCE APR19	FLORALAWN 2, LLC	*	11,970.42	11,970.42 002765
TOTAL FOR BANK A						54,431.83	
TOTAL FOR REGISTER						54,431.83	

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SECTION 2



Poinciana

Community Development District

Unaudited Financial Reporting
March 31, 2019



Table of Contents

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

Poinciana
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2019

	General Fund	Debt Service Fund	Totals 2019
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$607,984	---	\$607,984
MONEY MARKET ACCOUNT	\$52,567	---	\$52,567
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	---	\$1,915,877	\$1,915,877
REDEMPTION A-1	---	\$4,992	\$4,992
REDEMPTION A-2	---	\$4,530	\$4,530
DUE FROM DEVELOPER	\$139,560	---	\$139,560
TOTAL ASSETS	\$909,106	\$2,783,764	\$3,692,870
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$137,738	---	\$137,738
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2012A-1 & A-2	---	\$2,783,764	\$2,783,764
OPERATING RESERVE	\$155,224	---	\$155,224
UNASSIGNED	\$616,144	---	\$616,144
TOTAL LIABILITIES & FUND EQUITY	\$909,106	\$2,783,764	\$3,692,870

Poinciana

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX COLLECTOR	\$465,755	\$452,230	\$452,230	\$0
ASSESSMENTS - DIRECT BILLED	\$58,281	\$58,281	\$58,281	\$0
ASSESSMENTS - DEVELOPER	\$96,604	\$96,604	\$96,604	\$0
INTEREST	\$3,500	\$1,750	\$1,324	(\$426)
TOTAL REVENUES	\$624,140	\$608,865	\$608,439	(\$426)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$6,000	\$3,800	\$2,200
FICA EXPENSE	\$918	\$459	\$291	\$168
ENGINEERING	\$18,000	\$9,000	\$4,156	\$4,844
ATTORNEY	\$30,000	\$15,000	\$21,330	(\$6,330)
ARBITRAGE	\$450	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$2,500	\$2,650	(\$150)
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	\$22,500	\$22,500	\$0
INFORMATION TECHNOLOGY	\$1,500	\$750	\$3,250	(\$2,500)
TELEPHONE	\$100	\$50	\$22	\$28
POSTAGE	\$2,400	\$1,200	\$1,313	(\$113)
PRINTING & BINDING	\$2,700	\$1,350	\$474	\$876
INSURANCE	\$15,447	\$15,447	\$13,811	\$1,636
LEGAL ADVERTISING	\$3,500	\$1,750	\$881	\$869
OTHER CURRENT CHARGES	\$100	\$50	\$129	(\$79)
OFFICE SUPPLIES	\$300	\$150	\$154	(\$4)
PROPERTY APPRAISER	\$9,628	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD MANAGEMENT	\$10,000	\$5,000	\$5,000	\$0
ELECTRIC	\$2,000	\$1,000	\$578	\$422
LANDSCAPE MAINTENANCE	\$143,645	\$71,823	\$71,823	(\$0)
AQUATIC CONTROL MAINTENANCE	\$98,000	\$49,000	\$51,700	(\$2,700)
AQUATIC MIDGE MANAGEMENT	\$172,800	\$86,400	\$75,500	\$10,900
R&M DRAINAGE	\$3,000	\$1,500	\$0	\$1,500
R&M MULCH	\$4,500	\$2,250	\$0	\$2,250
R&M PLANT REPLACEMENT	\$4,060	\$2,030	\$650	\$1,380
STORM STRUCTURES REPAIRS	\$50,000	\$25,000	\$559	\$24,441
CONTINGENCY	\$10,000	\$5,000	\$199	\$4,801
CAPITAL OUTLAY	\$20,000	\$10,000	\$5,857	\$4,143
TOTAL EXPENDITURES	\$680,813	\$340,383	\$291,800	\$48,583
EXCESS REVENUES (EXPENDITURES)	(\$56,673)		\$316,639	
FUND BALANCE - BEGINNING	\$56,673		\$299,505	
FUND BALANCE - ENDING	\$0		\$616,144	

Poinciana

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012A-1 & A-2

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX COLLECTOR	\$1,404,442	\$1,374,611	\$1,374,611	\$0
ASSESSMENTS - DIRECT BILLED	\$313,990	\$313,990	\$313,990	\$0
INTEREST	\$0	\$0	\$6,306	\$6,306
TOTAL REVENUES	\$1,718,432	\$1,688,601	\$1,694,908	\$6,306
EXPENDITURES:				
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		\$1,319,639	
FUND BALANCE - BEGINNING	\$612,054		\$1,464,125	
FUND BALANCE - ENDING	\$676,556		\$2,783,764	

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	\$21,628	\$12,428	\$5,538	\$0	\$0	\$0	\$0	\$0	\$0	\$452,230
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	\$270	\$172	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324
TOTAL REVENUES	\$192	\$242,116	\$325,913	\$21,898	\$12,601	\$5,720	\$0	\$0	\$0	\$0	\$0	\$0	\$608,439
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$200	\$1,200	\$800	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
FICA EXPENSE	\$0	\$15	\$92	\$61	\$0	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$291
ENGINEERING	\$148	\$590	\$1,180	\$590	\$468	\$1,180	\$0	\$0	\$0	\$0	\$0	\$0	\$4,156
ATTORNEY	\$454	\$11,867	\$4,860	\$3,549	\$601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,330
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$467	\$417	\$417	\$417	\$417	\$517	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650
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	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
INFORMATION TECHNOLOGY	\$125	\$125	\$125	\$2,625	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$3,250
TELEPHONE	\$0	\$13	\$5	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
POSTAGE	\$98	\$537	\$183	\$251	\$25	\$218	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313
PRINTING & BINDING	\$135	\$11	\$101	\$73	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$474
INSURANCE	\$13,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,811
LEGAL ADVERTISING	\$0	\$347	\$267	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$881
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129
OFFICE SUPPLIES	\$1	\$0	\$18	\$18	\$88	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$154
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	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ELECTRIC	\$86	\$91	\$94	\$90	\$101	\$116	\$0	\$0	\$0	\$0	\$0	\$0	\$578
LANDSCAPE MAINTENANCE	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$0	\$0	\$0	\$0	\$0	\$0	\$71,823
AQUATIC CONTROL MAINTENANCE	\$8,617	\$8,617	\$8,617	\$8,617	\$8,617	\$8,617	\$0	\$0	\$0	\$0	\$0	\$0	\$51,700
AQUATIC MIDGE MANAGEMENT	\$12,583	\$12,583	\$12,583	\$12,583	\$12,583	\$12,583	\$0	\$0	\$0	\$0	\$0	\$0	\$75,500
R&M DRAINAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R&M MULCH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R&M PLANT REPLACEMENT	\$0	\$350	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650
STORM STRUCTURES REPAIRS	\$0	\$0	\$0	\$0	\$559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$559
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$199
CAPITAL OUTLAY	\$5,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,857
TOTAL EXPENDITURES	\$64,109	\$52,316	\$46,295	\$46,625	\$40,596	\$41,860	\$0	\$0	\$0	\$0	\$0	\$0	\$291,800
EXCESS REVENUES/(EXPENDITURES)	(\$63,917)	\$189,800	\$279,618	(\$24,727)	(\$27,996)	(\$36,139)	\$0	\$0	\$0	\$0	\$0	\$0	\$316,639

SECTION D

SECTION 1

Poinciana Community Development District



April 17, 2019
Clayton Smith - Field Services Manager
GMS

Poinciana
Community Development District

Field Management Report

April 17, 2019

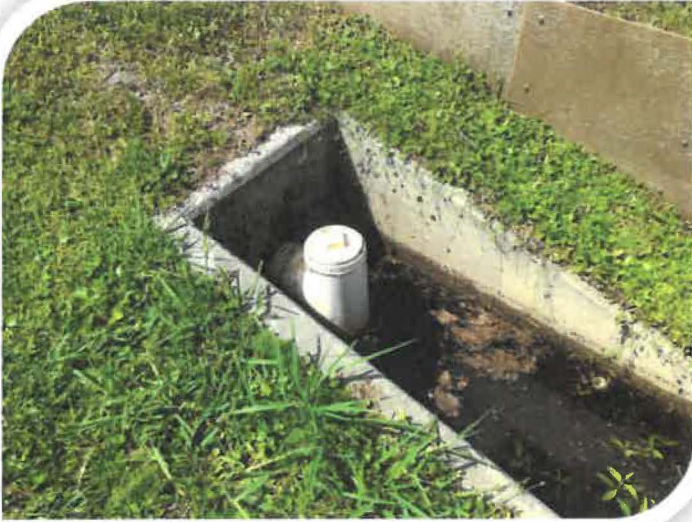
To: George Flint
District Manager
From: Clayton Smith
Field Services Manager

RE: Poinciana CDD – April 17, 2019

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

Completed

Drain Orifices



✚ Missing 6" tees and caps were added to drain orifices as needed.

Aerator Maintenance

- ✚ General Maintenance performed
- ✚ Cleaning of panels and inspection.
- ✚ No current issues.



In Progress

Debris Clearing in Weir Overflow C-10

- ✚ Floralawn to clear overgrowth in weir overflow structure.



For Consideration

Pond D-6 Erosion Repair

- ✚ Erosion Under weir.
- ✚ Eroded ground pockets above weir culverts.
- ✚ Estimate to repair included.



Pond D-4 Damaged Weir



- ✚ Erosion Under weir and around weir.
- ✚ Re-stabilize weir and raise to proper level.
- ✚ Add missing skimmer structure.

For Consideration

Pond D-2 Exposed Liner



- ✚ Eroded Shoreline exposing liner.
- ✚ Pond will need dewatered and shoreline corrected.
- ✚ Quote included.

Pond E-31 Exposed Liner

- ✚ Eroded Shoreline exposing liner.
- ✚ Pond will need dewatered and shoreline corrected.
- ✚ Erosion is approaching edge of cart path.



For Consideration

Pond B-3 Mitered End Section

- ✚ Erosion around mitered end section.
- ✚ Backfill and sod.
- ✚ Clear out pipe.



Upcoming Projects

Mitered End Section Repair



- ✚ Proceed with repairing washout behind mitered end sections.
- ✚ Most economical approach to be taken.
- ✚ Breaking up MES and replacing with rip-rap.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscf.com Thank you.

Respectfully,
Clayton Smith



PCDD Monthly Treatment Report

Date between : 3/1/2019 and 3/31/2019

Customer Site ID	Treatment Date	Condition/Weeds Treated
10-A	3/25/19	Alligator Weed
10-A	3/25/19	Pennywort
10-A	3/25/19	Shoreline Grasses
10-B	3/25/19	Alligator Weed
10-B	3/25/19	Pennywort
10-B	3/25/19	Shoreline Grasses
A-1	3/25/19	Alligator Weed
A-1	3/25/19	Cattail
A-1	3/25/19	Pennywort
A-1	3/25/19	Shoreline Grasses
A-11	3/25/19	Alligator Weed
A-11	3/25/19	Pennywort
A-11	3/25/19	Shoreline Grasses
A-12	3/25/19	Alligator Weed
A-12	3/25/19	Crested Floating Heart
A-12	3/25/19	Pennywort
A-12	3/25/19	Shoreline Grasses
A-13	3/25/19	Alligator Weed
A-13	3/25/19	Cattail
A-13	3/25/19	Crested Floating Heart
A-13	3/25/19	Pennywort
A-13	3/25/19	Shoreline Grasses
A-20	3/21/19	Alligator Weed
A-20	3/21/19	Pennywort
A-20	3/21/19	Shoreline Grasses
A-21	3/27/19	Alligator Weed
A-21	3/27/19	Chara spp.
A-21	3/27/19	Filamentous
A-21	3/27/19	Pennywort
A-21	3/27/19	Shoreline Grasses
A-22	3/27/19	Alligator Weed
A-22	3/27/19	Pennywort
A-22	3/27/19	Shoreline Grasses
A-3	3/4/19	Alligator Weed
A-3	3/4/19	Pennywort
A-3	3/4/19	Shoreline Grasses
A-4	3/4/19	Alligator Weed
A-4	3/4/19	Pennywort
A-4	3/4/19	Shoreline Grasses
A-5	3/4/19	Alligator Weed
A-5	3/4/19	Pennywort
A-5	3/4/19	Shoreline Grasses
A-6	3/4/19	Alligator Weed

Clarke Monthly Treatment Report September 2014

A-6	3/4/19	Cattail
A-6	3/4/19	Pennywort
A-6	3/4/19	Shoreline Grasses
A-7	3/4/19	Alligator Weed
A-7	3/4/19	Pennywort
A-7	3/4/19	Shoreline Grasses
A-8	3/27/19	Alligator Weed
A-8	3/27/19	Filamentous
A-8	3/27/19	Pennywort
A-8	3/27/19	Shoreline Grasses
A-9	3/25/19	Alligator Weed
A-9	3/25/19	Pennywort
A-9	3/25/19	Shoreline Grasses
B-1	3/27/19	Alligator Weed
B-1	3/27/19	Pennywort
B-1	3/27/19	Shoreline Grasses
B-11	3/11/19	Alligator Weed
B-11	3/11/19	Pennywort
B-11	3/11/19	Shoreline Grasses
B-15	3/11/19	Alligator Weed
B-15	3/11/19	Pennywort
B-15	3/11/19	Shoreline Grasses
B-16	3/11/19	Alligator Weed
B-16	3/11/19	Pennywort
B-16	3/11/19	Shoreline Grasses
B-6	3/27/19	Alligator Weed
B-6	3/27/19	Pennywort
B-6	3/27/19	Shoreline Grasses
C-1	3/21/19	Alligator Weed
C-1	3/21/19	Pennywort
C-1	3/21/19	Shoreline Grasses
C-10	3/27/19	Alligator Weed
C-10	3/27/19	Cattail
C-10	3/27/19	Filamentous
C-10	3/27/19	Hydrilla
C-10	3/27/19	Pennywort
C-10	3/27/19	Shoreline Grasses
C-11	3/27/19	Alligator Weed
C-11	3/27/19	Cattail
C-11	3/27/19	Pennywort
C-11	3/27/19	Shoreline Grasses
C-12	3/27/19	Alligator Weed
C-12	3/27/19	Filamentous
C-12	3/27/19	Hydrilla
C-12	3/27/19	Pennywort
C-12	3/27/19	Shoreline Grasses
C-13	3/7/19	Alligator Weed
C-13	3/7/19	Pennywort
C-13	3/7/19	Shoreline Grasses
C-14	3/7/19	Alligator Weed
C-14	3/7/19	Pennywort
C-14	3/7/19	Shoreline Grasses
C-15	3/11/19	Alligator Weed
C-15	3/11/19	Pennywort
C-15	3/11/19	Shoreline Grasses
C-16	3/7/19	Alligator Weed
C-16	3/7/19	Pennywort
C-16	3/7/19	Shoreline Grasses

Clarke Monthly Treatment Report September 2014

C-17	3/27/19	Alligator Weed
C-17	3/27/19	Cattail
C-17	3/27/19	Pennywort
C-17	3/27/19	Shoreline Grasses
C-18	3/18/19	Alligator Weed
C-18	3/18/19	Pennywort
C-18	3/18/19	Shoreline Grasses
C-19	3/27/19	Alligator Weed
C-19	3/27/19	Pennywort
C-19	3/27/19	Shoreline Grasses
C-2	3/20/19	Alligator Weed
C-2	3/20/19	Pennywort
C-2	3/20/19	Shoreline Grasses
C-20	3/27/19	Alligator Weed
C-20	3/27/19	Filamentous
C-20	3/27/19	Hydrilla
C-20	3/27/19	Pennywort
C-20	3/27/19	Shoreline Grasses
C-3	3/21/19	Alligator Weed
C-3	3/21/19	Pennywort
C-3	3/21/19	Shoreline Grasses
C-6	3/27/19	Alligator Weed
C-6	3/27/19	Pennywort
C-6	3/27/19	Shoreline Grasses
C-6B	3/27/19	Alligator Weed
C-6B	3/27/19	Pennywort
C-6B	3/27/19	Shoreline Grasses
C-8	3/11/19	Alligator Weed
C-8	3/11/19	Pennywort
C-8	3/11/19	Shoreline Grasses
C-9	3/27/19	Alligator Weed
C-9	3/27/19	Pennywort
C-9	3/27/19	Shoreline Grasses
D-1	3/7/19	Alligator Weed
D-1	3/7/19	Pennywort
D-1	3/7/19	Shoreline Grasses
D-10	3/7/19	Alligator Weed
D-10	3/7/19	Pennywort
D-10	3/7/19	Shoreline Grasses
D-11	3/7/19	Alligator Weed
D-11	3/7/19	Cattail
D-11	3/7/19	Pennywort
D-11	3/7/19	Shoreline Grasses
D-2	3/7/19	Alligator Weed
D-2	3/7/19	Pennywort
D-2	3/7/19	Shoreline Grasses
D-3	3/7/19	Alligator Weed
D-3	3/7/19	Pennywort
D-3	3/7/19	Shoreline Grasses
D-4	3/7/19	Alligator Weed
D-4	3/7/19	Pennywort
D-4	3/7/19	Shoreline Grasses
D-5	3/18/19	Alligator Weed
D-5	3/18/19	Pennywort
D-5	3/18/19	Shoreline Grasses
D-6	3/18/19	Alligator Weed
D-6	3/18/19	Pennywort

Clarke Monthly Treatment Report September 2014

D-6	3/18/19	Shoreline Grasses
D-7	3/18/19	Alligator Weed
D-7	3/18/19	Pennywort
D-7	3/18/19	Shoreline Grasses
D-8	3/18/19	Alligator Weed
D-8	3/18/19	Pennywort
D-8	3/18/19	Shoreline Grasses
D-9	3/18/19	Alligator Weed
D-9	3/18/19	Pennywort
D-9	3/18/19	Shoreline Grasses
E-1	3/27/19	Clean
E-11	3/12/19	Alligator Weed
E-11	3/12/19	Pennywort
E-11	3/12/19	Shoreline Grasses
E-18	3/12/19	Alligator Weed
E-18	3/12/19	Pennywort
E-18	3/12/19	Shoreline Grasses
E-19	3/12/19	Alligator Weed
E-19	3/12/19	Pennywort
E-19	3/12/19	Shoreline Grasses
E-2	3/27/19	Clean
E-21	3/12/19	Alligator Weed
E-21	3/12/19	Pennywort
E-21	3/12/19	Shoreline Grasses
E-3	3/27/19	Clean
E-31	3/12/19	Alligator Weed
E-31	3/12/19	Pennywort
E-31	3/12/19	Shoreline Grasses
E-5	3/12/19	Alligator Weed
E-5	3/12/19	Pennywort
E-5	3/12/19	Shoreline Grasses
E-6	3/12/19	Alligator Weed
E-6	3/12/19	Pennywort
E-6	3/12/19	Shoreline Grasses
E-8	3/12/19	Alligator Weed
E-8	3/12/19	Pennywort
E-8	3/12/19	Shoreline Grasses
F-7	3/27/19	Clean
POND B-5	3/27/19	Alligator Weed
POND B-5	3/27/19	Pennywort
POND B-5	3/27/19	Shoreline Grasses



Poinciana Community Development District
Monthly Midge Treatment Report

March 1, 2019- March 31, 2019

Night Truck Spray

- 42.5 Miles were sprayed

ATV ULV Spray

- 30.1 Miles were sprayed

Backpack Pellet Larvicide

- 3.75 Acres were treated

Boat Larvicide Treatments

- 20.03 Acres were treated

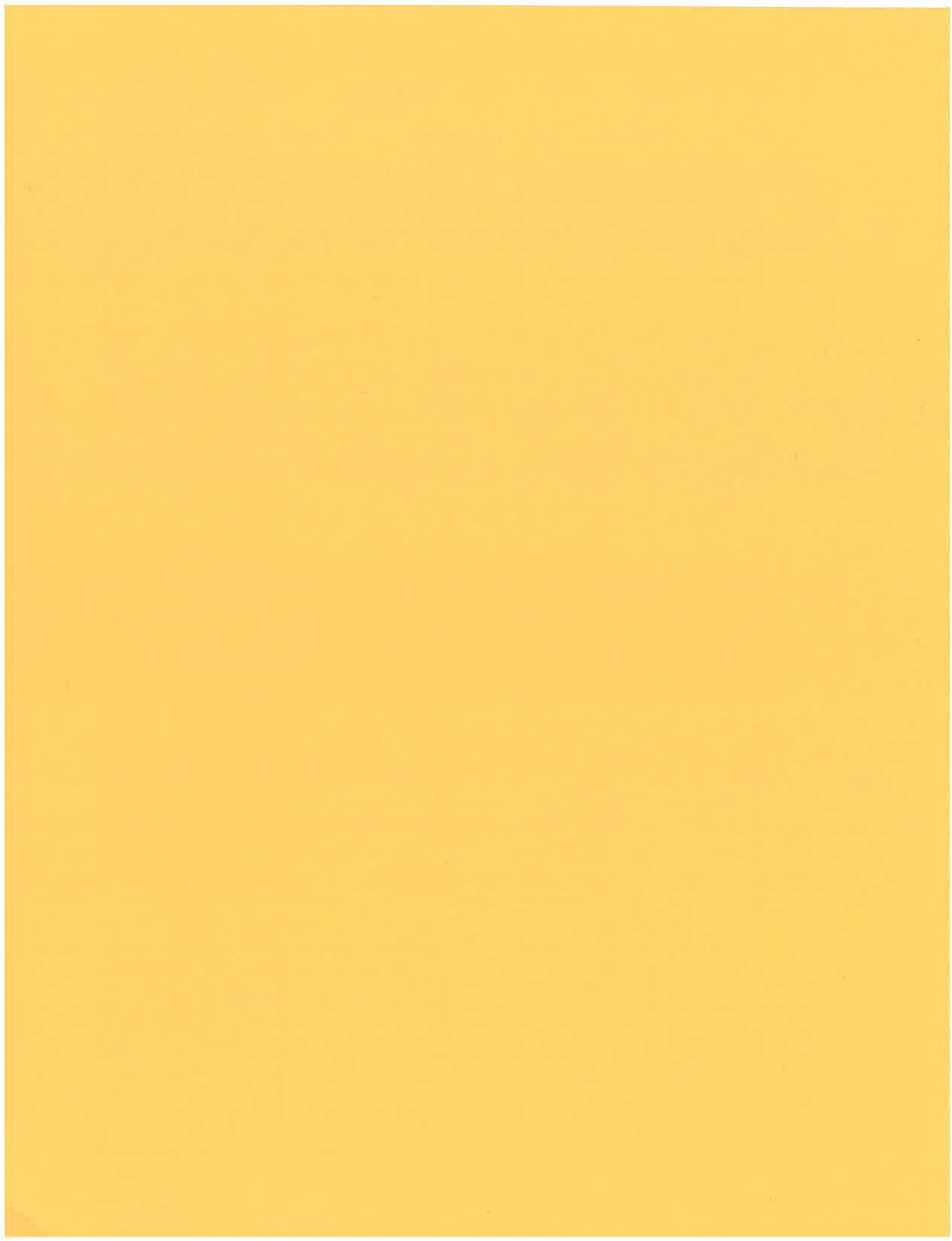


**PCDD Monthly Midge Treatment Report
March 2019**

Customer	Route	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
PCDD TRUCK ULV	Venezia	3/4/19	3/4/19	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	3/4/19	3/4/19	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	3/4/19	3/4/19	0.4	mi	0.07	gal
PCDD TRUCK ULV	Monte Lena	3/4/19	3/4/19	0.8	mi	0.15	gal
PCDD TRUCK ULV	Rainbow Lakes	3/4/19	3/4/19	0.4	mi	0.1	gal
PCDD TRUCK ULV	Terra/Flora Vista	3/4/19	3/4/19	2.6	mi	0.57	gal
PCDD TRUCK ULV	Capri	3/4/19	3/4/19	0.8	mi	0.16	gal
PCDD TRUCK ULV	Portofino	3/4/19	3/4/19	1.2	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	3/4/19	3/4/19	5.6	mi	0.96	gal
PCDD TRUCK ULV	Venezia	3/11/19	3/11/19	2.3	mi	0.52	gal
PCDD TRUCK ULV	Bella Viana	3/11/19	3/11/19	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	3/11/19	3/11/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	3/11/19	3/11/19	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	3/11/19	3/11/19	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	3/11/19	3/11/19	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	3/11/19	3/11/19	0.8	mi	0.15	gal
PCDD TRUCK ULV	Portofino	3/11/19	3/11/19	1.1	mi	0.24	gal
PCDD ATV ULV	ATV-all ponds	3/14/19	3/14/19	9.1	mi	1.54	gal
PCDD TRUCK ULV	Venezia	3/20/19	3/20/19	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	3/20/19	3/20/19	2	mi	0.45	gal
PCDD TRUCK ULV	Lago Vista	3/20/19	3/20/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	3/20/19	3/20/19	0.7	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	3/20/19	3/20/19	0.5	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	3/20/19	3/20/19	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	3/20/19	3/20/19	0.8	mi	0.16	gal
PCDD TRUCK ULV	Portofino	3/20/19	3/20/19	1.1	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	3/21/19	3/22/19	3.7	mi	0.58	gal
PCDD ATV ULV	ATV-all ponds	3/21/19	3/22/19	4.9	mi	0.86	gal
PCDD TRUCK ULV	Venezia	3/21/19	3/22/19	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	3/25/19	3/25/19	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	3/25/19	3/25/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	3/25/19	3/25/19	0.8	mi	0.17	gal
PCDD TRUCK ULV	Rainbow Lakes	3/25/19	3/25/19	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	3/25/19	3/25/19	2.7	mi	0.59	gal
PCDD TRUCK ULV	Capri	3/25/19	3/25/19	0.8	mi	0.17	gal
PCDD TRUCK ULV	Portofino	3/25/19	3/25/19	1.2	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	3/25/19	3/25/19	6.8	mi	1.09	gal
Total For The Month				72.60	mi	14.33	gal

Abate 5% Pellets Larvicide Ponds	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
E1	3/28/19	3/28/19	3.75	ac	30	lb
Total For The Month			3.75	ac	30.00	lb

Abate 4E Larvicide Ponds	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
E3, C10	3/7/19	3/7/19	20.03	ac	30	oz
				ac		oz
				ac		oz
Total For The Month			20.03	ac	30.00	oz





949 Shadick Dr.
Orange City, FL 32763
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

PROPOSAL

Project Name:	Solivita
Project Phase:	Pond Repairs - Engineers Report Summary 12/12/18
Job Number:	

Project Address:

City, State, Zip: Poinciana, FL

Proposal Date: Tuesday, March 26, 2019
Proposal price good for 30 days from
the date of this proposal.

Prepared for: GMS

Address:

City, State, Zip:

Contact: Clayton Smith

Phone:

Cell: 407-913-2960

Email: Csmith@gmsfl.com

Scope of Work

1. Supply Labor, equipment and materials to make repiars per report Given: Engineers Summary Report Dated 12/12/2018

Qualifications & Exclusions

1. There are no bonds included in this proposal. If any are required, they will be at an additional cost.
2. There is no handling of contaminated, hazardous, or unsuitable materials included in this proposal. If any is required, it will be at an additional cost.
3. There are no permits included in this proposal. If any are required, they will be at an additional cost.
4. Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
5. There is no testing included in this proposal. If any is required, it will be at an additional cost.
6. Any electrical, power, gas, CATV, telephone, utilities relocated or removed by others.
7. Any electrical work associated with site work scope is by others.

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
Mobilization	1	LS	\$2,500.00	\$2,500.00
POND D-6 Fill Void around and under wier using nonexcavable flowable fill				
Flowable Fill	30	CY	\$154.00	\$4,620.00
Concrete Pump	1	LS	\$1,500.00	\$1,500.00
labor	20	HRS	\$38.50	\$770.00
R & R 6" Sidewalk	75	SF	\$9.50	\$712.50
Bahia Sod	400	SF	\$0.55	\$220.00
POND E-31 Erosion Repair				
6" Pump	1	LS	\$3,250.00	\$3,250.00
Pipe Plug	1	EA	\$1,850.00	\$1,850.00
Fill Dirt	1,728	CY	\$10.75	\$18,576.00
Skid Steer	40	HRS	\$95.00	\$3,800.00
Mini Loader	40	HRS	\$90.00	\$3,600.00
Labor	80	HRS	\$38.50	\$3,080.00
R & R Sidewalk	120	SF	\$9.50	\$1,140.00
Bahia Sod	15,000	SF	\$0.55	\$8,250.00
Skimmer	1	LS	\$1,160.00	\$1,160.00
POND B-3 Back Fill MES				
Fill	18	CY	\$10.75	\$193.50
Skidsteer	4	HRS	\$95.00	\$380.00
Labor	8	HRS	\$38.50	\$308.00
Bahia Sod	800	SF	\$0.55	\$440.00

R & R Sidewalk	120	SF	\$9.50	\$1,140.00
Clean Out MES	1	LS	\$350.00	\$350.00
POND D-2 Repair Pond Slopes				
6" Pump	1	LS	\$3,250.00	\$3,250.00
Pipe Plugs	3	EA	\$1,850.00	\$5,550.00
Skid Steer	20	HRS	\$95.00	\$1,900.00
Labor	40	HRS	\$38.50	\$1,540.00
Bahia Sod	5,000	SF	\$0.55	\$2,750.00
R & R Sidewalk	50	SF	\$9.50	\$475.00
POND D-4 Repair Wier				
6" Pump	1	LS	\$3,250.00	\$3,250.00
Pipe Plugs	2	EA	\$1,850.00	\$3,700.00
Mini Excavator	20	HRS	\$115.00	\$2,300.00
Concrete 3000psi	30	CY	\$160.00	\$4,800.00
Concrete Pump	1	LS	\$1,500.00	\$1,500.00
labor	120	HRS	\$38.50	\$4,620.00
Bahia Sod	4,000	SF	\$0.55	\$2,200.00
Skimmer	1	LS	\$7,340.00	\$7,340.00
Proposed Total				\$103,015.00

John Masiarczyk

All Terrain Tractor Service, Inc.

Clayton Smith

GMS

Authorized Signature

Date

Authorized Signature

Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.

SECTION 2

Customer Complaint Log Poinciana CDD

Date	Resident	Address	Pond	Contact	Complaint	Assigned To	Resolution	Date Resolved
3/19/19	Edward Novak	411 Lake Butler Drive	A-8	610-639-0487	Algae on pond	Clayton Smith	Sprayed, Spikerush treated	4/1/19
3/21/19	Richard Torresi	376 Acadia Drive	C-20	863-727-2148	Algae on pond	Clayton Smith	Sprayed	3/27/19
4/2/19	Heather Hayes	364 New River Drive	B-16	703-282-7753	Midges	Clayton Smith	Sprayed	3/28/19
4/2/19	Berry Welch	645 Portofino Drive	D-11	407-449-6806	Pond level low	Clayton Smith	Spoke with homeowner, CDD does not control pond levels	4/10/19
4/4/19	Brenda Davis	100 Medici Loop	P-A21	646-206-1110	Pond level low, water is green	Clayton Smith	Sprayed	3/28/19
4/4/19	Gwen Burchins	785 Grand Canal Drive	A-1213	863-852-8371	Midge control	Clayton Smith	Sprayed	3/28/19
4/5/19	Sandy Anderson	867 Grand Canal Drive	A-1213	859-492-9099	Midge control	Clayton Smith	Sprayed	3/28/19
4/8/19	Bobby Canter	494 Davinci Pass	P-D5	270-705-7921	Midge control	Clayton Smith	Will be sprayed next week	
4/8/19	Jack Ragsdale	201 Torino Lane	P-B5	630-370-1179	Midge control	Clayton Smith	Will be sprayed next week	