

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 17, 2022 at 11:00 a.m. via Zoom Communication Media Technology and in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Lita Epstein	Chair
Tony Reed	Vice Chair
Robert Zimbardi	Assistant Secretary
Anita Nelson	Assistant Secretary
Elizabeth Lambrides <i>via Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Field Manager
Lori Clemence	Clarke Aquatic Services
Chris Reed	Clarke Aquatic Services
Cherrief Jackson	Clarke Aquatic Services
Residents	

*The following is a summary of the discussions and actions taken at the August 17, 2022 Poinciana Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll at 11:00 a.m. All Supervisors were present in person with the exception of Ms. Lambrides who was present via Zoom.

**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 July 20 2022 Meeting**

Ms. Epstein presented the minutes from July 20, 2022 meeting, which were included in the agenda package. There were no comments or corrections.

On MOTION by Mr. Tony Reed seconded by Ms. Nelson with all in favor the Minutes of the July 20, 2022 Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Presentation of Beneficial Aquatic Vegetation**

Ms. Adams introduced Ms. Lori Clemence of Clarke Aquatic Services (Clarke) who presented the benefits of aquatic plantings as requested by the Board. Ms. Clemence, an Aquatic Consultant, provided a PowerPoint presentation, stressing the importance of littoral plantings. They were beneficial to the water quality of the ponds, helping to filter pollutants as well as minimizing erosion and providing oxygen to the water. They can also be considered aesthetically pleasing to nearby residents and attractive to birds and pollinators such as butterflies. She showed examples of pond banks that had plants against the edge as well as littoral plants such as Gulf Coast Spikerush, which chases water up and down depending on water fluctuations, Canna, Duck Potato and Pickerel. When selecting the plants, the water depth, fluctuating water levels, soil structure, slope of the bank and light availability were taken into consideration. Ms. Clemence recommended having shorter plant material behind homes, colorful plants along banks where possible and plants such as Gulf Coast Spikerush for erosion control. The plants would only fill in areas that were shallow and not take over the entire pond.

Mr. Zimbardi questioned what a littoral shelf entailed. Ms. Clemence explained that a littoral shelf was a shallow area around the perimeter of the pond, between 1 and 3 feet on the edge of lakes. Ms. Epstein pointed out that not all of their ponds had littoral shelves by design but all stormwater ponds have a perimeter planting zone. Mr. Zimbardi asked how ponds with higher water levels would affect the plants. Ms. Clemence stated this was why she recommended Gulf Coast Spikerush. Mr. Zimbardi voiced concern that some residents would like the littoral

plants, but others preferred a clean shoreline. Ms. Clemence confirmed that the plants served a definite purpose that was beneficial to the water quality of the ponds by preventing erosion and the shoreline from falling into the bottom and taking up the water holding capacity. It also provided a benefit to spending thousands of dollars to repair erosion.

Mr. Tony Reed questioned the difference between adding plants and spending less on chemicals. Mr. Smith stated that even though there were plants, the pond still needed to be managed as the plants would not totally prevent algae or invasives. They would help with midge management because of providing a habitat for small fish to live in and feed on the midges. It would not reduce the amount of treatments, but there may be ponds with fewer issues. Ms. Clemence pointed out that it would disguise the look of the algae in shallow areas and provide cost savings for erosion control as it would help stabilize the shoreline. Mr. Tony Reed questioned the cost of plantings for two ponds and if it could be expanded. Mr. Smith stated that Ponds C-20 and A-12 had 70% to 80% of littoral plantings around the pond banks, which were successful. There was a monitoring period of one year where Clarke would replace up to 80% of plants that die through attrition, but that period has now expired. The ponds not only looked great, but there were more birds and fish. A-12 was chosen due to several fish kills over the years and C-20 was selected due the chronic algae. There were still some algae in one corner. Mr. Tony Reed noted that the District was paying for maintenance of the plants and the expectation was after one year, to not have to continue paying for this service. Mr. Smith stated the monitoring of the plants included checking on the plants and re-planting as necessary.

Mr. Tony Reed appreciated having the plantings and felt that there was value in having them, but was concerned about the cost, how it would effect fishing and requested further research. Ms. Clemence stated in other communities they left some openings for fishermen. Mr. Smith noted a per plant cost of \$1.60 per plant, depending on the pond bank and recalled that it was around the \$7,000 to \$8,000 range for the A-12 and C-20 ponds. Ms. Lambrides recalled that the Board approved 10 ponds at \$8,000 per pond. Mr. Smith stated that it was only a test area that was approved. Ms. Epstein questioned which ponds needed littoral plantings, based on Clarke's recommendation. Mr. Smith recommended erosion repairs before the plantings, especially on Ponds B-16 and E-3. Ms. Clemence recommended targeting in-between homes where there were down spouts, behind homes where pollution was created, where water was

coming out from the streets, where the pollution was coming into that pond and on larger lakes with wave action.

Mr. Chris Reed recommended six to twelve ponds, especially Ponds B-1, C-9, C-10 and E-3. At Ms. Epstein's request, Mr. Chris Reed would provide a priority list of up to 12 ponds with the square footage and cost per pond. Ms. Lambrides requested the cost based on the density of plantings. Mr. Tony Reed requested past expense costs for pond bank and midge issues and maintenance requirements. After further discussion, there was Board consensus for Clarke to work with Mr. Smith to provide a proposal for littoral plantings for up to 12 ponds. Ms. Epstein thanked the Clarke representatives for attending this meeting and looked forward to hearing their ideas. Mr. Tony Reed requested a recommendation on ponds that need erosion repair. Mr. Clayton Smith would address this with the District Engineer.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Carpenter received additional information from Taylor Morrison (TM) on conveyances and was working with Ms. Leo and Ms. Adams on re-compiling the data received over the last couple of months and review the complete package for the turnover. They were preparing a checklist at Mr. Tony Reed's request and requested an updated title since the ones that they had were eight months old. Mr. Tony Reed asked what else was going to be conveyed to the CDD besides ponds. Ms. Carpenter stated there were a couple of wetlands and open space tracks.

**B. Engineer**

There being none, the next item followed.

**C. District Manager**

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda packet and reported on the following:

1. Parcel Conveyance from Taylor Morrison to CDD: Discussed.
2. Tunnel Rules: Completed.

- 3. Aerator Removal Experiment: Ongoing. There were only two aerators operating as of June 2022, but they were removed as they could not be repaired with no plans to replace them. There was no detrimental impact.
- 4. Monitor Central Florida Expressway – Poinciana Parkway Projects: Parkway Connector: In Process. CFXWay.com Project #599-233. CFX was not as responsive as in the past and staff requested and updated presentation for the Fall of 2022.
- 5. Coordinate Yard Drain Installation with HOA: Completed. The Board approved the application process and fees at the last meeting. The paperwork was finalized by District Counsel and was forwarded to the HOA President who was working with the ARC and Board Members. Once the HOA assimilated the information and were comfortable with it, notification would be sent to residents regarding the new application process.
- 6. Reclaimed Water Infrastructure: In Process. A better-quality full color digital Engineer’s Report and map was circulated showing the reclaimed water lines.
- 7. Desirable Pond Vegetation – Education: Discussed.

Mr. Tony Reed supported removing the aerators. As liaison for the HOA ponds, wetlands and infrastructure, he was meeting with Mr. Brad Thompson of Floralawn regarding the irrigation system. He reported the HOA increased fees due to expected maintenance on the large irrigation pipes; however, according to their agreement, they were required to notify the CDD about repairs but there was no notification regarding any issues. Regarding the ponds, Mr. Tony Reed pointed out that changing the look of the ponds of adding plants would require the owners around the pond, to decide what to do, as most owners paid extra for a water view and recommended that the Captains coordinate with their neighborhoods.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from July 14, 2022 through August 9, 2022 in the amount of \$16,847.85.

Mr. Zimbardi MOVED to approve the July 14, 2022 through August 9, 2022 Check Register in the amount of \$16,847.85 and Mr. Tony Reed seconded the motion.

Mr. Tony Reed asked if the county had any responsibility for mosquito control or assisting residents. Ms. Adams explained that the District had an agreement with Clarke for midge management services and would verify with the HOA if the county provided mosquito control services.

On VOICE VOTE with all in favor the July 14, 2022 through August 9, 2022 Check Register in the amount of \$16,847.85 was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through July 31, 2022, which were included in the agenda package. Three bank accounts were listed because earlier in the year, the Board approved moving the operating account from South State Bank to Truist. Hancock Whitney was the Bond Trustee and as part of the Bond Refunding Agreement, a general operating account was opened with Hancock Whitney. When the account with South State Bank was closed, only Hancock Whitney and Truist would be listed on the Balance Sheet. The District was in a good cash position with an Unassigned General Fund Balance of \$784,825, did a good job of controlling expenses and was fully collected on their assessments. According to the debt service account, the November and May payments were made to close out the 2012 bond that was refunded.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the Unaudited Financial Statements through July 31, 2022 were accepted.

**iv. Approval of Relocation of April 2023 Meeting to Mosaics**

Ms. Adams recalled that the Board approved the meeting schedule for the upcoming year at last month's meeting; however, the Starlight Ballroom was not available on April 23, 2023 and requested Board approval to meet at Mosaics. Ms. Epstein recommended canceling the April 2023 meeting as Mosaics was not adequate for their group and did not have the communication capabilities that the Starlight Ballroom had. Ms. Lambrides and Mr. Tony Reed preferred

keeping this meeting on the meeting schedule and to cancel if there was nothing time sensitive on the agenda.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with Mr. Reed, Ms. Lambrides, Mr. Zimbardi and Ms. Nelson in favor and Ms. Epstein dissenting, relocating the April 2023 meeting to Mosaics was approved. (Motion Passed 4-1)

**D. Field Manager**

**i. Field Manager's Report**

Mr. Smith presented the Field Manager Report, which was included in the agenda package. Replacement alligator and snake awareness signs were ordered. It was not a standard sign and would take longer to arrive, but once they received them, the signs would be posted. Additional signs were ordered to have on hand, as discussed by the Board. The drain extension nearby the pool was completed. They were monitoring the status of the sod because it was yellow, but it should rebound with rainfall. If not, the sod would be replaced. The paint was ordered for the tunnel painting and would be scheduled. He reviewed some erosion repair issues with the District Engineer, which would be completed when water levels were low, probably in the fall or winter.

Mr. Smith presented the Aquatic Maintenance Report, which was included in the agenda package. Several ponds had filamentous algae, but the hydrilla seems to be slower. He spoke to Clarke about having a comprehensive list of ponds that had hydrilla. Mr. Smith presented a renewal letter from Clarke to renew the midge management services contract with a 3% increase for a total contracted amount of \$158,640.59, which was included in the budget. There were no changes in the scope and the increase was fair, as it was due to an increase in chemical and labor costs. Ms. Cherrief Jackson of Clarke was present to answer any questions. Mr. Tony Reed requested extending it out through 2025 to lock in the price, as there was a 30-day termination. Ms. Adams noted that all renewals would be subject to District Counsel preparing an agreement that included all of the normal provisions to protect the District.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the renewal with Clarke Aquatic Services for midge management services with a 3% increase through 2025 was approved.

A resident of Shorehaven who lived by the big pond, felt that Clarke was doing a good job as there were fewer midges this year than in past years. Mr. Smith presented a renewal letter from Clarke to renew the aquatic services contract with a 1.5% increase for a total contracted amount of \$108,655.68, which was included in the budget. There were no changes in the scope and the increase was justified.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the renewal with Clarke Aquatic Services for aquatic services with a 1.5% increase through 2025 was approved.

Mr. Smith presented a renewal letter from Floralawn to renew the landscape maintenance services contract with a 1.5% increase for a total contracted amount of \$150,173.71, which was included in the budget. Ms. Adams noted that the letter in the agenda package showed an increase of 1.5%; however, in the second paragraph, there was a price increase of 3%. Mr. Smith explained that Floralawn wanted a 3% increase, but after much negotiation, they agreed to a 1.5% increase. Mr. Tony Reed questioned whether the contract included the treatment of tree rings around the ponds. Mr. Smith stated that mulching was through the HOA, but tree rings around pond banks were handled by Floralawn. Ms. Adams explained that in the budget for the current and upcoming year, the Board sets aside a small amount for mulching; however, there was no spending on mulch this year. Areas that needed to be mulched should be brought to Mr. Smith's attention. Mr. Smith confirmed that he would speak with Floralawn about edging around the trees. At Ms. Carpenter and Mr. Tony Reed's request, Mr. Smith would obtain a revised renewal letter from Floralawn.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the renewal with Floralawn for landscape maintenance services with a 1.5% increase, subject to District Counsel preparing the agreement extension was approved.

**ii. Customer Complaint Log**



Mr. Smith presented the complaint log for July, which was included in the agenda package. There were mainly midge and pond weed complaints, which were forwarded to Clarke. They treated the ponds.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Tony Reed noted that Poinciana West claimed there were only 1.5 miles of canal, but it turned out that TM owned it and in Solivita East, the CDD owned a small section of canal as well as several other organizations and asked if the maintenance was being coordinated. Mr. Smith confirmed that the canal, which was in Venezia, was entirely owned by HOA and the CDD did not treat it. Ms. Leo recalled that a small piece was going to be mowed by the CDD with coordination from the HOA. Mr. Tony Reed asked if the HOA was street sweeping, as shown on the Memorandum of Understanding with the HOA on the stormwater management system. Mr. Smith explained Ms. Adams contacted the HOA and was told that they have Floralawn perform the street cleaning. Ms. Adams explained that the purpose of the street sweeping was to vacuum up all of the vegetation, dust, dirt and trash and keep it out of the drain inlets. Mr. Tony Reed wanted the HOA to take accountability. Ms. Carpenter confirmed that under their agreement, the HOA was responsible for street sweeping and owned the roads. Ms. Lambrides noticed giant street sweeper machines in Solivita. Mr. Tony Reed asked her to take a picture.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**General Audience Comments**

Ms. Epstein opened the floor to general audience comments. Resident Donna Sica of Bella Cortina Drive asked if the ponds could be addressed by location so residents would know what ponds were being addressed. Ms. Adams would meet with Ms. Sica after the meeting. There being no further comments, Ms. Adams closed the general audience comment period.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – September 21<sup>st</sup>, 2022**

Ms. Adams stated that the next meeting was scheduled for September 21, 2022 at 11:00 a.m.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

*Tricia L. Slaney*  
Secretary / Assistant Secretary

*Luca*  
Chair/Vice Chairman