

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, August 19, 2020 at 11:00 a.m. via Zoom video conferencing, due to the COVID-19 virus.

Present and constituting a quorum were:

Lita Epstein	Chairperson
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
Kristen Trucco	LLEB
Kathy Leo	District Engineer
Tim Gardner	Clarke
John Greene	Clarke
Tricia Adams	GMS
Residents	

The following is a summary of the discussions and actions taken at the August 19, 2020 Poinciana Community Development District's Board of Supervisors Meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Epstein called the meeting to order at 11:10 a.m. and all Board Members identified themselves. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 20, 2020 Meeting

Mr. Reed stated on Page 6, “Ms. Reed” should be “Mr. Reed.”

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the minutes of the May 20, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Presentation by Clarke on Midge Management

Mr. John Greene, of Clarke presented the following slide presentation:

- **Midge Control:** Clarke was currently using Abate® for midge and mosquito control and would continue through the end of the year and then transition to Natular®.
- **Stormwater Systems:** Have a direct impact on midge production. The challenge is giving each pond an environmental advantage so it functions naturally.
- **History of Clarke:** Clarke has been in business for 46 years and has an office in Kissimmee. Their clients include The Villages and Lakewood Ranch. Certified to evaluate stormwater systems to ensure proper function, licensed to apply herbicides in preserves and wetlands and have a public health license to support different agencies and residents during mosquito borne disease outbreaks. The goal is to observe, inform, provide options and plan for midge control.
- **Adult Midges:** Also called “Blind Mosquitos,” but do not bite, suck blood or carry disease. They are filter feeders, mate and then die; therefore, it was important to kill the midges before mating or lay eggs into ponds. Their plan was to break the reproductive cycle by treating the water, air and the land with a barrier product and a fogging program. Midges like areas where there was no predatory fish, low dissolved oxygen and high nutrient loads.
- **Species of Midges:** Large or “edge midges” grow along the bank and small green or “phantom midges” grow in sediment and deep water in the middle of ponds. Same family as mosquitos, aquatic borne and dependent upon water. When grouped together, midges look similar to a cloud and are attracted to light.

- **Integrated Pest Management:** Based on two different components; one to identify the midge larvae in ponds and treat in the water while in larvae stage before hatching and the second to treat the environment once they hatch. Eradicating midges was a game of suppression. Their plan was to add more oxygen to the water under a nutrient abatement program, ensuring landscapers were familiar with Florida friendly landscaping, applying fertilizers at the appropriate time and place and not blowing grass clippings into the pond as well as adding littoral plants to limit the amount of nutrients into water bodies.

Mr. Zimbardi questioned the following:

- Are midges the official name? Mr. Greene stated the actual name was aquatic midges.
- Are the egg masses on the edges observable from the bank? Mr. Greene answered not typically. Once they hatch, their exoskeleton will peel off and look like pieces of rice. Mr. Zimbardi requested a picture.
- How long does the fogging of the adult midges last? Mr. Greene stated fogging would kill whatever was out of the water. It did not have a residual effect. Mr. Zimbardi requested a change in the fogging process for more effective results, such as a barrier spray. Mr. Greene would speak with his staff about leaning towards barrier than ULV.
- Is the treatment the same for phantom and edge midges? Mr. Greene stated that they were not the same, based upon the geology of each pond. Edge midges like sandy soil versus the phantom midges that cocoon in the muck layer. A boat with a GPS was utilized to apply the treatment to control the amount of product into the water. They were killed by contact with the product versus the edge midges, which were treated with a 30-day granular product. It was not as easy to kill the phantom midges as the edge midges.

Supervisor Lambrides joined the meeting at this time.

Mr. Reed voiced concern about the pond banks as there were grass clippings in the water in certain locations, suggesting bank management on all pond banks. Mr. Zimbardi stated that he

spoke to Floralawn about cutting the bank in one direction only blowing grass clippings away from the water, but they refused. Ms. Leo stated these were stormwater ponds and every time it rained, runoff from highly fertilized yards go into the drainage system. Mr. Greene recommended littoral plantings to stabilize lake banks and provide a habitat for fish that like to eat midges and keep nutrients out of the pond. Mr. Reed requested a proposal from Clarke. Mr. Smith stated residents did not want plantings and suggested not mowing the last three feet of the pond bank and allowing it to grow; however, it could contribute to erosion of the lake bank. Mr. Zimbardi suggested dragonflies. Mr. Greene believed they would have good results with dragonflies, which were a natural predator. Without a chemical control program, midge flies would return. Mr. Greene suggested determining which ponds had edge versus phantom midges and would provide recommendations to Mr. Smith.

Mr. Reed understood the District was taking over the wetlands in Solavita, but there was no wetland contract to address future issues. Ms. Leo explained the long-term permits did not permit the application of an insecticide into a wetland area. Ms. Lambrides would take pictures and send an email to the management company to forward to Ms. Leo. Mr. Greene believed the Water Management District managed wetlands in perpetuity. Mr. Reed proposed the District do further investigation on the turnover regarding maintenance; however, the cost would be prohibitive to that area. Ms. Adams advised before parcels were turned over to the District, there would be plenty of notification, planning and discussion opportunity for the maintenance of additional parcels being turned over to the District. Mr. Greene had a license in Natural Area Wetland management and offered to assist the Board.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-04 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor the public hearing on the Fiscal Year 2021 budget was opened.

There were no public comments.

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor the public hearing on the Fiscal Year 2021 budget was closed.

Ms. Adams explained Resolution 2020-04 adopted the Fiscal Year 2021 Budget, which started on October 1, 2020 and ended on September 30, 2021, setting the operations for the General and Debt Service Funds. There were no substantive changes since the Proposed Budget was approved in May. Ms. Epstein pointed out through 2020, there was a surplus of \$92,000 and questioned if it was due to the fee increase last year. Ms. Adams explained the District was contemplating acquiring additional assets to maintain the assets and these funds could be used for that purpose. Ms. Adams spoke to the District Manager yesterday about the current assessment level being stressed at some point; however, with the current budget, there was adequate funding to maintain all assets the District currently has and the stress was in future years.

Mr. Reed questioned the following:

- Why was \$7,033 budgeted for Trustee Fees? Ms. Adams explained the current year was \$7,020 and the current amount budgeted was for anticipated Trustee Fees for Fiscal Year 2021.
- What type of insurance is under Administrative Expenditures? Ms. Adams explained insurance was required by the District to protect the District in terms of liability and to protect the Board of Supervisors. There was also property insurance for tangible assets of the District.
- What is unplatted residential based on under Projected Fiscal Year 2021 O&M Assessments? Ms. Adams explained the unplatted lots were the undeveloped lots the developer had not yet platted and filed with the county. She would provide information on specific acreage. Ms. Carpenter clarified the unplatted lots were originally planned in the development. If those were changed, it could change the assessment. Once they were platted, there was a true-up process.

Ms. Epstein pointed out a large section on Solivita Boulevard had not been platted. Mr. Zimbardi asked when the properties would be platted. Ms. Adams stated it was up to the developer. Ms. Epstein confirmed only five houses closed in July and they were not building any more models.

On MOTION by Mr. Luddy seconded by Mr. Reed with all in favor Resolution 2020-04 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2020-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2020-05, allowing the District to use the uniform tax collection method and include assessments as part of the property tax bill.

On MOTION by Mr. Zimbardi seconded by Mr. Luddy with all in favor Resolution 2020-05 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services

Ms. Adams stated the Audit Committee recommended Grau & Associates as the number one ranked firm.

On MOTION by Mr. Luddy seconded by Mr. Zimbardi with all in favor accepting the Audit Committee's recommendation of Grau & Associates as the number one ranked firm to provide auditing services for five years and staff entering into negotiations with the number one ranked firm was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Zimbardi asked with the all of the rain, whether the stormwater system was operating. Mr. Smith had no concerns, as the water flowed into the wetlands in surrounding areas. There was no danger of the wetlands overflowing, unless it was out of their control.

C. District Manager

i. Action Items List

Ms. Adams reported on the following action items:

- **CDD Merger:** On hold until after the General Election. There was no point considering a merger until the Boards were sure about how to proceed.

Ms. Epstein understood the Poinciana West CDD did not want to merge with the Poinciana CDD, due to the Poinciana CDD having more liabilities. Only one Poinciana West

CDD Supervisor was in favor of merging and two people decided to take the opposite position. She did not know their decision of the new person. All Supervisors on the PWCDD ran unopposed for the 2020 election. Ms. Epstein did not want to spend any additional money. The Board agreed.

- **Feasibility of Meetings:** This item was on hold. Mr. Reed would coordinate with the District Manager regarding meetings between the CDD, HOA and developer to determine how to proceed.
- **CDD Pond Ownership on Golf Course:** The District Engineer addressed this issue briefly, describing it as typical installation and stormwater system maintenance that benefitted the District. District Staff looked at bond documents and there was no additional information to report on at this time.
- **Methodology for Golf Course Assessments:** In process.
- **Gambusia and Grass Shrimp Proposal:** Would be discussed under the Field Manager Report. Mr. Flint was supposed to contact the Fishing Club President for further information.

Regarding Item 3, Mr. Reed understood that the CDD was paying for pond maintenance for ponds surrounded by the golf course and the Poinciana community. Since residents benefitted by seeing the ponds maintained by the District, he questioned whether residents should pay a portion of the cost for ponds against their property. When the CDD takes over, the CDD would be responsible for all costs. Ms. Leo explained the ponds were not part of the CDD boundaries and the District could not assess areas outside of the CDD. Mr. Smith stated the golf course maintained those ponds; however, there were maintenance issues because of golf course personnel issues. Mr. Zimbardi asked Ms. Leo to find out which ponds the golf course maintained. Mr. Smith stated the golf course maintained Pond E5 because it involved the pump system. At Mr. Reed's request, Ms. Leo would provide a list of ponds the golf course maintained at the next meeting. Ms. Adams would include on the Action Item List that the District Engineer would research issues related to the surface water irrigation used by the golf course.

ii. **Approval of Check Register**

Ms. Adams presented the check register.

On MOTION by Mr. Zimbardi seconded by Mr. Luddy with all in favor the May 12, 2020 through August 12, 2020 Check Register in the amount of \$145,115.51 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams reported after the preparation of the agenda package was completed, the direct bill assessments were satisfied for this year.

On MOTION by Mr. Zimbardi seconded by Ms. Epstein with all in favor the Financial Statements through July 31, 2020 were approved.

iv. Approval of Fiscal Year 2021 Meeting Schedule

Ms. Adams stated the Fiscal Year 2021 meeting schedule was consistent with what the Board approved in prior years. The Governor extended the current Executive Order allowing for virtual meetings through October 1, 2020 and the September meeting would be held via Zoom.

On MOTION by Mr. Luddy seconded by Ms. Lambrides with all in favor the Fiscal Year 2021 meeting schedule as presented was approved.

D. Field Manager

i. Field Manager's Report

Mr. Smith reviewed the Field Manager's Report, a copy of which was included in the agenda package. All action items were complete. Aerator maintenance continues to keep the ponds clean. Mr. Smith was able to get a warranty from the manufacturer. Additional compressors were ordered as backups. In the future, diffusers will be pulled out of the water, cleaned and placed back into the water to ensure proper airflow. Mr. Smith was working with Clarke on installing a test fountain at B-1, but the cost was high; \$20,000 to \$25,000 to bore under the road to get power from the guard shack, in addition to the cost of the fountain and maintenance. Mr. Luddy asked if lighting along the entrance could provide power. Mr. Smith indicated it must be 220 and would involve permitting. Mr. Smith recommended stocking the ponds with Gambusia, which were inexpensive and multiplied quickly, along with Grass Shrimp.

Mr. Smith presented a proposal for the removal and replacement of Bottlebrush trees. Mr. Reed suggested replacing with Cypress trees. Mr. Smith stated Cypress trees did well on a lake bank and were meant to be near water bodies versus Bottlebrush trees, which were further up the

lake bank. Ms. Epstein agreed, as Cypress trees were heartier and lasted longer. Mr. Luddy requested an aerial photograph. Discussion ensued and the Board preferred removing the trees and replacing with sod. Ms. Epstein appreciated the job Mr. Smith was doing.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor the proposal from Floralawn for the removal of Bottlebrush trees, stump grinding and replacing with sod in an amount not-to-exceed \$800 and authorization for Mr. Smith to negotiate with the best price was approved.

Mr. Smith presented a proposal from GMS to stock Pond B-1 with 10,000 Gambusia and 1,000 Grass Shrimp; however, he recommended waiting until October through December.

On MOTION by Mr. Zimbardi seconded by Ms. Lambrides with all in favor the proposal from GMS for stocking Pond B-1 with 10,000 Gambusia and 1,000 Grass Shrimp in the amount of \$1,536.45 was approved.

ii. Customer Complaint Log

Mr. Smith presented the lake reports from the past two months and the complaint log. Mr. Zimbardi asked who was responsible for overgrown and fallen trees. Mr. Smith stated they were the responsibility of the developer.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

General Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – September 16, 2020

Ms. Epstein announced the next meeting was scheduled on September 16, 2020 at 11:00 a.m.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman