

*Poinciana*  
*Community Development District*

*Agenda Package*

*February 21, 2024*

# AGENDA

*Poinciana*  
*Community Development District*  
*Meeting Agenda*

Wednesday  
February 21, 2024  
11:00 AM

Starlite Ballroom  
384 Village Drive  
Poinciana, Florida

Zoom Information for Members of the Public:

Link: <https://zoom.us/j/93704992274>

Dial-in Number: (646) 876-9923

Meeting ID: 937 0499 2274

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the January 17, 2024 Meeting
5. Consideration of Non-Ad Valorem Agreement with Polk County
6. Consideration of Revised FY2024 Meeting Schedule
7. Presentation of Proposal for Tunnel Repairs
8. Review of Communication with HOA Regarding Compliance with MOU
9. Staff Reports
  - A. Attorney
    - i. Review of Correspondence from POA on Landscaping Issues
  - B. Engineer
  - C. District Manager
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
  - D. Field Manager's Report
    - i. Field Manager's Report
    - ii. Pond Maintenance Report
    - iii. Midge Management Report
    - iv. Customer Complaint Log
10. Supervisor's Requests
11. Other Business
12. General Audience Comments
13. Next Meeting Date – **March 20, 2024 12:00 PM**
14. Adjournment

# 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, **January 17, 2024** 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	Chairperson
Tony Reed <i>by phone</i>	Vice Chairman
Robert Zimbardi	Assistant Secretary
Anita Nelson	Assistant Secretary
Jon Cameron	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Clark	District Engineer
Clayton Smith	Field Manager
Joel Blanco	Field Services
Stephen Amrein	Solitude
Chris Reed	Solitude
Residents	

*The following is a summary of the discussions and actions taken at the January 17, 2024 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 11:54 a.m. All Supervisors were present.

- **Chair’s Comments**

Ms. Epstein reported that they were starting the meeting almost an hour late, because the Poinciana West CDD meeting, held prior to this meeting, was longer than their allotted two-hour meeting time and future changes to the schedule, to start at noon versus 11:00 a.m., would be discussed later in the meeting. Ms. Adams indicated that this item would be discussed under Other Business.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

Ms. Epstein opened the public comment period. There being no comments, Ms. Epstein closed the public comment period.

**FOURTH ORDER OF BUSINESS**

**Solivita Conservation and Wildlife Committee Presentation**

Ms. Epstein requested tabling this matter, due to the late start of the meeting and the length of the presentation. Mr. Bob Monica, Wildlife Chair of the Solivita Conservation and Wildlife Committee indicated that the presentation was educational, as there was ignorance about the population of the animals and the goal of the HOA, was to identify the creatures and the issues and requested that the presentation be deferred until there was time to do it right. Ms. Epstein asked if there were any immediate concerns. Mr. Monica confirmed that there were no immediate concerns, as the presentation was only a summary of their work, to try to better understand the problems and come up with potential solutions, which would involve budgetary and operational concerns. Ms. Adams would coordinate the scheduling with Mr. Monica. This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the October 18, 2023 Meeting**

Ms. Adams presented the minutes from the October 18, 2023 meeting, which were reviewed by District Counsel and management staff. There were no corrections.

On MOTION by Mr. Cameron seconded by Mr. Reed with all in favor the Minutes of the October 18, 2023 Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Ratification of Data Sharing & Usage Agreement with Polk County**

Ms. Adams presented the Data Sharing & Usage Agreement with the Polk County Property Appraiser, whereby the county agrees to not release any information of law enforcement officers or judges, which were exempt from the Public Records Law. The agreement starts on January 1, 2024 and was an annual agreement. It was presented to the Chair for approval and filed with the county before the January 1 deadline.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the Data Sharing and Usage Agreement with Polk County was ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Stormwater Manhole Repairs in the Vicinity of 170 Largo Dr.**

Mr. Smith reported that road inlet at 170 Largo Drive, had a small hole on the side of it, where the corner meets the curve. Pictures were provided to the Board, showing the issue and the work that the vendor would do. When a landscaper for the HOA responded to a resident complaint of a small depression next to the inlet, they worked with the HOA to try and figure out what the issue was. The landscaper dug it up to take a look at it and staff went out and opened the manhole cover, looked inside and determined that there was a small hole as big as a hand, which caused dirt to go into the inlet basin when it rained or the area was irrigated. Because it was below the seam of the inlet top, it was under the jurisdiction of the CDD. As a result, staff obtained some quotes, but only received one, from All Terrain, who proposed \$10,505 to dig out a 1 foot to 2-foot-wide trench all the way around the outside of it and then backfill it with Hydro-Crete, a type of concrete, to seal the hole. The did not have to do the entire area, but were going the extra mile, to ensure that there were no future issues. However, GMS discussed with Ms. Leo doing more of a straightforward repair for \$644.75, to dig out the hole at the target spot, that was causing the depression and patch it. They could not guarantee that they would not have issues somewhere else around the inlet, but the difference in cost was significant.

Ms. Leo reviewed the estimate and felt that there were several items that were high, but it was typical, due to the use of heavy equipment and mobilization, but felt that Mr. Smith and his team were capable of handling the repair, because if it did not work, they had another option. Mr. Zimbardi questioned who made the determination that it was a CDD responsibility. Mr. Smith confirmed that it was based on an internal discussion when they reviewed the Memorandum of Understanding (MOU). Ms. Adams indicated that staff reviewed the MOU and agreed with the GMS proposal. Mr. Zimbardi asked if the area was still exposed. Mr. Smith confirmed that it was currently exposed, but it was taped off. Mr. Zimbardi wanted to take a look at it, because he wanted to see what was under the flat top. Mr. Smith pointed out that it was a piece of concrete that was set in the ground and had a flat piece over the top. Mr. Cameron agreed with the GMS proposal for \$644.75, as the proposal from All Terrain for \$10,505 was excessive.

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor the proposal with GMS for stormwater manhole repairs in the vicinity of 170 Largo Dr. in the amount of \$644.75 was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Request for Proposals for Landscape Maintenance Services**

Ms. Adams reported as a local Florida Government, the CDD was required to comply with the Florida Statute regarding service agreements. The District currently had a maintenance agreement with Floralawn for servicing the landscape maintenance areas around stormwater ponds and any other CDD parcels, which expired on September 30, 2024. Since the CDD was only allowed to enter into an agreement for up to a maximum of five years, they entered into a five-year agreement and then each year, an annual renewal was presented to the Board for consideration and approval. However, they reached the maximum number of renewals and would use the existing budget as a placeholder with an inflationary index increase in the absence of any other information, since they were entering the budget season for Fiscal Year 2025. Because the contracted service amount met a minimum threshold that required a public bid process, the District was required to publish a notice and open the proposals in a sealed bid format. Typically, this process takes a while and one of first things that usually happened, is the Board would authorize staff to prepare a Request for Proposal (RFP) package for the formal bid process, which includes the form of notice, evaluation criteria and sample scope. Floralawn was the



current service provider for the District. They were doing a good job and there were no concerns about the level of service; however, it made sense to include this item on the agenda, as they would no longer be servicing the HOA areas.

Mr. Smith indicated for a project of this size and scope, there was a long transition period, as it takes 12 to 18 months to get acclimated with the property. Their experience with Floralawn as far as servicing CDD areas and their communication, had always been positive and they had a great working relationship with them. Mr. Cameron questioned the monetary threshold for bids. Ms. Adams confirmed that it was \$195,000. Mr. Cameron pointed out that they exceeded that amount every year. Ms. Adams agreed, as the current budgeted amount was \$240,000. Ms. Epstein felt that it made sense to start the RFP process and since the HOA was supposed to make their decision by the end of February, preferred to have something ready by the March meeting and wait until the HOA takes action, as in the past, it made sense to have the same landscaper as the HOA. Ms. Adams would bring back the full bid package at the March meeting for the Board's review and input. Mr. Smith felt that it would be helpful to have the HOA maps. Ms. Adams pointed out that staff would coordinate with the HOA.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Carpenter presented a memorandum at the Poinciana West CDD meeting, on an amendment to Section 112 of the Florida Statutes, requiring each Board Member to complete four hours of ethics training on certain topics such as the Ethics Law, Sunshine Law, Board of Constitution and public records. Board Members were required to self-certify that they completed those four hours of training on their annual Form 1 Financial Disclosure Statement by July 1<sup>st</sup> of each year, which would start on January 1, 2024. Links would be provided on free videos that were available online from The Florida Commission on Ethics, Attorney General's Office and Florida League of Cities, that Board Members could watch at home. There were also a number of programs that the Board could purchase, such as one that had a \$79 charge, which was a good program. Some CDDs were doing an in-house presentation, but it required more hours of sitting and listening and much more Boards were likely to choose watching videos at home at their convenience. There were questions about Form 1 and many newspaper articles about changes to Form 6; however, CDDs were not required to fill out Form 6, which was much more inclusive and required many disclosures. Form 1 did not change other than the certification

and the one for 2024 was not out yet. However, the Florida Commission on Ethics office was now receiving those via e-filing, which was due on July 1, 2024. Ms. Carpenter pointed out that due to the Sunshine Law, two or more Board Members could not sit together outside of a meeting. It was wise for someone else to sit with them or have space between them. Mr. Cameron asked if there was a date by which the ethics training must be completed. Ms. Carpenter indicated that Form 1 was due on July 1<sup>st</sup>.

## **B. Engineer**

Ms. Leo was working with the developer on one additional pond, but they currently had no updates. Ms. Epstein attended a meeting at Varese last night, where a new pond was discussed and requested an update. Ms. Karen Irion of Varese reported that half of the neighborhood was developed and the other half was being constructed. However, whenever it rained, Lombardi Court flooded badly from a pond, but they did not know whether it was stormwater pond. They filed a complaint with the State last Summer because of the siltation coming off of the construction sites. They worked on it and did some basic cleanup, but she did not know how much the ponds silted at this point, because there was a great deal of excess silt coming off of the construction site. Every time, trucks were driven off during a rainstorm, there would be tons of silt running down Village Drive. Ms. Epstein asked if it was a pond that the CDD had taken over. Ms. Leo confirmed that Pond P8 was not accepted by the CDD, which was between Lombardi Court and Cypress Parkway and runs East/West. However, the North/South pond, which was E5, was conveyed to the CDD. Ms. Leo would take a look at it, as she believed that there was a blockage caused by construction debris, due to not having soft drains in the street to prevent sediments from going into the drain. Ms. Epstein appreciated it, as it was critical that this issue be resolved before the District takes over the pond and requested that Ms. Irion stay in contact with them. Ms. Leo pointed out that the best resource was the Water Management District website, which had approved drawings.

- **Field Manager's Report (Item 9D)**
  - i. Field Manager's Report**

Mr. Smith presented the Field Manager Report, which was included in the agenda package. The inlet repair at 170 Largo was discussed and additional pictures were in his report. The intrusion spot was marked. GMS reviewed both tunnels and were aware of some concrete

spaces inside of the tunnel on the floor that slightly shifted when someone drove over it, but it was not to the point where it was causing a major safety issue; although it was noisy when someone drove over it. They planned to get some quotes to see how it could be repaired. Once he developed an idea of a scope, Mr. Smith would involve Ms. Leo, to ensure that the integrity of the tunnel was not affected by doing a sectional repair of the concrete. The tunnels would be pressure washed after Winter when it was drier. GMS staff frequently review CDD area landscaping and overall, the quality remains up to standard. They had a long dry season this year, with a couple of months of the driest weather and no rain.

## **ii. Pond Maintenance Report**

Mr. Smith reported that the ponds were low, at a time of year when they were typically high, causing a nutrient growth, which brings on many algae blooms. Solitude was treating them when reported or when algae blooms were present. Today, everything looked much better. Staying on top of the trees, helped. They have taken a different approach with the pond edges, allowing more shoreline grasses to grow in, to keep from having major erosion, as there should always be a gradual slope. Shoreline grasses were not the most desired type of vegetation, but they help stabilize that bank and serve much more beneficially than completely getting rid of them. This was based on site discussions that they had with Ms. Leo and recommendations that she made, as they would have major erosion issues, if they continued to treat the pond this way. They also discussed Pond E3 and the \$350,000 quote to fix the erosion like it had been fixed before, but after talking to the aquatic vendor, they decided to have the landscaper weed the top of it slightly, because there was waist high erosion in some areas. The idea was to keep it more natural looking but managed. Many of their previously planted ponds looked good, especially the one by the Amenity Center and there was no frost damage.

Regarding the pond conveyance, Mr. Smith reported that they have been overseeing the maintenance and seeing some drastic improvements. Access issues that were there, have been resolved, but there was still some undesired vegetation on a couple of ponds, which they were working towards getting under control. Many ponds had shoreline vegetation, which they were leaving, because it was better for the pond. An updated Solitude Aquatic Report was provided, which included the pond number, date of service and a few categories of what it was treated for. The prior report from Clarke, was 12 pages long and was hard to understand, versus this version,

which was much more palatable. Many of the ponds did not need treatment, because they were inspected or treated every week. The chemicals that they applied were used to manage present issues, not to prevent future issues. Mr. Zimbardi questioned the type of grasses that Mr. Smith was referring to. Mr. Smith explained that grasses referred to shoreline grasses that grow in the water, which in some cases was Torpedo Grass. They wanted to keep them under control, so it they did not completely take over the bank. Solitude managed them to keep them closer to the edge, while still allowing them to remain. Submerged weeds referred to the specific varieties of weeds that were under the water such as Hydrilla, Baby Tears, etc.

### **iii. Midge Management Report**

Mr. Smith presented the Clarke Treatment Report, which included the distance that they traveled to do the treatments. They treat the selected contracted ponds and anything that they add on. They did add a couple of ponds to the contract, based off of recommendations from Clarke, the data that they provided and from the conveyance. Ms. Nelson asked if mosquito control was provided by Polk County, as the District paid \$26,000 for mosquito control. Ms. Adams confirmed that the District was only paying for midge management and Polk County provided mosquito control. Mr. Smith pointed out that it was more targeted towards the midges. Mr. Zimbardi asked if midge fogging was a part of the midge control and what it was treating, as they did not spray near the vegetation and there were many midges around his house. Mr. Smith confirmed that it was part of the midge control and there was not anything better, unless they were treating more often. The fogger sprays the air and kills the airborne adults, before they have the opportunity to go back to the water and reproduce. They did not spray directly on bushes or plants. However, a resident could purchase their own fogger from Home Depot or Amazon to fog their own bushes or screens. The midges would never fully go away, because they were so active in the area that even if they were fully eradicated from a pond, all it takes was a few midges laying a few eggs on a pond. The idea was to eradicate the major swarming. Mr. Zimbardi asked if they were treating the ponds with a larvicide. Mr. Smith confirmed that not every pond was being treated with a larvicide, but Mr. Zimbardi's pond was still being treated. Mr. Stephen Amrein of Solitude indicated that they could use a barrier spray, but it was expensive and recommended that residents purchase a fogger with a propane tank to spray in their house and yard.

**iv. Customer Complaint Log**

Mr. Smith presented the Customer Complaint Log. The resident at 473 Grand Canal Drive complained about algae, which was forwarded to the aquatic vendor, in order to include this pond in their rotation. The complaint about the Venezia Tunnel being dirty, was handled. The complaint about debris in the pond, was forwarded to the aquatic vendor. Vegetation in the Umbria Island, was for Pond P6, which had unwanted vegetation when it was conveyed. They were getting that under control. There was also a request to remove an alligator from the bank, which they do not do as there was no way to address it. However, they did provide the resident with the contact information, to make a report to the State, if the alligator was a nuisance or threat, but this alligator was too small for the State to handle.

**C. District Manager****i. Action Items List**

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

1. Parcel Conveyance from Taylor Morrison to CDD: In Process. All ponds on the application were conveyed except for Pond P8
2. Monitor Central Florida Expressway – Poinciana Parkway Projects: Parkway Connector: In process. The CDD Board previously appointed the Chair to monitor.

Ms. Epstein reported that a pro bono attorney, who lived in the community, sent a letter on behalf of his firm, asking CFX to correct the misinformation on their website. They took the community's data and slides on their alternative and changed them to make it look worse than what was proposed. There was no response. Title 6 was also sent a letter.

3. Erosion Repairs: In process. Staff identified need repairs, developed a scope and gathered a proposal. Due to excessive repair costs, a different approach to vegetation maintenance was being tested to alleviate erosion.

Ms. Epstein asked if there was additional information from Polk County about the tunnels and the widening of Marigold Avenue. Ms. Leo did not hear anything but would follow up.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from October 11, 2023 to January 7, 2023 in the amount of \$252,393.76 and a detailed run summary. Ms. Nelson asked about the \$26,000 check for mosquito control. Ms. Adams explained that the name of the vendor was on the Check Run Summary, which was Clark Environmental Mosquito and was for midge management. Polk County contacted them to confirm that they do mosquito control and if residents had complaints, they needed to call the county. Ms. Nelson asked if the District was reimbursed for the conveyance of fees paid to Latham, Luna, Eden & Beaudine. Ms. Adams explained that they were reimbursed for that expense from Taylor Morrison, either through deposit or in this case, it would be wired back to the District as a reimbursement. Ms. Nelson could not find where they received the money. Ms. Adams would verify whether it went into Miscellaneous or the General Fund and report back to the Board, but she received confirmation from the GMS accounting team, that they did receive the wire. Before the Chair executed any documents, Ms. Epstein requested confirmation on when the wire was received, but everything went smoothly, as Taylor Morrison paid the amount that was due to the District.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the October 11, 2023 to January 7, 2023 Check Register in the amount of \$252,393.76 was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through November 30, 2023. Staff monitored the General Fund. In accordance with the Trust Indenture, the District was required to open a general account with Hancock Whitney. The District also had an account with Truist Bank and whenever possible, placed funds in a money market account, which had higher interest earnings. Staff also monitored the Unassigned Balance. The Debt Service Fund was managed by the Trustee. During last fiscal year, the Board directed staff to sequester money into a Capital Reserve Fund, which was not restricted and was earning 5.25% of interest at this time. Staff also monitored the prorated budget compared to actuals. Compared to most Districts, there was a transfer-in of \$140,000 of non-ad valorem CDD assessments by the end of November, from the Polk County Tax Collector's office, which was great. There was also Miscellaneous Revenue of \$26,243, which was the Taylor Morrison funds that were wired, which Ms. Adams

would confirm. In the Administrative Budget, there was \$33,000 in prorated fees and actual expenses were \$28,554, as the District did a good job of controlling expenses. Field Expenses were prorated at \$121,305 and actual expenses were \$87,828. The transfer-out for the capital reserve had not yet occurred, as it usually happens when all tax revenues were received, which staff would monitor. For the Debt Service Fund, a bond was refunded for Series 2022, which required an interest payment in November. The Special Call was never budgeted, but from time to time, residents would pay off their debt in lump sum, instead of making capital payments with their property tax bill. When that money was accrued, a special call was made. However, that was only made at a certain time of year, when the Trustee directs a special call to be made. Staff also monitored the Capital Reserve Fund as well as Interest Earnings, Month to Month Expenses and Revenue. Regarding the monies coming from the Tax Collector, part of those funds were retained in the General Fund for maintenance expenses and the operation of the District and a portion goes to the Trustee.

Ms. Adams apologized for the late start in the meeting, as it was frustrating for Board members to not be able to start the meeting promptly; however, she needed a few minutes in between meetings to reset agendas and name tapes and properly get Zoom connected. The Poinciana West CDD was scheduled to meet six times per year, which would cause confusion if there were different meeting times from month to month and the next time that the Poinciana West CDD met, Ms. Adams suggested that the District have a later start time of 11:30 a.m. or noon starting in March. Ms. Nelson preferred that the Poinciana West CDD have a start time of 7:30 a.m. Ms. Adams would be happy to ask the Poinciana West CDD Board Members to consider moving their meeting start time. Ms. Nelson felt that it was inconsiderate of the Poinciana West CDD Board to meet for longer than two hours, if they only met six times per year and were only scheduled for two hours. Ms. Adams recalled on two or three occasions, where the Poinciana CDD had to meet later because the Poinciana West CDD had not concluded their meeting in time and appreciated that Ms. Epstein brought this matter to her attention, as they had to pay staff such as District Counsel and the District Engineer. Ms. Carpenter confirmed that a later start time did not disrupt her schedule. Ms. Epstein asked if the Board wanted to move their meeting time to noon. Mr. Zimbardi agreed that it was a good idea. *There was Board consensus to move the Poinciana CDD meeting time to noon starting in March and Ms. Adams*

*would provide a revised meeting schedule to the Board at the next meeting. Since there was no Poinciana West CDD meeting, next month's meeting time would be 11:00 a.m.*

- D. Field Manager's Report**
  - i. Field Manager's Report**
  - ii. Pond Maintenance Report**
  - iii. Midge Management Report**
  - iv. Customer Complaint Log**

This item was discussed.

## **TENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Cameron recalled at the October meeting, the Board directed him to serve as liaison with the HOA, regarding the MOU for the street sweeping. He contacted the Vice President of the HOA that day and requested that he serve on the committee or review the draft. His request was denied, but he worked with staff to come up with some language that was provided to the HOA. They liked it, but then sent a letter questioning the language, the authority to change it and what the CDD's plans were, which Ms. Tricia provided a response to. Since then, they questioned the status of the RFP and denied his request to review the language. Their RFP was sent out on January 2<sup>nd</sup> or 3<sup>rd</sup>, which he reviewed and none of the language that the CDD suggested, was in the RFP. However, there were two small references in the RFP to blowing and debris removal. It was possible for them to include some additional language in the contract and Mr. Cameron would work with the HOA on the language, in order for them to be in compliance with the MOU. However, at this time, there was no language in the RFP, that meets the needs of the CDD, as the language that the HOA submitted, was what the landscaper was already doing. Ms. Adams confirmed that she received communication from the Solivita HOA Vice President this week, regarding some maintenance in the tunnel and a question regarding cleaning of the drain lines, which field staff responded to yesterday, but she acknowledged receipt of the message and informed them that she was reviewing it and would provide a response by the end of the week. Mr. Cameron requested a copy of the correspondence.

Mr. Zimbardi asked if there was a reason why they objected to any additional comments. Mr. Cameron indicated that their response was that it looked like the HOA and CDD were on the same page and they seemed to like it; however, their next response was the language was not



there and they had no opportunity to review the language. There were three areas in the RFP where the HOA made mistakes, but it was out now. Ms. Epstein pointed out that the HOA was forced to put out the RFP sooner than they expected to, but the CDD might want to reiterate in writing that during the contract period, they might want to consider some language to ensure that the CDD's needs were going to be met with the new contract. Ms. Adams asked if the Board wanted the District Manager's office to send out a letter, requesting that the HOA include language in their agreement that mimics the language provided by Supervisor Cameron, relative to the collection and removal of debris, to keep it out of the stormwater and to meet the MOU. *There was Board consensus.*

**ELEVENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS****General Audience Comments**

Ms. Epstein opened the public comment period. Mr. Stephen Amrein of Solitude felt that allowing shoreline grasses to grow on Pond E3 to stop erosion, was a great idea, but it may hold it from coming back further and faster and suggested looking at doing something at some point. Resident Brian Greenzang of 758 Via Como Street thanked the Board for representing their community, but requested that the Board coordinate the meeting time, as it was preventing residents from getting involved. Ms. Epstein agreed, as it was unfair for residents that came out for the meeting and apologized for it. Mr. Greenzang pointed out that he was expecting a refund on the amount that they were paying the CDD, from the time that they moved in. Ms. Epstein indicated that he was talking about the club membership fee as the CDD was in charge of the stormwater control system and the tunnels. From talking to people involved with the class action, there was a great deal that needed to be done, because of the administrative aspects, before the court would approve any disbursement of funds. However, the money was in the hands of the administrator and they are working of a list and getting court approval. The dispersal was anticipated in April or May of this year. Mr. Greenzang questioned the club changes. Ms. Epstein heard last night at the HOA meeting, that there were a number of court actions, having to do with the ownership of the amenities, that still had to take place, such as hearings. Therefore, they were looking at months. A new judge was just appointed to the class action, which would

probably delay things even more. It was her understanding that the next hearing on the issue before the court, was either the beginning of June or July. There being no further comments, Ms. Epstein closed the public comment period.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chair/Vice Chairman

# SECTION V

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Poinciana Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Poinciana Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

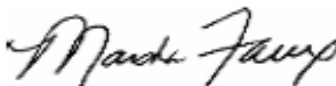
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser

# SECTION VI

**NOTICE OF MEETING DATES  
POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Poinciana Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2024** at **12:00 p.m. in the Starlite Ballroom at 384 Village Drive, Poinciana, Florida 34759** on the third Wednesday each month as follows unless indicated otherwise:

March 20, 2024

April 17, 2024

May 15, 2024

June 19, 2024- Exception - Location: 388 Village Drive

July 17, 2024

August 21, 2024

September 18, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors may participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams  
Governmental Management Services - Central Florida, LLC  
District Manager

# SECTION VII

Proposal # : 1385  
 Proposal



Governmental  
 Management Services - CF

Maintenance Services  
 Phone: 407-201-1514  
 Email:  
 Csmith@gmscfl.com

Bill To/District Poinciana CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Repairs at both Venezia and Solivita Tunnel Saw around 2 lifted areas at 6 ft. x 3 ft. and fill in with high strength concrete at Venezia, apply thermoplastic lines inside both tunnels, change out 2 defected light bulbs in both tunnels, and repair the overhang entrance sign.	

Qty	Description	Unit Price	Line Total
16	Labor (4 workers for 8 hrs. a day for 2 days)	\$47.50	\$3,040.00
2	Mobilization (2 days)	\$65.00	\$130.00
4	Equipment		\$340.00
	Materials (31 bags of high strength concrete and 3 rolls of thermoplastic road markings.)		\$518.16
		Total Due:	\$4,028.16

This Proposal is Valid for 30 days.



Proposal # :

1385

Proposal

Client Signature: \_\_\_\_\_

# SECTION VIII

RECEIVED

DEC 28 2023

BY: \_\_\_\_\_

Solivita Community Association, Inc.  
395 Village Drive, Ste. C  
Kissimmee, FL 34759

Larry Anson, President Solivita HOA  
Solivita Administration Building  
395 Village Drive, Ste. C  
Kissimmee, FL 34759  
20 November 2023

Tricia L. Adams  
District Manager  
Governmental Management Services  
219 E. Livingston St.  
Orlando, FL 32801

Dear Ms. Adams and Poinciana Community Development District (CDD) Board of Directors (BOD):

Jon Cameron has provided the Solivita Homeowner's Association (HOA) Board of Directors (BOD) the following requested verbiage for the upcoming Solivita Landscape Service RFP to address the CDD BOD's concerns with the disposition of grass clipping and lawn debris:

“THE CONTRACTOR WILL PREVENT GRASS CLIPPINGS, LEAVES, SHRUBBERY CUTTINGS, AND OTHER VEGETATIVE MATERIALS FROM BEING DEPOSITED INTO THE STORMWATER MANAGEMENT SYSTEM AS FOLLOWS:

- “1. DURING OR AFTER EACH MOWING OF PROPERTIES AND/OR TRIMMING OF TREES, BUSHES, AND OTHER PLANTS COVERED BY THIS CONTRACT, THE VENDOR SHALL BLOW OR SWEEP ALL DEBRIS AWAY FROM THE STORMWATER INLETS. ALL BLOWING OR SWEEPING SHALL ENSURE THAT DEBRIS IS BLOWN OR SWEPT IN A DIRECTION AWAY FROM THE STORMWATER INLETS.
2. ALL MATERIAL IDENTIFIED IN #1 ABOVE SHALL BE REMOVED AND DEPOSITED OFFSITE.
3. NON-COMPLIANCE WITH THIS REQUIREMENT WILL RESULT IN:
  - a. FIRST DOCUMENTED VIOLATION BY STAFF OR AUTHORIZED PERSONNEL DURING ANY CALENDAR MONTH COVERED BY THE CONTRACT SHALL RESULT IN A WRITTEN NOTICE OF DEFAULT TO THE CONTRACTOR.
  - b. ANY SUBSEQUENT VIOLATION AS DOCUMENTED BY STAFF OR AUTHORIZED PERSONNEL DURING THE SAME CALENDAR MONTH SHALL RESULT IN A

MONETARY PENALTY TO THE VENDOR OF \$1,000.

c. VIOLATIONS OF THIS PROVISION FOR 3 CONSECUTIVE MONTHS WILL RESULT IN A MONETARY PENALTY OF \$5,000 DURING MONTHS 4 - 6 WITH A WRITTEN NOTICE OF DEFAULT TO THE VENDOR AND A REQUIREMENT FOR THE VENDOR TO APPEAR BEFORE THE HOA BOARD OF DIRECTORS TO FORMALLY PRESENT A WRITTEN PLAN OF ACTION.

d. CONTINUED NON-COMPLIANCE WITH THIS PROVISION MAY RESULT IN TERMINATION OF THE VENDOR CONTRACT.

---

“As an alternate bid in the RFP that would be in addition to the above language (which the HOA may either accept or hold for subsequent consideration):

“PROVIDE A COST PROPOSAL FOR A STREET SWEEPER/VACUUM TRUCK TO CLEAN AND REMOVE ANY RESIDUAL DEBRIS FROM THE EDGES OF ALL STREETS WITHIN THE SOLIVITA COMMUNITY. THE ALTERNATE/ADDITIONAL PRICING PROPOSAL SHALL INCLUDE:

a. STREET SWEEPING OF ALL STREETS WITHIN THE SOLIVITA COMMUNITY 2 TIMES PER CALENDAR YEAR AT 6 MONTH INTERVALS.

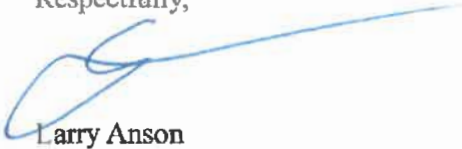
b. STREET SWEEPING OF ALL STREETS WITHIN THE SOLIVITA COMMUNITY 4 TIMES PER CALENDAR YEAR AT 3 MONTH INTERVALS.”

The Solivita HOA BOD would like for the Poinciana CDD BOD to either confirm that they authorize and endorse the abovementioned requested verbiage that Mr. Cameron has presented, or provide updated requested verbiage to address this situation.

Additionally, the Solivita HOA BOD would like to know historically how often, and when was the last time the Poinciana CDD BOD cleaned out the Drain Traps, and what is the scheduled frequency going forward and using what methods. These Drain Traps are covered under the Poinciana CDD's responsibility in our Memorandum of Agreement (MOA).

Thank you in advance for your time and assistance with these matters.

Respectfully,



Larry Anson  
President, Solivita HOA

Cc: Jon Cameron

## ***Poinciana Community Development District***

219 East Livingston Street, Orlando, FL 32801

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

PoincianaCDD.org

December 4, 2023

Larry Anson, President  
Solivita Community Association, Inc.  
395 Village Dr., Suite C  
Poinciana, FL 34759

Dear Mr. Anson,

Thank you for your correspondence dated November 20, 2023 which was received in our office November 28, 2023 regarding the maintenance of the stormwater system at Poinciana Community Development District (District).

The Board of Supervisors (Board) met at a duly noticed public meeting October 18, 2023. During the meeting, the Board discussed recent communication with Solivita Community Association, Inc. (Association) regarding the Memorandum of Understanding (MOU) addressing ownership and maintenance of the stormwater system. There was specific discussion regarding the obligations of the Association for street sweeping activities. The Board considered the response provided by the Association regarding compliance with sweeping requirements received from Mr. Rudy Bautista, Community Association Manager, and Mr. Brad Thompson, Solivita | Floralawn Branch Manager in June 2023. The aggregate response of the Association Manager and Branch Manager asserted that current landscape maintenance practices are equivalent to street sweeping activities and include the removal of vegetation debris. However, District Board members recalled seeing frontline landscape maintenance workers blow vegetation and debris directly into the stormwater drain inlets on multiple recent occasions. The District Engineer asserted that over time, the buildup of vegetation and debris can cause the stormwater system to malfunction. An example of this is what occurred in April 2022 when the storm drain became clogged with vegetation and debris which ultimately led to stormwater standing on the roadway nearby Pond A-5. Board members agreed with the District Engineer that the goal of the MOU is to have the Association remove vegetation and debris from the roadway to keep it from entering the drain inlet. Furthermore, there was consensus among Board Members and the District Engineer attending the Board meeting that the removal of vegetation and debris by the landscaping company, if it was executed as described by Mr. Bautista and Mr. Thompson, would be equivalent to street sweeping activities and would likely satisfy the requirements of the MOU.

During the meeting it was noted that the matter is time sensitive as the Association was preparing a Request for Proposals (RFP) for Landscape Maintenance Services. Ultimately, the Board directed Supervisor Jon Cameron to act as a liaison between the District and the Association with the goal of providing language to include the removal of vegetation and debris from the roadway as part of the bid package. Mr. Cameron soon thereafter conferred with the District Engineer regarding suggested language relative to the removal of vegetation and debris. In the end, the language provided to the Association largely parallels the language in the communication from Mr. Bautista and Mr. Thompson respective to the removal of vegetation and debris by landscape maintenance workers.

In your letter, you also requested information about the maintenance of the underground inlet boxes which are part of the stormwater system. These underground inlet boxes are designed to have a cleaning velocity during storm events and heavy rainfall. In essence, the inlet boxes are designed as a self cleaning system. Ms. Kathleen Leo, who serves as District Engineer, provided a recent educational Power Point presentation regarding the operations and function of the stormwater system and I can gladly provide that to you if it would be helpful. That being said, there are also regular

inspections of the stormwater system by both Field Management staff as well by the Engineer to ensure proper operation is occurring.

I hope this information fully satisfies your request for further information regarding the operation and maintenance of the District's stormwater system.

Sincerely,

*Tricia L Adams*

Tricia L. Adams  
District Manager  
Governmental Management Services – Central Florida, LLC  
Office 407.841.5524 extension 138  
Cell 863.241.8050 E-Mail [tadams@gmscfl.com](mailto:tadams@gmscfl.com)

Cc: Jan Carpenter, District Counsel  
Kathy Leo, District Engineer  
Board of Supervisors, Poinciana Community Development District

From: Tricia Adams <tadams@gmscfl.com>  
Sent: Wednesday, February 14, 2024 3:20 PM  
To: solivitaopresident solivita.com <solivitaopresident@solivita.com>; rbautista@evergreen-LM.com <rbautista@evergreen-lm.com>  
Cc: Tricia Adams <tadams@gmscfl.com>  
Subject: Follow up on HOA RFP and Agreement for Landscape Services

---

Good afternoon Mr. Anson and Mr. Bautista,

I hope that recent correspondence (attached) cleared up any confusion regarding Poinciana CDD's request to include specific language regarding the removal of vegetation and debris in the landscape service agreement between the HOA and the contracted landscape service provider.

I believe all Solivita organizations and stakeholders agree that we want to keep vegetation and debris out of the drain inlets and avoid clogging up the stormwater system. Supervisor Cameron volunteered to represent the CDD and communicate language about debris removal in the HOA's planned RFP for landscape services. He then discussed the language with the District Engineer who agreed the final language he provided would meet the HOA's MOU obligation in lieu of street sweeping.

At the recent Poinciana CDD meeting, Board members reviewed the attached communication. The Board then requested that you kindly confirm that the planned landscape maintenance agreement will address keeping vegetation and debris from going into the drain inlets and stormwater system.

Happy to hop on a call or Zoom meeting if it is easier to communicate that way.

All the best,

Tricia L. Adams  
District Manager  
Governmental Management Services - Central Florida, LLC  
219 E Livingston St  
Orlando, FL 32801  
O: 407.841.5524 ext. 138  
C: 863.241.8050



From: solivitahoapresident [solivitahoa.com](mailto:solivitahoapresident@solivitahoa.com) <[solivitahoapresident@solivitahoa.com](mailto:solivitahoapresident@solivitahoa.com)>  
Date: Thu, Feb 15, 2024 at 5:18 AM  
Subject: Re: Follow up on HOA RFP and Agreement for Landscape Services  
To: Tricia Adams <[tadams@gmscf.com](mailto:tadams@gmscf.com)>, rbautista@evergreen-LM.com <[rbautista@evergreen-lm.com](mailto:rbautista@evergreen-lm.com)>  
Cc: solivitavicepresident [solivitahoa.com](mailto:solivitavicepresident@solivitahoa.com) <[solivitavicepresident@solivitahoa.com](mailto:solivitavicepresident@solivitahoa.com)>

Tricia, the HOA Board and Mr. Bautista are clearly aware of visual and functional need to cleanly maintain the streets and storm water gutters running into the basin itself.

The reference to "sweeping" by mechanical means, results from an agreement between the CDD's and the HOA when the HOA still remained under Developer control.

The current Landscape RFP does address the future cleaning of the streets and gutters under the same basis and conditions as our current Landscape contract.

At this time, I do not think that the HOA Board is willing to expand on this to include "Sweeping" by mechanical means.

Hopefully this clarifies the discussion.

Thank you,

Larry Anson

BOD President

Email: [SolivitaHOAPresident@solivitahoa.com](mailto:SolivitaHOAPresident@solivitahoa.com)



# SECTION IX

# SECTION C

# SECTION 1

Meeting Assigned	Action Item	Assigned To:	Status	Comments
Ongoing	Parcel Conveyance from TM to CDD	Staff	In Process	Application and fee received 01.11.2022. Ponds on application completed except P8. P* not ready for conveyance as of February 14, 2024.
Ongoing	Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector	Chairman	In Process	CFXWay.com Project #599-233;
8/17/22	Erosion Repairs	District Engineer and Field Manager	In Process	Staff to identified needed repairs, developed scope and gathered a proposal. Due to excessive repair costs, a different approach to vegetation maintenance is being tested to alleviate erosion.

# SECTION 2

# Poinciana Community Development District

## Summary of Check Register

Jan 8, 2024 to Feb 09, 2024

Fund	Date	Check No.'s	Amount
General Fund	1/9/24	146-148	\$ 40,922.16
	1/22/24	149-152	\$ 18,874.86
	1/23/24	153-154	\$ 46,435.84
	2/1/24	155-156	\$ 1,469.50
	2/5/24	157-158	\$ 28,829.20
			\$ 136,531.56
	1/9/24	8	\$ 1,161,469.50
			\$ 1,161,469.50
Payroll	<u>January</u>		
	Anita Nelson	ACH	\$ 184.70
	Anthony Reed	ACH	\$ 84.70
	Jon R Cameron	ACH	\$ 184.70
	Lita Epstein	ACH	\$ 184.70
	Robert Zimbardi	50204	\$ 184.70
			\$ 823.50
			<b>\$ 1,298,824.56</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/24	00011	12/15/23	1031763	202312	320-53800	47100	MOSQUITO MAINT DEC23	*	14,273.44		
CLARKE ENVIRONMENTAL MOSQUITO										14,273.44	000146
1/09/24	00027	12/13/23	122700	202311	310-51300	31500	GENERAL MATTERS NOV23	*	795.22		
		12/13/23	122701	202311	310-51300	31510	2022 CONVEYANCE NOV23	*	357.50		
LATHAM, LUNA, EDEN & BEAUDINE										1,152.72	000147
1/09/24	00044	11/30/23	PSI02965	202311	320-53800	47000	AQUATIC MAINT - NOV23	*	9,326.00		
		11/30/23	PSI02965	202311	320-53800	47000	AQUATIC MAINT NOV23	*	3,422.00		
		12/01/23	PSI02965	202312	320-53800	47000	AQUATIC MAINT DEC23	*	3,422.00		
		12/01/23	PSI03325	202312	320-53800	47000	AQUATIC MAINT DEC23	*	9,326.00		
SOLITUDE LAKE MANAGEMENT										25,496.00	000148
1/22/24	00001	8/31/23	242	202308	320-53800	49000	GENERAL MAINT AUG23	*	520.00		
		1/01/24	251	202401	310-51300	34000	MANAGEMENT FEES JAN 24	*	3,605.00		
		1/01/24	251	202401	310-51300	35200	WESBITE ADMIN JAN 24	*	68.75		
		1/01/24	251	202401	310-51300	35100	INFORMATION TECH JAN 24	*	103.17		
		1/01/24	251	202401	310-51300	51000	OFFICE SUPPLIES JAN 24	*	.09		
		1/01/24	251	202401	310-51300	42000	POSTAGE JAN 24	*	1.90		
		1/01/24	252	202401	320-53800	12000	FIELD MANAGEMENT JAN 24	*	884.08		
GOVERNMENTAL MANAGEMENT SERVICES										5,182.99	000149
1/22/24	00017	1/02/24	2197364	202312	310-51300	31100	ENGINEER SERVICES DEC23	*	600.00		
GAI CONSULTANTS, INC										600.00	000150
1/22/24	00016	1/03/24	01032024	202312	310-51300	42000	TAX BILL POSTAGE 2023	*	343.87		
JOE G. TEDDER, TAX COLLECTOR										343.87	000151
1/22/24	00044	1/01/24	PSI03707	202401	320-53800	47000	AQUATIC MAINT JAN24	*	9,326.00		
POIN POIN CDD AGUZMAN											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/24	PSI04027	202401	320	53800	47000		SOLITUDE LAKE MANAGEMENT	*	3,422.00	12,748.00	000152
			AQUATIC MAINT JAN24										
1/23/24	00011	1/15/24	00103179	202401	320	53800	47100		CLARKE ENVIRONMENTAL MOSQUITO	*	14,273.44	14,273.44	000153
			MOSQUITO MAINT JAN 24										
1/23/24	00004	12/01/23	9918	202312	320	53800	46200		FLORALAWN 2, LLC	*	16,081.20	32,162.40	000154
			LANDSCAPE MAINT DEC 23										
		1/01/24	10062	202401	320	53800	46200		FLORALAWN 2, LLC	*	16,081.20		
			LANDSCAPE MAINT JAN 24										
2/01/24	00017	1/29/24	2198639	202401	310	51300	31100		GAI CONSULTANTS, INC	*	1,200.00	1,200.00	000155
			ENGINEER SERVICS JAN 24										
2/01/24	00027	1/22/24	123131	202312	310	51300	31500		LATHAM, LUNA, EDEN & BEAUDINE	*	269.50	269.50	000156
			GENERAL COUNSEL DEC 23										
2/05/24	00004	2/01/24	10130	202402	320	53800	46200		FLORALAWN 2, LLC	*	16,081.20	16,081.20	000157
			LANDSCAPE MAINT FEB 24										
2/05/24	00044	2/01/24	PSI04984	202402	320	53800	47000		SOLITUDE LAKE MANAGEMENT	*	12,748.00	12,748.00	000158
			AQUATIC MAINT FEB 24										
TOTAL FOR BANK C											136,531.56		

POIN POIN CDD AGUZMAN



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/09/24	00013	1/09/24 01092024	202401 300-20700-10000	ASSESS TRANSFER 2023	*	3,102.82	
1/09/24		01092024 202401	300-20700-10000	ASSESS TRANSFER 2024	*	1,153,316.32	
1/09/24		01092024 202401	300-20700-10000	CK#092201 PREPAY TRNSFR	*	5,050.36	
POINCIANA CDD						1,161,469.50	000008
TOTAL FOR BANK D						1,161,469.50	
TOTAL FOR REGISTER						1,298,001.06	

POIN POIN CDD AGUZMAN

# SECTION 3

***Poinciana***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2023***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Debt Service Fund - Series 2022</u>
5	<hr/>	<u>Capital Reserve Fund</u>
6-7	<hr/>	<u>Month to Month</u>
8	<hr/>	<u>Assessment Receipt Schedule</u>

**Poinciana**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash</b>				
Operating - Hancock Whitney	\$ 2,153,253	\$ -	\$ -	\$ 2,153,253
Operating - Truist	\$ 147,915	\$ -	\$ -	\$ 147,915
Money Market - Bank United	\$ 54,761	\$ -	\$ 101,719	\$ 156,480
<b>Investments</b>				
<b>Series 2022</b>				
Reserve	\$ -	\$ 135,270	\$ -	\$ 135,270
Revenue	\$ -	\$ 336,771	\$ -	\$ 336,771
Interest	\$ -	\$ 15	\$ -	\$ 15
Principal	\$ -	\$ 404	\$ -	\$ 404
Prepayment	\$ -	\$ 2,669	\$ -	\$ 2,669
Due from General Fund	\$ -	\$ 1,161,470	\$ -	\$ 1,161,470
Due from Other	\$ 264	\$ -	\$ -	\$ 264
<b>Total Assets</b>	<b>\$ 2,356,192</b>	<b>\$ 1,636,599</b>	<b>\$ 101,719</b>	<b>\$ 4,094,511</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 58,990	\$ (0)	\$ -	\$ 58,990
Due to Debt Service	\$ 1,161,470	\$ -	\$ -	\$ 1,161,470
<b>Total Liabilities</b>	<b>\$ 1,220,459</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ 1,220,459</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 101,719	\$ 101,719
Restricted for:				
Debt Service	\$ -	\$ 1,636,599	\$ -	\$ 1,636,599
Unassigned	\$ 1,135,733	\$ -	\$ -	\$ 1,135,733
<b>Total Fund Balances</b>	<b>\$ 1,135,733</b>	<b>\$ 1,636,599</b>	<b>\$ 101,719</b>	<b>\$ 2,874,052</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,356,192</b>	<b>\$ 1,636,599</b>	<b>\$ 101,719</b>	<b>\$ 4,094,511</b>

**Poinciana**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 667,127	\$ 602,119	\$ 602,119	\$ -
Interest	\$ 500	\$ 500	\$ 689	\$ 189
Miscellaneous Revenue	\$ -	\$ -	\$ 26,243	\$ 26,243
<b>Total Revenues</b>	<b>\$ 667,627</b>	<b>\$ 602,619</b>	<b>\$ 629,051</b>	<b>\$ 26,432</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 1,000	\$ 2,000
FICA Expense	\$ 918	\$ 230	\$ 77	\$ 153
Engineering	\$ 20,000	\$ 5,000	\$ 2,190	\$ 2,810
Attorney	\$ 30,000	\$ 7,500	\$ 5,982	\$ 1,518
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,260	\$ 10,815	\$ 10,815	\$ -
Information Technology	\$ 1,238	\$ 309	\$ 310	\$ (1)
Website Maintenance	\$ 825	\$ 206	\$ 206	\$ -
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Postage	\$ 2,600	\$ 650	\$ 422	\$ 228
Printing & Binding	\$ 1,000	\$ 250	\$ -	\$ 250
Insurance	\$ 7,711	\$ 7,711	\$ 7,255	\$ 456
Legal Advertising	\$ 5,500	\$ 1,375	\$ -	\$ 1,375
Other Current Charges	\$ 2,400	\$ 600	\$ 168	\$ 432
Office Supplies	\$ 400	\$ 100	\$ 1	\$ 99
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 148,177</b>	<b>\$ 42,946</b>	<b>\$ 33,601</b>	<b>\$ 9,344</b>

**Poinciana**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 10,609	\$ 2,652	\$ 2,652	\$ -
Property Insurance	\$ 13,116	\$ 13,116	\$ 12,504	\$ 612
Electric	\$ 2,544	\$ 636	\$ 381	\$ 255
Landscape Maintenance	\$ 203,955	\$ 50,989	\$ 41,110	\$ 9,879
Aquatic Control Maintenance	\$ 147,569	\$ 36,892	\$ 34,551	\$ 2,342
Aquatic Midge Management	\$ 215,454	\$ 53,864	\$ 41,767	\$ 12,097
R&M - Mulch	\$ 3,500	\$ 875	\$ -	\$ 875
R&M - Plant Replacement	\$ 3,500	\$ 875	\$ -	\$ 875
Storm Structure Repairs	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Contingency	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 662,247</b>	<b>\$ 175,399</b>	<b>\$ 132,965</b>	<b>\$ 42,434</b>
<b><i>Other Expenditures</i></b>				
Transfer Out - Capital Reserve	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Expenditures</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 860,424</b>	<b>\$ 218,345</b>	<b>\$ 166,566</b>	<b>\$ 51,778</b>
<b>Net Change in Fund Balance</b>	<b>\$ (192,797)</b>		<b>\$ 462,485</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 192,797</b>		<b>\$ 673,248</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,135,733</b>	

# Poinciana

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,280,936	\$ 1,153,316	\$ 1,153,316	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 5,050	\$ 5,050
Interest	\$ -	\$ -	\$ 6,790	\$ 6,790
<b>Total Revenues</b>	<b>\$ 1,280,936</b>	<b>\$ 1,153,316</b>	<b>\$ 1,165,156</b>	<b>\$ 11,840</b>
<b>Expenditures:</b>				
Property Appraiser	\$ 13,774.00	\$ -	\$ -	\$ -
<b>Series 2022</b>				
Interest - 11/1	\$ 107,641	\$ 107,641	\$ 107,581	\$ 60
Special Call -11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 1,077,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 107,641	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,306,056</b>	<b>\$ 107,641</b>	<b>\$ 112,581</b>	<b>\$ (4,940)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (25,120)</b>		<b>\$ 1,052,576</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (25,120)</b>		<b>\$ 1,052,576</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 423,822</b>		<b>\$ 584,023</b>	
<b>Fund Balance - Ending</b>	<b>\$ 398,702</b>		<b>\$ 1,636,599</b>	



**Poinciana**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,279	\$ 1,279
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,279</b>	<b>\$ 1,279</b>
<b>Expenditures:</b>				
Miscellaneous	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ 1,279</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 100,000</b>		<b>\$ 100,440</b>	
<b>Fund Balance - Ending</b>	<b>\$ 150,000</b>		<b>\$ 101,719</b>	

**Poinciana**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 140,498	\$ 461,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602,119
Interest	\$ 231	\$ 225	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 689
Miscellaneous Revenue	\$ 26,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,243
<b>Total Revenues</b>	<b>\$ 26,474</b>	<b>\$ 140,723</b>	<b>\$ 461,854</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 629,051</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ 1,289	\$ 301	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,190
Attorney	\$ 4,560	\$ 1,153	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,982
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,605	\$ 3,605	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,815
Information Technology	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Website Maintenance	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 69	\$ 6	\$ 347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 7,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,255
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 62	\$ 53	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 23,263</b>	<b>\$ 5,291</b>	<b>\$ 5,047</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,601</b>

**Poinciana**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operation and Maintenance</u></b>													
Field Services	\$ 884	\$ 884	\$ 884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,652
Property Insurance	\$ 12,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,504
Electric	\$ 189	\$ 95	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381
Landscape Maintenance	\$ 12,514	\$ 12,514	\$ 16,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,110
Aquatic Control Maintenance	\$ 9,055	\$ 12,748	\$ 12,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,551
Aquatic Midge Management	\$ 13,220	\$ 13,220	\$ 15,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,767
R&M - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 48,366</b>	<b>\$ 39,462</b>	<b>\$ 45,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 132,965</b>
<b><u>Other Expenditures</u></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 71,629</b>	<b>\$ 44,753</b>	<b>\$ 50,185</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 166,566</b>
<b>Net Change in Fund Balance</b>	<b>\$ (45,155)</b>	<b>\$ 95,970</b>	<b>\$ 411,669</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 462,485</b>

**Poinciana**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

**MAINTENANCE ASSESSMENTS**

Gross Assessments   \$ 717,119.22  
Certified Net Assessments   \$ 666,920.87

100%

Date	Distribution	Gross Assessments				Net Assessments		General Fund
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received		
11/10/23	10/13/23 - 10/14/23	\$ 10,366.07	\$ (530.85)	\$ (196.70)	\$ -	\$ 9,638.52	\$ 9,638.52	
11/14/23	10/01/23-10/31/23	\$ 15,735.52	\$ (627.03)	\$ (302.17)	\$ -	\$ 14,806.32	\$ 14,806.32	
11/17/23	11/01/2023-11/05/23	\$ 22,820.96	\$ (912.64)	\$ (438.17)	\$ -	\$ 21,470.15	\$ 21,470.15	
11/24/23	11/06/23-11/12/23	\$ 100,533.31	\$ (4,019.98)	\$ (1,930.26)	\$ -	\$ 94,583.07	\$ 94,583.07	
12/8/23	11/13/23-11/22/23	\$ 126,809.18	\$ (5,071.30)	\$ (2,434.76)	\$ -	\$ 119,303.12	\$ 119,303.12	
12/21/23	11/23/23-11/30/23	\$ 314,019.63	\$ (12,734.26)	\$ (6,025.70)	\$ -	\$ 295,259.67	\$ 295,259.67	
12/29/23	12/01/23-12/15/23	\$ 49,856.91	\$ (1,838.60)	\$ (960.37)	\$ -	\$ 47,057.94	\$ 47,057.94	
<b>Total Collected</b>		<b>\$ 640,141.58</b>	<b>\$ (25,734.66)</b>	<b>\$ (12,288.13)</b>	<b>\$ -</b>	<b>\$ 602,118.79</b>	<b>\$ 602,118.79</b>	
<b>Percentage Collected</b>							<b>90%</b>	

**DEBT SERVICE ASSESSMENTS**

Gross Assessments   \$ 1,376,976.82  
Certified Net Assessments   \$ 1,280,588.44

100%

Date	Distribution	Gross Assessments				Net Assessments		Debt Service Fund
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received		
11/10/23	10/13/23 - 10/14/23	\$ 20,624.81	\$ (1,059.98)	\$ (391.30)	\$ -	\$ 19,173.53	\$ 19,173.53	
11/14/23	10/01/23-10/31/23	\$ 27,486.27	\$ (1,094.99)	\$ (527.83)	\$ -	\$ 25,863.45	\$ 25,863.45	
11/17/23	11/01/2023-11/05/23	\$ 40,013.72	\$ (1,600.73)	\$ (768.26)	\$ -	\$ 37,644.73	\$ 37,644.73	
11/24/23	11/06/23-11/12/23	\$ 187,076.44	\$ (7,483.09)	\$ (3,591.87)	\$ -	\$ 176,001.48	\$ 176,001.48	
12/8/23	11/13/23-11/22/23	\$ 240,486.20	\$ (9,620.60)	\$ (4,617.31)	\$ -	\$ 226,248.29	\$ 226,248.29	
12/21/23	11/23/23-11/30/23	\$ 611,894.86	\$ (24,836.58)	\$ (11,741.17)	\$ -	\$ 575,317.11	\$ 575,317.11	
12/29/23	12/01/23-12/15/23	\$ 98,603.76	\$ (3,636.69)	\$ (1,899.34)	\$ -	\$ 93,067.73	\$ 93,067.73	
<b>Total Collected</b>		<b>\$ 1,226,186.06</b>	<b>\$ (49,332.66)</b>	<b>\$ (23,537.08)</b>	<b>\$ -</b>	<b>\$ 1,153,316.32</b>	<b>\$ 1,153,316.32</b>	
<b>Percentage Collected</b>							<b>90%</b>	

# SECTION D

# SECTION 1

# Poinciana Community Development District



February 21, 2024

Joel Blanco - Field Services Manager

GMS



# Completed

## Inlet Repair at 170 Largo Dr.

Previously reported depression at lawn caused by holes at the inside of the manhole and outside lip at 170 Largo Dr. were completed.

Maintenance staff dug out additional dirt and applied concrete patch to both areas.

Once the areas were dried, staff filled in the excavated areas with dirt on site and applied additional fill dirt with the surface area sodded.

GMS Staff has reviewed the area on several occasions after the completion of repairs to evaluate area for any evidence of regression.

Thus far the area has been holding up well with staff continuing to monitor as we transition to the rainy season.





# Site Items

## Repairs at Venezia and Solivita Tunnel



GMS staff has reviewed and identified several items in need of repair at Venezia Tunnel.

As previously reported, two sections in the middle of Venezia Tunnel have lifted.

After consulting with the engineer, maintenance would be sawing two 6ft. x 3ft. portions and filling in with high strength concrete.

Both tunnel markers were seen in distressed conditions with low visibility, maintenance would apply thermoplastic markers through both tunnels for high visibility.

Maintenance would replace 2 light bulbs that are currently out at both tunnels and repair overhang entrance sign at Venezia.

# Site items

## Landscape Maintenance Review



GMS staff continues to review CDD area landscaping.

Overall quality remains up to satisfactory standard with easements neat and tidy.

As stated in previous meetings, pond edges have been allowed to grow higher than usual. This helps filter run-off, maintain the integrity of the shorelines, and add to the aesthetic of the community.



# Site Items

## Aquatic Maintenance Review



GMS staff continues to review ponds throughout the district.

Ponds remain in good conditions with maintenance remaining satisfactory.

Aquatics vendor continues to treat algae bloom when reported or present.

No major issues reported at this time.

# Site Items

## Pond Conveyance



GMS staff continues to review the conveyance of ponds.

Ponds continue to appear in a healthy, maintainable state with some water levels remaining lightly receded during the dry season.

Plantings remain in healthy conditions even in ponds with lower water levels.

No major issues to report thus far but will continue to review for any major occurrences.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at [jblanco@gmscfl.com](mailto:jblanco@gmscfl.com) Thank you.

Respectfully,  
Joel Blanco

# SECTION 2

Pond #	Date Serviced	Algae	Grasses	Submersed Wee	No Treatment Ne	Comments
OD-01	1-2					inspection
OD-02	1-2					inspection
OD-03	1-2					inspection
OD-04	1-2					inspection
OD-05	1-2					inspection
OD-06	1-2					inspection
OD-07	1-2					inspection
OD-08	1-2					inspection
OD-09	1-2					inspection
OD-10	1-2					inspection
OD-11	1-2					inspection
OC-01	1-4					inspection
OC-02	1-4					inspection
OC-03	1-4					inspection
OC-06A	1-2					inspection
OC-06B	1-2					inspection
OC-08	1-2					inspection
OC-09	1-2					inspection
OC-10	1-2					inspection
OC-11	1-2					inspection
OC-12						
OC-13	1-2					inspection
OC-14	1-2					inspection
OC-15	1-2					inspection
OC-16	1-2					inspection
OC-17	1-2					inspection
OC-18	1-2					inspection
OC-19	1-2					inspection
OC-20						inspection
OB-01	1-8					inspection
OB-05	1-8					inspection
OB-06	1-8					inspection
OB-11	1-2					inspection
OB-15	1-2					inspection
OB-16	1-2					inspection
OF-07	1-4					inspection
OA-01	1-8					inspection
OA-02	1-8					inspection
OA-03	1-2					inspection
OA-04	1-2					inspection
OA-05	1-2					inspection
OA-06	1-2					inspection
OA-07	1-2					inspection

Pond #	Date Serviced	Algae	Grasses	Submersed Wee	No Treatment Ne	Comments
OA-08	1-2					inspection
OA-09	1-8					inspection
OA-10A	1-8					inspection
OA-10B	1-8					inspection
OA-11	1-8					inspection
OA-12	1-8					inspection
OA-13	1-8					inspection
OA-20	1-8					inspection
OA-21	1-8					inspection
OA-22	1-8					inspection
OO-POLK						
OE-01	1-8					inspection
OE-02	1-8					inspection
OE-03	1-25					Duckweed
OE-05	1-8					inspection
OE-06	1-8					inspection
OE-08	1-8					inspection
OE-11	1-8					inspection
OE-15	1-8					inspection
OE-18	1-8					inspection
OE-19	1-8					inspection
OE-21	1-8					inspection
OE-31	1-8					inspection
P-1(1A)	1-4					inspection
P-2(1B)	1-4					inspection
P-3(1F)	1-4					inspection
P-4(F2)	1-4					inspection
P-5(F3)	1-4					inspection
P-6(F5)	1-4					inspection
P-8(F6)	1-4					inspection
P-9(F15)	1-4					inspection
P-10(P4A)	1-4					inspection
P-11(P4B)	1-4					inspection
P-13(P8A)	1-4					inspection
P-14(P9)	1-4					inspection
P-15(P10)	1-4					inspection
5A-P-16(P11)	1-4					inspection
5C-P-16(P13)	1-4					inspection
OS-3(P14)	1-4					inspection
5E-W-C-3(19A)	1-4					inspection
19B	1-4					inspection
Canal 1						
OE-18A	1-25					Duckweed



# SECTION 3



## All Services By Customer Summary

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 01/01/2024 and 01/31/2024

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	01/10/2024	01/10/2024	5.00	acr
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	01/10/2024	01/10/2024	2.20	acr
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	01/31/2024	01/31/2024	5.00	acr
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	01/31/2024	01/31/2024	4.98	acr
					<b>17.18</b>	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	01/11/2024	01/11/2024	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	01/22/2024	01/22/2024	2.10	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	01/22/2024	01/22/2024	2.10	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	01/29/2024	01/29/2024	2.10	mi
					<b>8.50</b>	



## All Services By Customer Summary

Poinciana Community Development Dist (S07800)

Filter Date between 01/01/2024 and 01/31/2024

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	01/10/2024	01/10/2024	4.04	acr
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	01/31/2024	01/31/2024	9.69	acr
					<b>13.73</b>	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	01/11/2024	01/11/2024	11.00	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	01/22/2024	01/22/2024	8.00	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	01/29/2024	01/29/2024	10.10	mi
					<b>29.10</b>	

# SECTION 4

