

**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 19, 2025** at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Jon Cameron	Chairman
Rick McKelvey	Vice Chairman
Tony Reed	Assistant Secretary
Anita Nelson	Assistant Secretary
Robert Zimbardi	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Joel Blanco	Field Services
Residents	

*The following is a summary of the discussions and actions taken at the March 19, 2025 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 12:02 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

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**THIRD ORDER OF BUSINESS****Public Comment Period on Agenda Items**

Mr. Cameron pointed out that each Supervisor would announce themselves, as the Transcriber kept mixing up him and Mr. McKelvey. Ms. Adams opened the Public Comment Period. The following residents addressed the Board:

- Ms. Sharon Burns of 328 Sorrento Road noted an ongoing problem with the overgrowth of grass. According to Mr. Blanco, a letter would be sent to the parties. One of her neighbors saw someone dumping grass clippings down the path, but she did not see it and if it happened again, she would take pictures of it. *Ms. Nelson confirmed that the letter was sent.* Ms. Burns questioned who owned the black wrought iron fence separating Solivita from the other property. *Ms. Adams indicated that they would need to identify the fence to determine who the owner was but was not aware of any fence owned by the CDD.* Ms. Burns noted that three sections of the eight sections of fence were overgrown. There was some progress, but she was getting anxious and would be at every meeting until the pond was cleared up. Mr. Cameron pointed out that this was the pond that some residents lived on, outside of Solivita.
- Mr. Teddy Van Bommel of 356 Davinci Pass voiced concern that the lake that he lived on, that goes under three bridges and was the second largest lake with natural springs, had brown water and asked if it was contaminated or had debris in it from decayed leaves.
- Ms. Rose Kerr of 389 Sorrento Road spoke to Mr. Blanco earlier about the plantings. Once they bloomed, they looked nice, but was concerned that they would get too high. Mr. Blanco pointed out that one of the islands still had some floating duckweed.
- A Resident questioned who Mr. Blanco was. *Ms. Adams explained that he was the Field Manager.*

There being no further comments, Ms. Adams closed the Public Comment Period.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the February 19, 2025 Board of Supervisors Meeting**

Ms. Adams presented the draft minutes of the February 19, 2025 Board of Supervisors meeting, which were included in the agenda package. Mr. Cameron noted under the Fourth

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Order of Business, the beginning of the second full paragraph should be Mr. McKelvey. In the next paragraph, “*Mr. John Cameron*” should be, “*Mr. Jon Cameron.*” In the second motion box on Page 5, Mr. McKelvey was serving as Vice Chairman and not Mr. Zimbardi. Under the Ninth Order of Business, in the second paragraph, “*Mr. Cameron*” should be, “*Mr. McKelvey.*” On Page 9, the paragraph before the motion box, “*Mr. Cameron*” should be, “*Mr. McKelvey.*” Under the Sixteenth Order of Business, in the second paragraph on Page 21, “*There*” should be, “*Their.*” Mr. McKelvey clarified under the Eighteenth Order of Business, Mr. Bob Monica was the Chair of the Solivita Conservation and Wildlife Committee. Ms. Carpenter advised that they should not be adding to the minutes, unless it was a clarification. Ms. Nelson explained that there was the Solivita Wildlife Club and HOA Solivita Conservation and Wildlife Committee, which she was the liaison of. Ms. Adams would change it Solivita Association Wildlife Advocates, at the request of Ms. Nelson and incorporate the corrections.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the Minutes of the February 19, 2025 Board of Supervisors Meeting were approved as amended.

## **FIFTH ORDER OF BUSINESS**

### **Discussion of Earth Day Staffing and Materials**

Ms. Adams recalled that this item was discussed for several months, because there was an interest in helping residents to better understand the maintenance efforts for the stormwater ponds and the benefits of edge grasses and littoral plantings. There was discussion that at Earth Day, there would be a booth for the Poinciana Community Development District (CDD) and perhaps Board Members might want to staff the event, individually, along with Mr. Blanco. There was also some discussion about potentially ordering some print materials like a banner, as well as distributing a pond specification sheet, that the Board reviewed at recent meetings. Mr. McKelvey indicated that Earth Day was scheduled for April 22<sup>nd</sup> from 4:00 p.m. to 7:00 p.m. Last year, it was a low-key event, but this year, it was planned to be a huge event. There would be an expo area and labyrinth in the Ballroom and an outdoor labyrinth at the bocce courts. There would be speakers, one of which would be him and a band on the street, that would go all the way down to the bridge, a singer in the Ballroom and strolling entertainers. In addition, there would be rock painting, a 360-degree camera, food trucks and a cash bar. It would be a big

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celebration. The CDD would have a table in the Ballroom, as well as tables for the Butterfly and Fishing Clubs, as well as many different clubs and groups. The Fishing Club was speaking about helping to keep trash out of the ponds, the Plant Based Lifestyle Club was speaking about hydroponics and Mr. McKelvey was speaking about sharing the landscaping with wildlife, which their ponds were a key part of.

Mr. McKelvey pointed out that no two Supervisors could be at the table at the same time, but he could not handle the 6:00 p.m. to 7:00 p.m. timeframe, as his speech was at 6:15 p.m. However, he could be there from 4:00 p.m. to 5:00 p.m. Mr. Cameron offered to take 4:00 p.m. to 5:00 p.m., Mr. McKelvey would take 5:00 p.m. to 6:00 p.m. and Ms. Nelson would take 6:00 p.m. to 7:00 p.m. Ms. Adams would have the Board confirm the schedule next month. Mr. McKelvey suggested having a sign identifying the CDD. *There was Board consensus for Ms. Adams to work with Mr. McKelvey to determine what marketing or promotional materials were needed.* Mr. McKelvey would like to have informational material on littoral plantings and basic information on the CDD. Ms. Nelson had the software to prepare a brochure. Ms. Adams would also provide business cards for Mr. Blanco. Mr. Cameron suggested including the CDD meeting dates and times on the business card and appreciated Mr. McKelvey taking the lead on this matter.

## **SIXTH ORDER OF BUSINESS**

### **Presentation of Report on Pond Health**

Mr. McKelvey presented an aerial view of Pond E-3, which was included in the agenda package. It was a challenge because of the way that the pond was structured. It was now covered with grass, but there was a steep drop-off, which was difficult for Floralawn to mow, as one resident noticed three tractors falling into the pond. Therefore, the Board needed to provide flexibility for things that Floralawn could do with that steep pond bank, as it was impossible to mow. Part of the challenge was that there was a lack of soil on top of the tubes, probably 5 to 6 inches and areas around the pond were falling into the water. Floralawn let some of it grow up slightly, but this pond was one of their biggest challenges. Mr. Blanco pointed out that pictures were taken during the dry season, which was why they looked drastically lower than normal. Mr. Reed asked if there was a solution. Mr. McKelvey stated that they were working on one but wanted Board direction. Floralawn had not fertilized on parts of the ponds that the CDD owned, but in yards, the HOA was fertilizing four times per year and there was a large swale that was

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funneling all of the runoff. During heavy rains, the swales were funneling the fertilizer into the pond. On parts of the pond was the infamous wall on golf course property which was caving in. The way it was sloping, it was taking all of the fertilizer into the pond. Mr. Blanco confirmed that the CDD did not own the wall. In addition, a drain was inserted by the golf course, into one of the swales, that feeds out into the pond. Ms. Carpenter asked if the golf course pond was under the CDD permit. Ms. Leo confirmed that it was.

Ms. Carpenter recommended sending a letter to the golf course, asking them to maintain the wall, so it did not crash into the pond. Ms. Nelson pointed out that the letter should go to Taylor Morrison, since they managed it. Ms. Adams would send it to the property owner. Mr. McKelvey assumed that the golf course was fertilizing their areas, which added to challenges for Pond E-3 and calculated that the amount of money that the CDD was spending on aquatic control for algae and midge control was excessive. One alternative was to reduce the amount of chemicals that were used or using biologic control, such as gambusia or mosquito fish, which eat mosquito larvae, midges and algae right away, breed quickly, 40 to 60 young, 3 to 5 times per year and could live for two to three years or longer, if conditions were good. If they put them in Pond E-3, they could reproduce and keep a good population in the ponds. One benefit of the littoral plantings was that they provided an environment for the fish. Another alternative was to put grass shrimp into the pond, to eat the algae and other decaying organic matter, as well as bacteria, which would attack the algae floating down to the bottom of the pond. When they treated the algae and it sinks down to the bottom, the nutrients were still in the algae and it would build up the nutrient level in the pond.

Mr. Blanco reported when Mr. Clayton Smith was overseeing the field management for the CDD in 2022, the Board approved stocking 18 ponds, B-15, C-2, C10, C-12, A-9, A-10A, A-10B, A-11, A-12, E-1, E-2, E-3, E-21, A-13, C-20, D-5, D-8 and D-9, with 1,000 gambusia and 500 grass shrimp. He discussed with Mr. Smith how the ponds were prior to the stocking, as opposed to how they were now and it was his understanding, prior to having the fish and shrimp in these ponds, the amount of calls on the Complaint Log for midges, were significant. However, after the ponds were stocked, the amount of calls decreased. Mr. Cameron questioned the cost in 2022. Mr. Blanco would find out. Mr. McKelvey recommended that the Board authorize Mr. Blanco to provide some proposals and work with the HOA and golf course on the timing of the fertilization, such as only fertilizing twice per year, like other communities, versus four times per

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year and the type of fertilizer that was used. In addition, when the HOA used reclaimed water for irrigation, it would spray right into the streets and into ponds and suggested that they encourage the HOA to better aim the spray, so it did not go directly into the ponds. Mr. Cameron asked if Mr. McKelvey had a list of chemicals that the golf course used. Mr. Blanco was unsuccessful in obtaining a list. Ms. Nelson would work with Mr. Blanco, as she was a member of the golf course and worked with the new management.

Mr. McKelvey reported that another alternative was aeration, to provide oxygen into the pond, which helped to break down the nutrients. There was one such system in a pond in Celebration. Ms. Nelson pointed out that it was not a sprayer and there would be the expense of providing electricity, but it was something to consider, especially if they were introducing bacteria into the pond, as it needed oxygen. Another alternative was to consider no mow zones, especially during the nesting seasons and recommended having no mow zones on areas of ponds that did not have houses. During the breeding season, it could be expanded 5 or 6 feet away. There were also non-biological alternatives such as using different types of chemicals, such as Alum, that would take all of the nutrients down in the bottom of the pond. They were not going to stop all of the nutrients, but the goal was to try to reduce the amount of nutrients going into the pond and recommended biological alternatives such as the fish and shrimp. *There was Board consensus for Mr. Blanco to provide proposals for fish stocking, aerators, bacteria and chemicals.*

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Carpenter reported that this month, they were handling items that were the normal course of business. She contacted the HOA attorney, with Mr. Cameron's assistance, who advised her that there was an upcoming election. The election was held and she asked them for a date for the HOA to discuss the various parcels with a representative of the CDD. Their response was that they were getting a new manager. Therefore, she was not able to get any dates and would work with Mr. Cameron, to get the HOA to schedule one, if not for anything else other than getting their budgets in line before May. Everything else was routine work.

**B. Engineer**

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Ms. Leo reported that everything was routine this month. There was a new pond map, but there were no names for the new ponds that the CDD acquired a year ago, so they used the closest street name. She would provide a PDF to Ms. Carpenter.

**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. Monitor Central Florida Expressway – Poinciana Parkway Project: Parkway Connector: In Process. A presentation was made on January 15, 2025.
2. Monitor Polk County Road Construction for Impact to PCDD Tunnels: In Process.
3. Review of Wetlands Owned by Developer and HOA: On hold, as there was no current application for conveyance.
4. Review of HOA Improvements Installed on CDD Parcels: In Process. An update was provided by District Counsel. The License Agreement was reviewed by the Board at the July meeting and a letter was provided to the HOA Attorney, which was pending a response.
5. Pond Water Quality: In Process. Discussed. Proposals would be provided by the Field Manager.
6. Educate Residents Regarding Beneficial Pond Vegetation and Best Maintenance Practices: In Process. Discussed.
7. Eminent Domain Cypress Parkway: In Process. The BOS approved the retention letter with Gray Robinson at the November meeting.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register for February 11, 2025 through March 10, 2025 totaling \$84,078.40, which was included in the agenda package, along with the detailed invoices and Check Run Summary..

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On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the February 11, 2025 through March 10, 2025 in the amount of \$84,078.40 was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through January 31, 2025, which was included in the agenda package. No Board action was required. The District was 92% collected on its assessments through the end of January. The Board did a good job of controlling expenses, as the District was running under budget for administrative expenses. Some line items were over budget for field services, for items that the Board approved, such as the larger erosion repair project, which was impactful for this year's budget, but approved the previous fiscal year. This is the time of year when tax revenues were received and some surplus funds would be moved to the money market account, to ensure that the District was earning the most interest possible. Ms. Carpenter pointed out that the overage for attorney's fees was slightly less than what would be received on the eminent domain matter.

**iv. Review of Fiscal Year 2026 Budget Schedule**

Ms. Adams reported that the fiscal year runs from October 1, 2025 through September 30, 2026. The CDD was required to approve a Proposed Budget and adopt it by a certain time in order to be in accordance with Florida Statutes and ensure that the debt service and maintenance fees were placed on the county Tax Roll in a timely fashion. For this CDD, the Proposed Budget for Fiscal Year 2026 would be presented at the April 16, 2025 meeting and would be adopted at the July 16, 2025 meeting. At least three Board Members must be physically present for these meetings. At the Proposed Budget meeting, a cap would be set for the maintenance assessment. An increase was not anticipated for this year. However, when the Board approved the Proposed Budget, they still had the ability to make budget changes through the adoption of the budget, but the assessment level could not be increased. The public hearing required two notices in the newspaper of general circulation, a 28 and a 29-day notice. Mr. Cameron indicated that he would not be attending the July 16<sup>th</sup> meeting. Ms. Nelson confirmed that she would be attending.

Ms. Nelson recalled that the accountant and auditor went out for bid over the past few years, but not management or attorney services and asked when this would happen. Ms. Adams explained that the Board could do this at any time, as GMS served as District Manager at the



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pleasure of the Board. Typically, the attorney would handle this process for bidding out District Management services and vice versa for attorney services. Mr. Cameron recalled that it was put out for bid every five years. Ms. Adams explained that some contracts were required to go through a public bid process every five years, such as maintenance contracts that were \$195,000 annually or higher. In the formal bid process, there would be a public notice and sealed bid opportunity. She also noted per Florida Statutes that auditing services were required to be bid every five years. Mr. Cameron recalled that landscape services were put out for bid as it met the threshold. Ms. Adams confirmed that it required the public bid process and could be contracted for five years. Ms. Nelson asked if GMS hired field services. Ms. Adams indicated that she and Mr. Blanco worked for the same company, along with the accountant, recording secretary and other team members.

**D. Field Manager's Report**

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. Field Staff reviewed both the Bella Viana and Venezia Tunnels. The Bella Viana Tunnel path and drain remained clear of debris and clean from last month's pressure washing. It was reported that the Bella Viana tunnel lights were off on March 3<sup>rd</sup>. Duke confirmed that power was going to the meter and at the Mar. 6<sup>th</sup> review, field staff found that the lights were on. However, one light bulb was out and four tunnel light covers were severely cracked. An order would be placed to replace those and the light bulb would be changed at the next site visit. The Venezia Tunnel was in great condition. There was no debris, it was clean and all of the lights were functioning. Field Staff continued to review CDD owned landscaping which remained in satisfactory standards, with clean and tidy swales at the end of resident property, pond banks at appropriate height levels and edge grasses contained during the dry season. The landscaping vendor continued to mow along the swales bordering retention walls, specifically PC-2 and P-16. Overgrown pond banks bordering the golf course were being monitored and he was continuing to work with Floralawn in mowing overgrown pond banks during the dry season. The Lift Station by the Bella Viana Tunnel continued to be to be detailed.

**i. Pond Maintenance Report**

Mr. Blanco reported that ponds throughout the District were reviewed and many were experiencing low water levels during the dry season, with most of the edges exposed. The algae

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blooms that were experienced at last month's fertilization by the HOA have been treated. The littoral plantings have thrived during the dry months, as duck potatoes and pickerelweed have started to bloom. Ponds around Grand Canal Drive were reported with an excessive amount of empty bottles. Field staff collected and disposed of bottles, during the review. The progress of Pond E-3 has continued to be reviewed. The pond was in excellent condition since last month's report. It was algae free and grasses were treated. The vegetation was tender, meaning that the spraying was taking effect and requested that the vendor spray it. Littoral plantings throughout the resident side were thriving throughout the dry season and they anticipate by the end of the Summer, that the plants would look healthier than what they were used to seeing. Mr. Cameron questioned why many tunnel light covers were cracking. Mr. Blanco was not sure, but if it had a new cover and it started to crack, it would be monitored and brought to the Board's attention. However, based on the pictures in the report, it was more due to wear and tear. One light looked like it was broken, but most of what was seen were stress cracks, which was due to normal wear and tear.

Mr. McKelvey recalled that Mr. Blanco was going to look into the use of clams in the ponds, to help filter out the algae. Mr. Blanco reported that he was reviewing the possibility of installing fishing signs, but there were two options. One sign could indicate an authorized fishing area or two signs could be placed, designating a specific area for fishing. Ms. Adams reported at last month's meeting, Board Members asked staff to identify potential areas for fishing, which she discussed with Mr. Smith and Mr. Blanco. As of last week, they were still reviewing it and were not yet ready to provide any potential locations for Board consideration, but as soon as it was ready, it would be brought back to the Board. Mr. Blanco indicated that they could provide options for both of those types of signs, once the map was finalized and provided to the Board for review. Mr. Blanco was emailing the insurance company regarding the alligator sign locations and would have more information at the next meeting. When Mr. McKelvey was reviewing SOLitude's website, he noticed that sometimes there were funds available to help pay for some of the algae costs and asked if this would apply to their ponds. Mr. Blanco would speak to the Account Manager about this; however, field staff put gambusia and shrimp into the ponds and not SOLitude. Mr. Cameron recalled at the last meeting, Mr. Bob Monica mentioned that there were liability issues, as there were no 'No Fishing' signs. Ms. Carpenter pointed out that if fishing locations were designated, they could install the signs.

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Mr. Cameron recalled when going through the tunnels last week, there was tape, but it kept coming up and suggested looking into painting. Mr. Blanco was thinking of an alternative solution such as thermoplastic paint and would provide a proposal at the next meeting. Mr. Cameron received an email from a resident, with some pictures showing plastic bottles in one of the ponds, implying that the District was not taking care of the ponds. He contacted Mr. Blanco, who went out on his own and picked up the bottles on one pond, that was totally surrounded by homes, which he appreciated, but it was not on the golf course. There were either people fishing or homeowners throwing things into the pond. Mr. Cameron also received an email from the HOA Board regarding a resident in Treviso complaining that someone was spraying near the pond at 4:30 p.m. and the wind blowing the cloud towards their house, which they were upset about. Mr. Blanco confirmed that Clarke was spraying and requested a picture, because in speaking with Clarke, many residents preferred to have them spray close to lanais, as the midges prefer to be on the facia and on lanais. There was a no spray list, which any resident could request to be added to, but based on the picture, it looked like pollen. Mr. Cameron asked if there was damage as a result of the spray. Mr. Blanco confirmed that the resident complained that their screen was damaged on their lanai, due to the spraying, but based on the picture, it was due to pollen. Ms. Adams believed that it was someone new to Florida who never lived near a pond might be surprised by the amount of maintenance required to keep screens cleaned. Mr. Cameron recalled that Mr. Blanco was supposed to review the fallen tree that was discussed at last month's meeting. Mr. Blanco confirmed that he looked at the tree and asked Floralawn to look at it and was waiting for a report. If any treatment or proposal was needed, he would bring it to the Board at the next meeting.

**ii. Midge Management Report**

**iii. Customer Complain Log**

Mr. Blanco presented the Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Mr. Zimbardi did not understand how the fogger worked and requested a further explanation. Ms. Nelson suggested that Ms. Cherrief Jackson of Clarke Midge Control make a presentation at next month's meeting. Mr. Blanco indicated that she recently had knee surgery but would be present at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

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**A. Discussion of Board Input for Fiscal Year 2026 Budget Items**

Mr. Cameron reported that he requested this item for the agenda, in case the Board had any ideas or items to be added to the budget discussion. Ms. Carpenter indicated that she would have some budget items if Taylor Morrison had another conveyance and would follow up to question the timing of it and to pay for maintenance through the fiscal year. Ms. Nelson reported that she met with the Solivita Association Wildlife Advocates on Tuesday. Mr. Monica was not present and it was run by Mr. Gary Cypher, but the duck pond was discussed. It was never approved to be transferred to the CDD, as it was not successful. Mr. Monica sent it to Ms. Nelson on behalf of the Wildlife Club, but she was not aware of it when she presented it to the Board last month. However, they discussed at great length that a faction of people in the Wildlife Club wanted to explore the wetlands, which she cautioned them against doing, as different people owned it. In order to do so, they must find out who owned it, as it was a protected wildlife preserve area and there were limits on what they could do. Ms. Leo did not think it was possible, as the wetlands were not designated for recreational use, but alternatively they could do so if there was a system of boardwalk trails, but it required a permit.

Ms. Nelson recalled that there were areas in Solivita that had boardwalks, which she was not aware of, but did not know which areas. Mr. Cameron stated the only boardwalk was the bridge or the Disney preserve behind Walmart, where there were plenty of walking trails. It had a golf cart and walking trail going from where he lived on Portofino Drive, through a wilderness area, which was known as, "*Jurassic Park*." There was also an attractive pond with a wooden platform that could be a viewing area for people, but did not know if the Board wanted to look at expanding it, as there were alligators. Ms. Carpenter did not recommend allowing people to explore it due to the wildlife. Ms. Nelson was informed by several people at that meeting, that the CDD needed to think about what they were doing with the fishing, as there were people that did not want anyone fishing behind their house. Since that time, Ms. Nelson received emails saying that they did not want to prevent people from fishing, but they wanted the CDD to not allow fishing behind private property or provide access to the pond. She informed them that the Board would be discussing it. Mr. Zimbardi recalled that they allowed fishing, but did not promote it. Mr. Reed pointed out if they were posting signs to allow fishing in certain areas, it was promoting fishing. Ms. Nelson indicated this was why she brought it before the Board, as the builder and the HOA allowed fishing. Ms. Carpenter advised that the Association could

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allow fishing on their pond, but not on CDD ponds. Several years ago, the Fishing Club provided input and the Board decided to remain with the 2015 policy, but at the last meeting, the Board decided to explore fishing locations. Mr. McKelvey recalled that the Board is considering only allowing fishing in designated areas. Ms. Carpenter stated according to the minutes, she had liability concerns, because they were not designed for recreational access and were only designed for stormwater use. There were instances in other CDDs where people fell into a pond and could not get out.

Mr. Cameron thanked Mr. Reed and Mr. Zimbardi for serving as Chairman and Vice Chairman in the last year. Several months ago, he raised concern about Palm tree disease and at the HOA meeting yesterday, there was discussion about the disease taking over this area and that Dr. Donovan Brown, who had a PhD in horticulture, would be making a presentation to the Board at the next HOA meeting about his concerns and would have him make a presentation at this meeting. Mr. Reed asked if there was any cure. Mr. Cameron indicated there were inoculations. Ms. Adams pointed out that inoculations were expensive and were not a guarantee. Mr. Cameron recalled at the HOA meeting, they were talking about leaves being forced into the drains and a comment being made that there was no evidence that the leaves were creating a problem with the drains and did not know if they needed more education. According to Dr. Brown, there were no issue with the drains being clogged, but if leaves get into the pond, it will provide extra nutrients to create algae. Therefore, they did not want leaves to get into the storm drains. Mr. Cameron discussed this briefly with the new Landscaping Club Chairman and the Board liaison for landscaping, to inform them that it was in the contract. Ms. Adams recalled that Board Members requested that the Juniper Account Manager, when new to the community, was formally made aware of that issue by attending a CDD Board meeting. Ms. Nelson understood that it was in Juniper's contract. Mr. Cameron confirmed that it was in Juniper's contract, to blow leaves away from the storm drains twice per day.

**NINTH ORDER OF BUSINESS****Other Business**

Mr. Cameron asked if there was the consideration of Lake Polk being turned over to the CDD. Ms. Adams was not aware of it. Ms. Carpenter confirmed that it was not one of the new areas to be conveyed by Taylor Morrison of which we were aware. Mr. Cameron pointed out that this was the only lake that was not owned by the CDD. Ms. Carpenter believed that it was owned

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by the HOA. They had a change in counsel and would bring them up to speed, to see what their plans were and their timing for buildout.

## **TENTH ORDER OF BUSINESS**

### **General Audience Comments**

Ms. Adams opened the General Audience Comments Period. The following residents addressed the Board:

- Rose Kerr of 389 Sorrento Road was happy that a letter was going to be sent to Taylor Morrison about the golf course and firmly believed in the last two and a half years, Pond E-3 was deteriorating, due to the golf course. There was a dramatic change and the spraying was not helping, as something would die, come back and the islands would float. It was a vicious cycle and a continuous cost.
- Mr. Teddy Van Bommel of 356 Davinci Pass, pointed out that spraying closer to the house was a benefit, but staying close to the pond did no good and asked if residents could get a PDF of the new map. *Ms. Adams would post it to the website.* Mr. Van Bommel questioned why the water in the pond was brown, versus blue and if there was any discussion about mucking out the pond. When he moved into the house, the deepest part of the pond was approximately 43 feet and was filling over time with debris, leaves and decay, which attracted midges.

Ms. Leo did not think that demucking was practical, as the volume of nutrients that go to the bottom of the pond was a fixed number, and, over time it stacked up and would still have the same amount of exposure of nutrients at the top level and the bottom below the top level, which was not part of the equation. In the most of the CDDs that she was the engineer for, demucking was never done, as demucking a pond that was 40 feet deep required dewatering of the entire system and it was hard to get the water out when the water table was high. However, this time of year, water levels come down naturally, though that buffer on the edge, which would push the muck out and there would be the self-cleaning of that piece of shoreline. Mr. McKelvey pointed out that his pond had massive springs coming into it, unlike other ponds, where there was erosion around the perimeter as it shrinks, but his pond only goes down a couple of feet. His concern was that it decayed over time. Ms. Leo did not think that decay over time was part of the equation and the issue with the color of the water was due to low water levels, the dry season and

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dewatering of the pond up until last Summer, due to the construction north of Cypress, but she was only speculating.

Mr. McKelvey would watch it and keep Ms. Leo informed, but according to Clarke, the decomposition of everything going into the lake was one of the leading causes. Ms. Leo believed as the rains resumed, there would be a flow of water and an exchange of water coming in from the upstream ponds and flowing out at a discharge point, but at this time, there was no volume exchange. Mr. McKelvey noted that he had not seen this in seven years, due to the algae flowing in the water, which the clams would help with. Ms. Carpenter apologized for being 20 minutes late for the meeting, as there was a backup at the gate and they were insisting that she show identification, but as soon as she said she was counsel for the CDD, they let her through. The gate employees should be made aware that anyone could come in for the CDD meeting and not have to provide identification. Ms. Nelson pointed out that this was a new security company and there were new employees. Ms. Adams would provide notification to the Association to remind them of public access requirements during CDD meetings.

- A Resident asked if anyone from outside of the community were allowed to come in to fish around a pond. *Mr. McKelvey indicated that no one was allowed to fish. Ms. Nelson pointed out that technically, they could not come in, but the Board was looking at having designated fishing areas to get people to not fish behind homes. Ms. Carpenter pointed out that the Board may have to schedule a formal rule hearing to designate who could use the ponds, but if outsiders wanted to come in, they could, because the ponds were publicly owned, but they must pay a fee to do so.*

There being no further comments, Ms. Adams closed the audience comments period.

## **ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – April 16, 2025, 12:00 P.M.; The Gator Room**

Mr. Cameron stated that the meeting was scheduled for April 16, 2025 at 12:00 p.m. at this location.

March 19, 2025

Poinciana CDD

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:

*Tricia Adams*

Secretary/Assistant Secretary

DocuSigned by:

*John Cam...*

Chairman/Vice Chairman