Poinciana
Community Development District

Agenda Package

April 17, 2024

AGENDA

Poinciana
Community Development District
Meeting Agenda

Wednesday
April 17, 2024
12:00 PM

<u>Zoom Information for Members of the Public:</u>
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 March 20, 2024 Meeting
5. Organizational Matters
    i. Review of Resumes/Letter(s) of Interest to Fulfill the Board Vacancy in Seat #4
    ii. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
    iii. Administration of Oath of Office to Newly Appointed Board Member
    iv. Consideration of Resolution 2024-02 Election of Officers
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager
        i. Action Items List
        ii. Approval of Check Register
        iii. Balance Sheet and Income Statement
        iv. Zoom Presentation April 29th at 3 PM: Solivita HOA Wildlife Committee
    D. Field Manager's Report
        i. Field Manager's Report
        ii. Pond Maintenance Report
        iii. Midge Management Report
        iv. Customer Complaint Log
7. Supervisor's Requests
8. Other Business
9. General Audience Comments
10. Next Meeting Date – **<u>May 15, 2024 12:00 PM</u>**
11. 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, **March 20, 2024** at 12:00 p.m. via Zoom Communication Media Technology and in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Tony Reed	Vice Chair
Robert Zimbardi	Assistant Secretary
Anita Nelson	Assistant Secretary
Jon Cameron	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Joel Blanco	Field Services
Cherrief Jackson	Clarke Midge Control
Residents	

The following is a summary of the discussions and actions taken at the March 20, 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 12:00 p.m. All Supervisors were present constituting a quorum.

SECOND ORDER OF BUSNESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS Public Comment Period on Agenda Items

Ms. Adams opened the public comment period. Resident Joseph Nieves (4545 Ficus Tree Road) submitted a petition that residents on Ficus Tree Road signed, after shrubbery was removed and it was now an open area, which anyone could access. People were walking in and out. Ms. Adams explained that this public meeting was for the Poinciana CDD, which owned and operated the stormwater system and two tunnels and that the property he inquired about was outside of the CDD boundaries. Resident Rose Kerr (389 Sorrento Road - Bella Viana) reported that since February 14th, something was growing in the pond and on March 7th, a photo was provided to the Board, depicting the worst day. Mr. Blanco had been wonderful, coming by and ensuring that treatments were being made. This morning, she was informed that one more treatment was necessary and asked what happens if the treatment did not clear the pond. Ms. Adams stated this item would be addressed under the Field Manager's Report. Ms. Cherrief Jackson, of Clarke Midge Control (Clarke), had nothing to report, but wanted to introduce herself in case the Board had any questions. There being no further comments, Ms. Adams closed the public comment period.

FOURTH ORDER OF BUSINESS Approval of Minutes of the February 21, 2024 Meeting

Ms. Adams presented the minutes of the February 21, 2024 meeting, which were reviewed by District Counsel and District Management staff. Ms. Nelson stated under the Ninth Order of Business, "POA," should be "HOA." Ms. Adams clarified that someone mentioned the POA, but it could be changed to the HOA. Ms. Nelson indicated under the Customer Complaint Log, "Mr. Cherrief Jackson" should be "Ms. Cherrief Jackson" and on Page 16, "riding in a golf course" should be "riding in a golf cart." Mr. Cameron stated Page 1 should state The following is a summary of the discussions and actions taken at the February 21, 2024 Poinciana Community Development District's Board of Supervisors Meeting." Under the Ninth Order of Business, "catch basis" should be "catch basins." Ms. Carpenter stated on Page 7, "Mr. Carpenter" should be "Mr. Reed."

On MOTION by Mr. Cameron seconded by Mr. Reed with all in favor the Minutes of the February 21, 2024 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS **Consideration of Solivita HOA Wildlife Committee Zoom Presentation on Feral Hogs**

Ms. Adams recalled that the Chair of the Solivita Conservation and Wildlife Committee, approached the CDD regarding a presentation on feral hogs. The issue had the potential for HOA action in the future, which could entail either the use of CDD property or installation of barriers on CDD property. In order to gain understanding about the feral hog situation, the CDD Board agreed to schedule a workshop in order for the Wildlife Committee to make a Zoom presentation. Mr. Bob Monica, the Chair of the Solivita Conservation and Wildlife Committee, was available on April 29th at 3:00 p.m. and if this date was amenable to the Board, the workshop would be advertised and residents within the District would be notified. Ms. Nelson recently attended a meeting where this matter was discussed. Ms. Adams recalled that there was discussion at the last meeting about making sure that patrons of the District were aware of the workshop, in case they wanted to attend by Zoom and the link would be provided to them.

> On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor scheduling a workshop on April 29, 2024 at 3:00 p.m. at this location to hear a Zoom presentation from the Solivita HOA on feral hogs was approved.

SIXTH ORDER OF BUSINESS **Consideration of Landscape Service at Shorehaven Park and Venezia**

Ms. Adams stated at last month's meeting, District Counsel advised the Board that field management staff was taking an inventory of parcels that the CDD owned but where HOA improvements had been installed and maintained. There was recent notification from the Solivita HOA, that they would no longer be maintaining improvements at Shorehaven Pond parcel, which was owned and maintained by the CDD. There were some improvements and landscape enhancements that were placed there years ago, including benches and vegetated beds, where there was mulch and perhaps some annuals that were changed out. Ms. Carpenter reported that she was working with Mr. Smith and Mr. Blanco on an inventory of all parcels owned by the CDD that where improvements were being maintained by the HOA. A letter was received from the HOA attorney regarding some deeds to the property that were turned over to Taylor

Morrison, which excluded improvements, such as signage, retaining walls, etc. that should be owned by the HOA. When they called to ask why, Ms. Carpenter informed them that they were private improvements that the CDD could not own and maintain, which they accepted and followed up with a letter asking for specific parcels, the improvements and tracts and the private entity that would maintain them, which was the HOA. It was discussed, but a response needed to be made back to the HOA. However, staff had questions on some of the parcels and there was not a complete inventory. Historically, the HOA maintained mulch beds, but the CDD had some options, such as asking the HOA to continue to maintain them them through a License Agreement. Other options could be to remove certain improvements, because the CDD generally takes care of stormwater ponds and open spaces.

Ms. Adams indicated that item was added to the agenda, as the District received notification from the HOA on Sunday, March 10th, that the HOA would no longer be servicing the Shorehaven parcel area effective April 1, 2024. The Board could either direct staff, if the Board wanted to maintain those areas, to coordinate with Floralawn, who is the landscape service provider for the CDD, to amend the current agreement. Or, the Board could take action to remove the improvements. Mr. Cameron recalled that the improvements were installed by the developer, to beautify the lake area and the developer agreed with commitments and recognized differences between the responsibilities of the HOA and CDD. It was his understanding that the CDD was not being charged to maintain the sidewalks, park benches, light poles, dog waste stations, plants, flower beds and other aesthetics and questioned whether the CDD was legally obligated to maintain infrastructure placed on CDD property that was not part of their normal maintenance responsibilities. Ms. Carpenter explained that the CDD owned the property and the HOA could allege that the CDD was responsible for maintenance, but there was no responsibility to maintain it in its current status; for example, if the CDD contract was only for mowing and edging and not to maintain the flower beds, as it was an enhancement that the HOA was paying for. However, if the HOA wanted the CDD to maintain the flower beds, she recommended provide a Bill of Sale for all improvements. Ms. Nelson lived on Shorehaven and pointed out that those facilities were used constantly and it would be a shame if they were not maintained. Ms. Carpenter noted in the HOA's email to Ms. Adams, another option was that the HOA was willing to maintain them, but would bill the CDD. Mr. Cameron felt that it was irresponsible and unacceptable for the HOA to stop maintaining it, without negotiating with the CDD. Ms. Nelson

was in favor of the CDD maintaining it. Mr. Reed pointed out that it did not make sense, as it should have been negotiated upfront and questioned the best solution.

Ms. Adams pointed out if the Board wanted to maintain the Shorehaven improvements, they could delegate authority to the Chair for a one-month agreement with Floralawn to amend the existing agreement and staff would provide an addendum for perpetual service to the agreement. Ms. Carpenter advised there must be some understanding of the scope, such as the changing of the flowers. Ms. Nelson pointed out that it was mainly for maintenance of the park benches and dog waste stations. Mr. Zimbardi questioned if security cleaned up the dog waste stations. Mr. Cameron agreed that it needed to be maintained but had an issue with the way that it was handled, as there were administrative costs that residents must pay. Ms. Carpenter asked if the CDD would accept the benches, as they required ongoing maintenance. Ms. Nelson noted that they were concrete benches with wood slats, which did not need much repair, but they were painted. Mr. Cameron questioned whether the HOA Maintenance Committee wanted to continue monitoring it on behalf of the CDD, as they were currently cleaning and maintaining the sidewalks. Mr. Reed felt that these were good comments and questioned what direction to go in. Ms. Adams pointed out if the Board wanted to assume maintenance responsibilities, as of April 1st, staff would work with their field services team to obtain a proposal from Floralawn for maintenance of the Shorehaven Park and other area noted in HOA communication as Venezia improvements. The Vice Chair could approve a one month agreement and at the next Board meeting the Board could approve an addendum to the agreement through September 30. That way, the Board would have time to review the scope. Ms. Carpenter agreed that it would be helpful to know what improvements were involved and who was currently maintaining them, so if the Board agreed to do it, the agreement would reflect that the HOA remained the owner of the improvements. Mr. Reed, on behalf of the CDD, offered to speak with the President of the Solivita HOA, to discuss this matter. Ms. Carpenter recommended that the Board make a decision together, once there should be a complete list of private improvements on CDD property.

> On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor authorization for the Vice Chairman to approve a landscape service agreement with Floralawn to service Shorehaven Park and Venezia for one month was approved.

Ms. Adams stated that Mr. Blanco would work with Floralawn on the scope. Mr. Reed requested reviewing the areas with Mr. Blanco and Floralawn.

SEVENTH ORDER OF BUSINESS **Review of Correspondence from Solivita Community Association Regarding Maintenance Improvements**

Ms. Adams stated that this agenda item was discussed in tandem with the last agenda item, regarding the ongoing maintenance of certain improvements. There were no additional comments.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Carpenter reported that she was working with the District Engineer on the proper party to own the wetlands in perpetuity. In reviewing old records, they did not find anything thus far, but Mr. Blanco was reviewing old GMS records, to see if there was anything that they could use. Mr. Reed asked if the CDD owned wetlands. Ms. Carpenter explained that the majority of wetlands were owned by the HOA, but the permits were in the CDD's name. Generally, CDDs own wetlands as the party responsible for maintenance under the water management district permits, but we are not sure why the CDD did not own them in this case and were working on whether they should be turned over to the CDD for perpetual maintenance under the permit. Mr. Reed was under the impression that anything dealing with stormwater management, including the ponds and wetlands, were owned by the CDD and questioned who owned the permits. Ms. Carpenter confirmed that Taylor Morrison would have the construction permits for their new property, but would turnit over to the CDD for perpetual maintenance and were working on the transfer of the permit but did not know if it went through and would follow up. Mr. Reed voiced concern about the southern canal, as it appeared that there was overgrowth, which slowed down the flow of water going south out of Solivita. However, before the CDD approved any permits, Mr. Reed wanted to be comfortable with the fact that it did not need to be cleared of overgrowth before it was transferred, so the CDD did not have to pay for it.

B. Engineer

Ms. Leo reported that the P-8 pond transfers were not ready but requested that GMS periodically go out and look at the ponds. Yesterday she requested an update from Polk County, regarding the Marigold Avenue improvements. They informed her that they were 90% completed on the design plan but were still working on the right-of-way (ROW) acquisition, as they had to acquire some land for other areas of the project. Then they would look at bidding it out; however, County staff did not have budget for it yet and were a year out. There would be no impact to the tunnels, as all of the work would be completed in the ROW, but there would be a pre-inspection of the tunnels the findings would be documented. Ms. Carpenter talked to them about having an access agreement with the contractor. The earliest that they would start construction would be 2025. Ms. Carpenter wanted them to have all of the construction plans completed, bid and awarded, before the contractor could have access and be the responsible party. The bottom line was this was at least a year or two out, given the budget issue and permits. Mr. Reed voiced concern about the traffic and questioned whether the County would need to shut down any lane of traffic, to complete the construction work. Ms. Leo recalled that the County mentioned, at some point, depending on the activity with the tunnels, they may close the tunnels for a period of time. Ms. Nelson felt that it would be a big problem for the golf course. Ms. Leo indicated that it would be a matter of coordinating the work, but it was a year out and the County would need to work with the contractor the maintenance of traffic (MOT) plan. Mr. Reed pointed out if it effects the golf course operations, Taylor Morrison needed to be informed and if they wanted to keep the tunnels open and do the work at night, Taylor Morrison needed to pay for it. Mr. Zimbardi asked if the County provided any drawings. Ms. Leo confirmed that 90% of the drawings were completed, which they received yesterday and it did not impact the tunnels. Mr. Reed voiced concern about the weight of the equipment causing cracks. Mr. Zimbardi questioned who would do the pre and post inspections. Ms. Leo confirmed that her team would perform them. Ms. Carpenter anticipated that they would request an Access Agreement, because the County would need access to slopes, but until there was a contractor, they would not be privy to the specifics of what the contractor was planning. Mr. Reed requested that the Board Members monitor the work.

Mr. Reed stated that he performed inspections of ponds with Mr. Smith and Mr. Blanco as well as storm drains. They did not inspect all of them, but they did enough to know that there were no issues and everything appeared to be normal; however, leaves were going down the

drains and decaying, which contributed to the phosphates going into their ponds, causing algae, along with fish waste and fertilizer. However, only a few of the ponds had this problem and he would perform additional research. The bottom line was there were no issues with the drains and was not advocating cleaning them, unless there were any major issues. Ms. Leo was happy to hear this and recalled that at the last meeting, someone mentioning that there were stakes from Duke Energy along the pond tract on Cypress Parkway, which Duke Energy indicated marked the ROW line for the widening of Cypress Parkway; however, the work was far out. Mr. Cameron asked about a pond that had an outfall. Ms. Leo would research it and report back to the Board, later in the meeting.

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, which was being monitored by field staff and the District Engineer.
2. Monitor Central Florida Expressway – Poinciana Parkway Projects: Parkway Connector: In Process. The CDD Board previously appointed the Chair to monitor it.

Ms. Epstein had no update at this time.

3. Monitor Polk County Road Construction for Impact to PCDD Tunnels: In Process. This was discussed under the District Engineer's Report.
4. Review of Wetlands Owned by Developer and HOA: In Process. This was discussed under the District Engineer's Report.
5. Review of HOA Improvements Installed on CDD Parcels: Inventory in Process.

Ms. Adams would include the Shorehaven Park and Venezia maintenance on the Action Items List, for tracking purposes. Ms. Leo explained that the area Supervisor Cameron inquired about was an outfall structure that had some water but was not a pond. It was something to review with Ms. Carpenter and the HOA, as there were places where HOA tracts continued in long circuitous routes along the edge, which was unique.

ii. Approval of Check Register

Ms. Adams presented the Check Register from February 10, 2024 to March 8, 2024 in the amount of $706,447.16 and a detailed run summary.

> Ms. Nelson moved to approve the February 10, 2024 to March 8, 2024 Check Register in the amount of $706,447.16 and Mr. Cameron seconded the motion.

Mr. Reed noted that the amount of the Check Register showed $706,447.16, but the accounts payable check run summary showed a total of $705,623.66 and questioned why the amounts were different. Ms. Adams explained that the $823.50 Payroll was noted on the summary as electronic payments, and not included in the check run summary, but was part of what the Board was approving. The summary check register included both checks and ACH electronic payments.

> On VOICE VOTE with all in favor the February 10, 2024 to March 8, 2024 Check Register in the amount of $706,447.16 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2024. The unassigned balance was always tracked. This month, there were some transfers from Hancock Whitney, a transfer into the Capital Reserve Fund, as well as the transfer of surplus funds into an interest-bearing account, to take advantage of the interest earnings. The District was not fully collected on their assessments, but close. This Board did an excellent job of controlling expenses, as it was $10,000 under budget for general administrative expenses and $52,000 under budget for field expenses. In future financials, there would be a transfer out to the capital reserve. Mr. Cameron questioned why the District had not received the full 100% in assessments. Ms. Adams explained that not everyone paid their taxes early. There were discounts for property owners paying early, but they had until March 31st to pay their taxes. Any unpaid Tax Bills would go to tax certificate sale in June.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the financials through January 31, 2024 were approved.

D. Field Manager's Report

i. Field Manager's Report

Mr. Blanco presented the Field Manager Report, which was included in the agenda package. Regarding the Venezia and Bella Viana tunnel repairs, they were in contact with the golf course regarding the concern of the Bella Viana tunnel closure. The golf course coordinated with the District to have certain repairs take place at the same time to ease the concern of golfers. Mr. Blanco included his phone number and email address on flyers for concerns and questions, spoke to residents to reassure them that the Bella Viana tunnel would be operational and the only tunnel that would be closed, would be the Venezia tunnel and spoke with the HOA community street captains. All of the materials, such as high strength concrete bags and thermal plastic rolls, were purchased prior to the work being performed and both areas were marked with an X on the section that would be cut out for the repair. Yesterday, he was onsite and was in contact with maintenance staff on Monday for the removal of the cracked surfaces, to confirm that the correct affected areas were being removed. He was also onsite on Tuesday for the pour and received confirmation this morning on what was left to be done, which was placing the thermoplastic lines on the repaired areas. The entire job was complete, but Mr. Blanco wanted to inspect it one last time and would provide pictures to the Board at the next meeting. GMS staff was continuing to review the CDD area landscaping and overall, it was satisfactory. Per the Board's request, he reviewed several CDD areas with unmulched tree rings, as most of the tree rings were on a sloped area and did not recommend mulch be installed on these areas, as the mulch would runoff into pond, possible contributing to algae blooms. They did review some of the eroded areas, where they were allowing edge grasses to grow, which were growing in nicely into pockets where the erosion was. A picture of the best example was included in his report. They would monitor it through the rainy season, as it was a method to mitigate erosion.

ii Pond Maintenance Report

Mr. Blanco presented the Pond Maintenance, which was included in the agenda package. Mr. Blanco reported that staff was continuing to review the ponds throughout the District. They were in good condition, with the exception of Pond E3, which had duckweed, as well as hydrilla and common algae blooms. Staff was in contact with the aquatic's vendor, to treat the pond, as several treatments were scheduled and it was being monitored. Yesterday, he was onsite, taking several pictures, of what the pond looked like, as the duckweed subsided significantly.

iii Midge Management Report

Mr. Blanco presented the Midge Management Report, which was included in the agenda package. Staff reviewed the ponds, to see if there was any evidence of midges. If there were midges, they reached out to Clarke, to treat those ponds, as well as answering resident requests for midge mitigation. They were also in communication with the vendor and there were no major outbreaks to report thus far, but as they go into that summer season, where midges were abundant, staff would inform the Board if there was an outbreak. Ms. Nelson pointed out that they were doing a good job of controlling the midges on Shorehaven. Mr. Blanco reported that he received calls from two residents on Shorehaven, which he forwarded it to Clarke and assumed that they treated for midges. Mr. Reed noted an outbreak on Pond D1. Ms. Jackson reported that there were two treatments. Clarke was treating weekly and larvacide was performed monthly. Mr. Zimbardi requested an explanation on how the fogging accomplishes anything. Ms. Jackson explained that the larvicide attacked the midges in the worm stage, and the fogging targets the adult ones, cutting down on the number of midges that could lay eggs and start over. If they kill the ones that were flying, then there would be less midges in the future. Mr. Zimbardipointed out that the ones that were already flying were on his house. Ms. Jackson explained that the prior technician, rode closer to homes and sprayed the back of houses, but a technician recently retired and in the training of new technicians, they overlooked the five people that were on No Spray List. As a result, the technicians were told to go into the easement and not closer to homes. They were trying to find a balance between what they were technically supposed to do and what residents wanted them to do. Mr. Zimbardi requested they drive on his grass, in order to get close to his house, but if he continued to have midges, he was going to request a barrier spray. Ms. Nelson asked if the duckweed was going to eventually be cleared up.

Mr. Blanco confirmed that one more duckweed treatment was scheduled as well as a hydrilla treatment and would be reviewing Pond E3, until it was not an issue anymore.

iv. Customer Complaint Log

Mr. Blanco presented the customer complaint log, which was included in the agenda package. Mr. Reed recalled that the Board discussed in the past, installing plants at the edge of Pond E3, to assist with the phosphates and nitrates, as Pond E3 had a significant amount of grasses, but it was not working, as there was a great deal of algae and questioned whether they were applying too much fertilizer. Ms. Adams noted that it would be helpful for the District Engineer to discuss the multiple benefits of plantings around the pond. Ms. Leo explained that the plants help with multiple issues, such as erosion and take nutrients out of the water, but in her review of the area, she suspected that the issue was with over fertilization. Mr. Reed pointed out that all of the ponds looked great, with one exception and if the golf course was over fertilizing, they needed to know and inform the golf course. Ms. Leo recommended coordination with the golf course, so that they were aware of the situation. Ms. Nelson pointed out that a new Golf Course Superintendent was hired and she would speak to them. Mr. Reed wanted all parties to work together. Mr. Zimbardi questioned the company responsible for the aquatics, as the ponds were the worst that he had seen, since he moved into the community. Mr. Blanco stated that the contractor it was Solitude Lake Management. Mr. Cameron appreciated Mr. Blanco meeting with him last week to answer questions on the tunnel.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Cameron noted that the Bella Viana Tunnel was dirty and was informed by Mr. Blanco that they were only power washing once a year and questioned the possibility of power washing the tunnels twice or three times per year. Ms. Adams stated, the Venezia Tunnel could be budgeted for twice per year power washing and four times per year for power washing the Bella Viana Tunnel. Mr. Cameron preferred that the Bella Viana Tunnel be budgeted for four times per year power washing or when staff deemed it necessary. Ms. Adams asked if the Board wanted the Bella Viana Tunnel to be budgeted for an additional power washing before the end of the fiscal year, as it was not budgeted for one. Mr. Blanco indicated that it was supposed to be

power washed shortly. Ms. Adams would leave the current budget as is, but plan accordingly for next year's budget.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS General Audience Comments

Ms. Adams opened the public comment period. Resident Rose Kerr (389 Sorrento Road) stated that she spoke with Ms. Adams and sent photos regarding the pond that had duckweed and collapsing edges of the pond. In addition, there was a solar panel that used to be higher up on the edge that was almost in the water and was concerned that as the edge collapsed, the solar panels would get closer to the water. Ms. Adams indicated that Mr. Blanco would follow up on the location. Ms. Kerr pointed out that three guys were working on the bubble system and for a brief moment, there were bubbles coming into the pond and asked if another system could be installed. Ms. Adams noted that this was a public comment section and there was no back and forth dialogue with the Board, but any suggestion for an installation of an aerator, could be communicated to Mr. Blanco. There being no further comments, Ms. Adams closed the public comment period.

TWELFTH ORDER OF BUSINESS Next Meeting Date – April 17, 2024 12:00 P.M.

Ms. Adams reported that the next meeting was scheduled for April 17, 2024 at 12:00 p.m. Ms. Carpenter questioned the deadline for applications for Supervisor. Ms. Adams explained that it was eight days before the meeting date, in order to allow it to be published in the agenda package, that was released a week before the meeting.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary / Assistant Secretary Chair/Vice Chairman

SECTION V

SECTION 1

213 Davinci Pass
Kissimmee, FL 34759

February 27, 2024

Board of Supervisors
Poinciana Community Development District
c/o Trisha Adams, District Manager
Governmental Management Services Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

RE: Letter of Interest - Poinciana CDD Board Vacancy Seat 4

Dear Ms. Adams:

Please accept this letter as my application for the vacant Supervisor position created by the February 21, 2024 resignation of Lita Epstein, PCDD Chair. An overview of my qualifications for the Supervisor position are summarized below. I have also attached my resume for your consideration.

As required by Florida Statute, Chapter 190.003(17), I am a qualified elector: I am at least 18 years of age; a citizen of the United States; a legal resident of Florida and of the district; and I am registered to vote with the Polk County Supervisor of Elections, the county where the Poinciana Community Development District is located.

As former President of the Solivita HOA, I became aware of the April 18, 2012 Reclaimed Infrastructure Agreement between the PCDD and the HOA. Per that Agreement, the PCDD owns the reclaimed water pipes ("Reclaimed Infrastructure"). To my understanding, that agreement for the HOA to manage and maintain the Reclaimed Infrastructure renewed automatically for another five (5) years on September 30, 2022. I am also aware that the Amended and Master Declaration 13.1 provides that portions of Solivita may be owned by the PCDD and maintained by the HOA.

I also became familiar with the July 20, 2016 Memorandum of Understanding ("MOU") regarding stormwater management for Solivita in which the PCDD and HOA are parties. That Agreement acknowledges that the December 27, 2013 Amended and Restated Master Declaration for Solivita provides that the HOA has the ability to operate and maintain components of the Stormwater Management System. Section 21.46 of the Master Declaration states that Surface Water Management System components located in common areas are owned by the HOA and the HOA has a duty to operate, maintain and repair those components. Section 11.3.1 of the Master Declaration provides that the HOA's duty to maintain common areas *expressly* includes the duty to operate, maintain, and repair any portion of the Surface Water Management System owned by the Association. Additionally, the HOA's Articles of Incorporation expressly provide that powers of

the HOA include operating and maintaining the portion of the Surface Water Management System contained within or affecting common areas *as required by the Master Declaration*. According to the MOU and as supported by the HOA Master Declaration and Articles of Incorporation, the HOA accepted responsibility to maintain, repair and replace the following stormwater management facilities: roadway curbs and gutters; manhole covers for sanitary sewer purposes, along with TOHO; roadway inlets, grates and covers; and swales and berms on HOA common areas. Also noted is that the HOA will repair any damage to stormwater management manholes and manhole covers caused by vehicles/use/repair of roadway.

My experience as a retired attorney includes research and writing; contract drafting, negotiation, and enforcement; and settlement negotiation and mediation. My legal skills also include drafting and interpreting by-laws and rules and regulations and researching and interpreting local, state, and federal ordinances and statutes. These skills were most recently used in my position as President of the Solivita HOA from February 1 to December 8, 2022. In that position I revised and updated developer policies for assessments and governing document violations by working with applicable committees prior to asking the HOA attorney for final review. Most importantly, as a former attorney I am familiar with complying with a code of ethics and understand the need to comply with Florida's Sunshine Law should I be chosen to fill this vacancy.

As you will note from my resume, in addition to my Juris Doctorate degree, I also have a B.S. degree in Business Administration. Prior to retirement, I owned several small businesses for which I managed not only legal matters, but also finances.

I believe my experience as discussed above and in the attached resume will significantly contribute to the Poinciana CDD. Thank you for considering my application. I look forward to an opportunity to discuss my qualifications for the CDD Supervisor position with you.

Very truly yours,

Brenda N. Taylor

Brenda N. Taylor

Enclosure: resume

BRENDA N. TAYLOR
213 DAVINCI PASS
KISSIMMEE, FLORIDA 34759

443-244-1193 BrendaTSolivita@gmail.com

EDUCATION: 1991 BS Business Administration, *Cum Laude*, GPA 3.625
University of Baltimore Merrick School of Business

2004 JD, *Magna Cum Laude*, University of Baltimore School of Law
3.542 GPA Graduated 28 out of 265

EXPERIENCE:

Admitted to Maryland Bar December 2004

August 2005 – May 2015 – solo attorney practitioner, Taylor Law, LLC

August 2004 – August 2005 – Law Clerk to the Honorable J. Barry Hughes, Circuit Court for Carroll County, Maryland

2007 – 2015 – Court-appointed Mediator and Settlement Officer, Circuit Court for Carroll County

January 2007 – May 2015 Chairperson, Property Review Board Carroll County

January 2007 – December 2009 – Guardianship Review Board for Carroll County

January 2008 – 2016 – Owner, JMGM Ventures, LLC DBA Cartridge World

August 1991 – October 2014 – Owner, Undercar Specialists, DBA Meineke Car Care

March 1988 – June 1992 CSX Technology - Telecommunications Department

January 1984 – March 1988 AT&T Telecommunications design technical support

June 1979 – January 1984 – Chesapeake & Potomac Telephone Company – Marketing/Sales

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747 PORTOFINO DR.
KISSIMMEE, FL 34759

POINCIANA
COMMUNITY DEVELOPMENT
DISTRICT

Dear Board Members,

I am writing this letter to express my interest in being considered to fill the open position of Seat#4 on the board.

I have been interested in the work of the board since moving to Solivita almost 9 years ago. I frequently attend meetings to follow the work the board does to benefit the community as well as addressing the challenges we face, You may remember me from a presentation to the board on the wildlife camera program I head up here in Solivita.

I think my work in the community and my prior experience as a science educator give some skills and connections that would be helpful to the work of the board. I have been encouraged by the increased cooperation between the PCDD board and our HOA. I would like to see this cooperative attitude continue to grow to effectively deal with issues facing the community. As Taylor Morrison leaves the community, the PCDD has an important role in helping the community to move forward.

Unfortunately, I will be travelling on April 17th and be unable to attend the meeting. This is a trip that has been several years in the planning and can't be changed. We will be leaving April 1st and should return by Aprill 21st. I am hoping that if the board is willing to further consider my application that an alternative plan can be initiated.

Sincerely,

Rick McKelvey

RICK MCKELVEY

747 Portofinoi Dr.
rbmckelvey@gmail.com
(269-924-7458

Related Solivita Activities

- Vice Chair of the HOA Conservation and Wildlife Committee
- I created and run the Share the Landscape program in conjunction with the fStop Foundation
- Active in the Solivita Wildlife Advocates
- Currently serve on the Club committee

Education

B.S. Western Michigan University

Major: Earth Science Minor: Environmental Science

M.S. Northern Illinois University

Outdoor education with focus on Environmental Education

Work Background

High School Science Teacher

Science Department Chair

Dean of Students

Upon retirement I worked in the teacher education program at the University of Michigan, Western Michigan University, and Spring Arbor University

SECTION 4

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Poinciana Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____George Flint_____ is elected Secretary.

Section 4. _____is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____Tricia Adams_____ is elected Assistant Secretary.

Section 5. _____Jill Burns_____ is elected Treasurer.

Section 6. _____Katie Costa_____ is elected Assistant Treasurer.

Section 7. _____Darrin Mossing, Sr.__ is elected Assistant Treasurer.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of April 2024.

ATTEST:

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

SECTION VI

SECTION C

SECTION 1

Poinciana Community Development District
Action Items April 2024

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. P8 being monitored by District staff.
Ongoing	Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector	Former Chairman Lita Epstein	**In Process**	CFXWay.com Project #599-233;
Ongoing	Monitor Polk County Road Construction for Impact to PCDD Tunnels	District Engineer	**In Process**	DE met with Polk County 03.19.2024 regarding scope and status of Marigold road improvements. Closer to the project date (2025 or thereafter), an Access Agreement will be considered by the BOS.
Ongoing	Review of Wetlands Owned by Developer and HOA	District Engineer	**In Process**	DE to review and make recommendation regarding ultimate owner, permit holder and maintenance entity for Solivita wetlands.
Ongoing	Review of HOA Improvements Installed on CDD Parcels	Field Staff	**In Process**	Information to be reviewed by District Counsel and presented to Board for review.

SECTION 2

Poinciana
Community Development District

Summary of Check Register

March 9, 2024 to March 31, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	3/14/24	166	$	4,745.78
	3/22/24	167-168	$	14,879.44
	3/28/24	169-170	$	3,267.27
			$	22,892.49
	3/14/24	12	$	33,664.68
			$	33,664.68
Payroll	**March**			
	Anita Nelson	ACH	$	184.70
	Anthony Reed	ACH	$	84.70
	Jon R Cameron	ACH	$	184.70
	Robert Zimbardi	50206	$	184.70
			$	638.80
			$	**57,195.97**

*** CHECK DATES 03/09/2024 - 03/31/2024 *** POINCIANA - GENERAL FUND
BANK C GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/14/24	00001	3/01/24	255	202403	310-51300-34000			*	3,605.00		
			MANAGEMENT FEES MAR 24								
		3/01/24	255	202403	310-51300-35200			*	68.75		
			WEBSITE ADMIN MAR 24								
		3/01/24	255	202403	310-51300-35100			*	103.17		
			INFORMATION TECH MAR 24								
		3/01/24	255	202403	310-51300-51000			*	.39		
			OFFICE SUPPLIES MAR 24								
		3/01/24	255	202403	310-51300-42000			*	9.84		
			POSTAGE MAR 24								
		3/01/24	255	202403	310-51300-42500			*	74.55		
			COPIES MAR 24								
		3/01/24	256	202403	320-53800-12000			*	884.08		
			FIELD MANAGEMENT MAR 24								
							GOVERNMENTAL MANAGEMENT SERVICES			4,745.78	000166
3/22/24	00011	3/15/24	00103190	202403	320-53800-47100			*	14,273.44		
			MOSQUITO MAINT MAR 24								
							CLARKE ENVIRONMENTAL MOSQUITO			14,273.44	000167
3/22/24	00001	1/31/24	257	202401	320-53800-48300			*	606.00		
			GENERAL MAINTENANCE JAN24								
							GOVERNMENTAL MANAGEMENT SERVICES			606.00	000168
3/28/24	00056	2/29/24	00062690	202402	310-51300-48000			*	301.77		
			NOT MTG DATES 2/16/24								
							GANNETT FLORIDA LOCALIQ			301.77	000169
3/28/24	00027	3/18/24	124087	202402	310-51300-31500			*	2,803.50		
			GENERAL COUNSEL FEB 24								
		3/18/24	124088	202402	310-51300-31510			*	162.00		
			CONVEYANCE FEB 24								
							LATHAM, LUNA, EDEN & BEAUDINE			2,965.50	000170

TOTAL FOR BANK C 22,892.49

*** CHECK DATES 03/09/2024 - 03/31/2024 ***
POINCIANA - GENERAL FUND
BANK D GENERAL FUND-HW

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/14/24	00013	3/12/24	03122024 ASSESSMENT TSFR DS	202403	300-20700-10000		POINCIANA CDD	*	33,664.68	33,664.68	000012

TOTAL FOR BANK D 33,664.68

TOTAL FOR REGISTER 56,557.17

SECTION 3

Poinciana

Community Development District

Unaudited Financial Reporting

February 29, 2024

Table of Contents

Poinciana

Community Development District

Combined Balance Sheet

February 29, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash				
Operating - Hancock Whitney	$ 1,019,463	$ -	$ -	$ 1,019,463
Operating - Truist	$ 87,168	$ -	$ -	$ 87,168
Money Market - Bank United	$ 55,213	$ -	$ 102,560	$ 157,773
Investments				
Series 2022				
Reserve	$ -	$ 136,416	$ -	$ 136,416
Revenue	$ -	$ 1,504,252	$ -	$ 1,504,252
Interest	$ -	$ 15	$ -	$ 15
Principal	$ -	$ 407	$ -	$ 407
Prepayment	$ -	$ 2,692	$ -	$ 2,692
Due from General Fund	$ -	$ 81,186	$ -	$ 81,186
Due from Other	$ 264	$ -	$ -	$ 264
Total Assets	**$ 1,162,109**	**$ 1,724,969**	**$ 102,560**	**$ 2,989,638**
Liabilities:				
Accounts Payable	$ 5,367	$ -	$ -	$ 5,367
Due to Debt Service	$ 81,186	$ -	$ -	$ 81,186
Total Liabilites	**$ 86,554**	**$ -**	**$ -**	**$ 86,554**
Fund Balance:				
Assigned for:				
Capital Reserves	$ -	$ -	$ 102,560	$ 102,560
Restricted for:				
Debt Service	$ -	$ 1,724,969	$ -	$ 1,724,969
Unassigned	$ 1,075,555	$ -	$ -	$ 1,075,555
Total Fund Balances	**$ 1,075,555**	**$ 1,724,969**	**$ 102,560**	**$ 2,903,084**
Total Liabilities & Fund Balance	$ 1,162,109	$ 1,724,969	$ 102,560	$ 2,989,638

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	$ 667,127	$ 648,802	$ 648,802	$ -
Interest	$ 500	$ 500	$ 1,141	$ 641
Miscellaneous Revenue	$ -	$ -	$ 26,243	$ 26,243
Total Revenues	**$ 667,627**	**$ 649,302**	**$ 676,186**	**$ 26,884**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 5,000	$ 3,000	$ 2,000
FICA Expense	$ 918	$ 383	$ 230	$ 153
Engineering	$ 20,000	$ 8,333	$ 4,378	$ 3,955
Attorney	$ 30,000	$ 12,500	$ 12,143	$ 357
Arbitrage	$ 450	$ -	$ -	$ -
Annual Audit	$ 3,600	$ -	$ -	$ -
Trustee Fees	$ 4,000	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ 5,000	$ 5,000	$ -
Management Fees	$ 43,260	$ 18,025	$ 18,025	$ -
Information Technology	$ 1,238	$ 516	$ 516	$ -
Website Maintenance	$ 825	$ 344	$ 344	$ -
Telephone	$ 100	$ 42	$ -	$ 42
Postage	$ 2,600	$ 1,083	$ 501	$ 582
Printing & Binding	$ 1,000	$ 417	$ -	$ 417
Insurance	$ 7,711	$ 7,711	$ 7,255	$ 456
Legal Advertising	$ 5,500	$ 2,292	$ 302	$ 1,990
Other Current Charges	$ 2,400	$ 1,000	$ 277	$ 723
Office Supplies	$ 400	$ 167	$ 1	$ 166
Property Appraiser	$ 7,000	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 148,177**	**$ 62,986**	**$ 52,146**	**$ 10,841**

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Operations & Maintenance				
Field Services	$ 10,609	$ 4,420	$ 4,420	$ -
Property Insurance	$ 13,116	$ 13,116	$ 12,504	$ 612
Electric	$ 2,544	$ 1,060	$ 571	$ 489
Landscape Maintenance	$ 203,955	$ 84,981	$ 73,273	$ 11,709
Aquatic Control Maintenance	$ 147,569	$ 61,487	$ 60,047	$ 1,440
Aquatic Midge Management	$ 215,454	$ 89,773	$ 70,314	$ 19,459
R&M - Mulch	$ 3,500	$ 1,458	$ -	$ 1,458
R&M - Plant Replacement	$ 3,500	$ 1,458	$ -	$ 1,458
Storm Structure Repairs	$ 50,000	$ 20,833	$ 606	$ 20,227
Contingency	$ 12,000	$ 5,000	$ -	$ 5,000
Total Operations & Maintenance:	**$ 662,247**	**$ 283,587**	**$ 221,734**	**$ 61,853**
Other Expenditures				
Transfer Out - Capital Reserve	$ 50,000	$ -	$ -	$ -
Total Other Expenditures	**$ 50,000**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 860,424**	**$ 346,573**	**$ 273,880**	**$ 72,694**
Net Change in Fund Balance	**$ (192,797)**		**$ 402,307**	
Fund Balance - Beginning	$ 192,797		$ 673,248	
Fund Balance - Ending	$ -		$ 1,075,555	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	$ 1,280,936	$ 1,234,503	$ 1,234,503	$ -
Assessments - Prepayments	$ -	$ -	$ 5,050	$ 5,050
Interest	$ -	$ -	$ 13,973	$ 13,973
Total Revenues	**$ 1,280,936**	**$ 1,234,503**	**$ 1,253,526**	**$ 19,024**
Expenditures:				
Property Appraiser	$ 13,774	$ -	$ -	$ -
Other Debt Service Costs	$ -	$ -	$ 0	$ (0)
Series 2022				
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	$ -	$ -	$ -
Total Expenditures	**$ 1,306,056**	**$ 107,641**	**$ 112,581**	**$ (4,940)**
Excess (Deficiency) of Revenues over Expenditures	$ (25,120)		$ 1,140,946	
Net Change in Fund Balance	**$ (25,120)**		**$ 1,140,946**	
Fund Balance - Beginning	$ 423,822		$ 584,023	
Fund Balance - Ending	$ 398,702		$ 1,724,969	

Poinciana

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	$ -	$ -	$ 2,120	$ 2,120
Total Revenues	**$ -**	**$ -**	**$ 2,120**	**$ 2,120**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 2,120	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 50,000	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ 50,000	$ -	$ -	$ -
Net Change in Fund Balance	**$ 50,000**		**$ 2,120**	
Fund Balance - Beginning	$ 100,000		$ 100,440	
Fund Balance - Ending	$ 150,000		$ 102,560	

Poinciana

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 140,498	$ 461,621	$ 23,308	$ 23,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 648,802
Interest	$ 231	$ 225	$ 233	$ 233	$ 219	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,141
Miscellaneous Revenue	$ 26,243	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,243
Total Revenues	**$ 26,474**	**$ 140,723**	**$ 461,854**	**$ 23,542**	**$ 23,594**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 676,186**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ 1,000	$ -	$ -	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000
FICA Expense	$ 77	$ -	$ -	$ 77	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 230
Engineering	$ 1,289	$ 301	$ 600	$ 1,200	$ 988	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,378
Attorney	$ 4,560	$ 1,153	$ 270	$ 3,195	$ 2,966	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,143
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Management Fees	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,025
Information Technology	$ 103	$ 103	$ 103	$ 103	$ 103	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 516
Website Maintenance	$ 69	$ 69	$ 69	$ 69	$ 69	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 344
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 69	$ 6	$ 347	$ 2	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 501
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance	$ 7,255	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,255
Legal Advertising	$ -	$ -	$ -	$ -	$ 302	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 302
Other Current Charges	$ 62	$ 53	$ 53	$ 54	$ 55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 277
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 23,263**	**$ 5,291**	**$ 5,047**	**$ 9,304**	**$ 9,241**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 52,146**

Poinciana

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Services	$ 884	$ 884	$ 884	$ 884	$ 884	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,420
Property Insurance	$ 12,504	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,504
Electric	$ 189	$ 95	$ 98	$ -	$ 189	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 571
Landscape Maintenance	$ 12,514	$ 12,514	$ 16,081	$ 16,081	$ 16,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 73,273
Aquatic Control Maintenance	$ 9,055	$ 12,748	$ 12,748	$ 12,748	$ 12,748	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,047
Aquatic Midge Management	$ 13,220	$ 13,220	$ 15,327	$ 14,273	$ 14,273	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,314
R&M - Mulch	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
R&M - Plant Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storm Structure Repairs	$ -	$ -	$ -	$ 606	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 606
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance:	**$ 48,366**	**$ 39,462**	**$ 45,138**	**$ 44,593**	**$ 44,176**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 221,734**
Other Expenditures													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 71,629**	**$ 44,753**	**$ 50,185**	**$ 53,897**	**$ 53,417**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 273,880**
Net Change in Fund Balance	**$ (45,155)**	**$ 95,970**	**$ 411,669**	**$ (30,355)**	**$ (29,823)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 402,307**

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 Received*	*Discounts/Penalties*	*Commissions Paid*	*Interest Income*	*Net Assessments Received*	*General Fund*
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**
1/10/24	12/16/23-12/31/23	$ 19,503.58	$ (576.37)	$ (378.55)	$ -	**$ 18,548.66**	**$ 18,548.66**
1/16/24	10/01/23-12/31/23	$ -	$ -	$ -	$ 4,759.53	**$ 4,759.53**	**$ 4,759.53**
2/9/24	01/01/24-01/31/24	$ 24,449.62	$ (597.67)	$ (477.04)	$ -	**$ 23,374.91**	**$ 23,374.91**
Total Collected		**$ 684,094.78**	**$ (26,908.70)**	**$ (13,143.72)**	**$ -**	**$ 648,801.89**	**$ 648,801.89**
Percentage Collected							**97%**

DEBT SERVICE ASSESSMENTS

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

100%

Date	*Distribution*	*Gross Assessments Received*	*Discounts/Penalties*	*Commissions Paid*	*Interest Income*	*Net Assessments Received*	*Debt Service Fund*
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**
1/10/24	12/16/23-12/31/23	$ 35,398.91	$ (1,047.20)	$ (687.03)	$ -	**$ 33,664.68**	**$ 33,664.68**
2/9/24	01/01/24-01/31/24	$ 49,706.77	$ (1,215.20)	$ (969.83)	$ -	**$ 47,521.74**	**$ 47,521.74**
Total Collected		**$ 1,311,291.74**	**$ (50,379.86)**	**$ (25,193.94)**	**$ -**	**$ 1,234,502.74**	**$ 1,234,502.74**
Percentage Collected							**96%**

SECTION D

SECTION 1

Poinciana

Community Development District

April 17, 2024

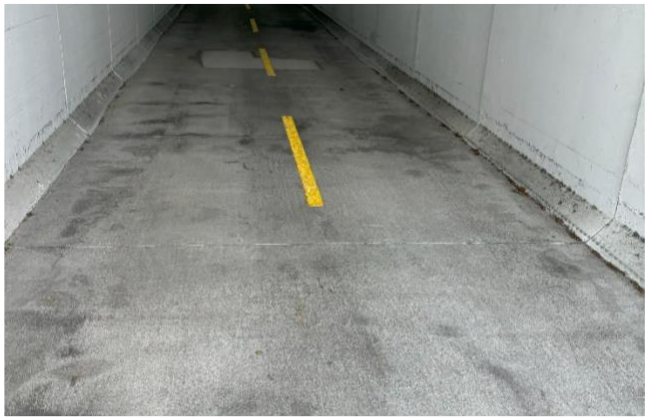
Joel Blanco - Field Services Manager

GMS

Completed

Venezia Tunnel Repairs

- Maintenance staff completed repairs on the March 18th – March 19th dates with additional date added for cleanup.
- Both marked areas were sawed off per engineer's specifications with tunnel closed off to allow dry off period.
- Maintenance staff returned and applied new thermoplastic lines on existing lines and new repaired areas throughout the tunnel.
- Maintenance cleaned tunnel after repairs.
- Overhang sign was also repaired.
- Tunnel was reopened on March 20th with closure signage removed throughout.



Site items

Landscape Maintenance Review

- GMS staff continues to review CDD area landscaping as HOA transitions to Yardnique.
- Overall quality continues to remain up to satisfactory standards with easements continued to be maintained neat and tidy.
- Staff is fielding calls during the HOA's landscaping transition differentiating the HOA's responsibilities and the CDD's.
- Vendor has been removing primrose bushes at several ponds throughout the district while maintaining a healthy height and length of the edge grasses.

Site Items

Aquatic Maintenance Review

- GMS staff continues to review ponds throughout the district.
- E3 has experienced a significant recession of duckweed, up to 75% per vendor.
- Vendor has up the rates of the treatment product with excellent results. 1-2 more treatments are pending for completion.
- Along with algae bloom treatments throughout the district, vendor is spraying back several edge grasses that are making there way towards the middle of the pond.

Site Items

Midge Management Review

- During pond reviews, all evidence of midge activity has been reported to vendor for treatment.
- Staff continues to field resident reports of midge activity with ponds reported to vendor for scheduled treatment.
- No major outbreaks to report thus far but will continue to review as we transition to the spring/summer seasons.

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 Thank you.

Respectfully,

Joel Blanco

SECTION 2

Item will be provided under separate cover.

SECTION 3

All Services By Customer Summary

Poinciana Community Development Dist (S07800)

Filter Date between 03/01/2024 and 03/31/2024

Customer	Work Type	Service Item	Start Date	End Date	Used	Unit Of
S07800 - Poinciana Community Development Dist	Comfort Pack	KIS2911 - Talstar BP Barrier	03/21/2024	03/21/2024	**0.31**	mi
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	03/26/2024	03/26/2024	**19.78**	acr
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	03/07/2024	03/07/2024	7.40	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	03/08/2024	03/08/2024	9.00	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	03/11/2024	03/11/2024	7.10	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	03/12/2024	03/12/2024	3.80	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	03/21/2024	03/21/2024	5.70	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	03/22/2024	03/22/2024	8.70	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	03/28/2024	03/28/2024	10.90	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	03/29/2024	03/29/2024	9.40	mi
					62.00	

SECTION 4

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
3/15/2024	Curtis Catlin	Cambria Bend	[redacted]	C9	Algae	Joel/Vendor	Scheduled for treatment	
3/15/2024	Rajmatee Hanooman			E3	Algae	Joel	Joel provided update on treatment plan	03/15/2024
3/15/2024	Margery Weldy	108 Tivoli Trace Ct.	[redacted]	E3	Asking why aerator is gone	Joel	Joel answered questions	03/18/24
3/15/2024	Kathy Claussen	530 Barcelona Dr.	[redacted]	N/A	Trees in preserve near home need trimming	Joel	Left resident voicemail	03/18/2024
3/18/2024	Doug Durham	915 Umbria Dr.	[redacted]	P16	New resident asking basic questions on pond treatment	Joel	Joel answered questions	3/18/24
3/18/2024	Irene Miyamoto	970 Umbria Dr.	[redacted]	P6	Has called multiple times with no answer; grass around pond long	Clayton/Joel	Spoke to resident, verify number she was calling was the wrong number, and answered questions regarding edge grasses.	03/18/2024
3/18/2024	Robbie Sklebar	No address given	[redacted]		Asking about treatment plan for ponds in general	Joel	Answered general questions.	3/18/24
3/18/2024	Howard Reid	3618 Via Rizzoli Court	[redacted]	P2	Algae, smell, and overgrowth of weeds on pond	Joel	Treatment scheduled; grass growing to prevent erosion	03/18/24
03/18/2024	Marian Kettlewell	456 Grand Canal Dr.	[redacted]	C4	Vegetation & Debris left after work, killing/damaging trees	Joel	Provided update; no dead trees	03/28/2024
03/20/2024	Jerry Urgelles	189 Torino Ln.	[redacted]	B5	Midge issue	Joel	Treatment scheduled	03/21/2024
3/20/2024	Ed Davidson	124 Amalfi Ln.	[redacted]	E3	Midge issue	Joel	Treatment scheduled	03/21/2024
3/21/2024	Bill Boyer	1026 Umbria Dr.	[redacted]	P6	Overgrown grass around/in pond	Joel	Reviewed area and sent to vendor to spray smaller islands in the middle.	03/22/2024
3/22/2024	Rick Kerstens	1238 Cambria Bend	[redacted]	C9	Overgrown floating green objects, possible algae	Joel	Treatment scheduled	03/26/2024
3/26/2024	Donna Williams	3726 Via Rizzoli Court	[redacted]	P5	Requesting removal of shrub obstructing view; follow up	Joel/Vendor	Sent picture to vendor to remove.	3/26/24
3/27/2024	Frank Churnetski	460 Grand Canal Dr.	[redacted]	C4	Litter floating in pond	Joel	Reviewed area, no litter was seen.	03/29/2024
3/27/2024	Mark McKenzie	676 San Augusto Dr.	[redacted]	OS-5	Garbage and bare earth in stormwater tract	Joel	Will monitor throughout season	3/29/24
3/27/2024	Kate Denfeld	489 Grand Canal Dr.	[redacted]	P-A911	Dead bushes on pond	Joel	Reviewed area and sent landscaping vendor address to remove.	03/29/2024
3/30/2024	Rose Kerr	389 Sorrento Rd.	[redacted]	E3	Algae growth persistent	Joel/Vendor	Treatment scheduled; will continue to monitor	04/08/2024
4/3/2024	Michael Richardson	587 San Raphael St.	[redacted]	P1	Feral hogs destroying preserve near back yard	Joel	Reviewed effected area in conservation line.	4/3/2024
4/3/2024	Greg Frisinger	130 Verona Dr	[redacted]	D4	Feral hogs destroying bank near pond	Joel	Sent picture and address to landscaping vendor to address.	4/3/24
4/9/2024	Rick Kerstens	1238 Cambria Bend	[redacted]	C9	Asking for updates on pond treatment; still green	Joel/Vendor	Treatment scheduled	04/10/2024