

**MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **January 15, 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:

Tony Reed	Chairman
Jon Cameron	Assistant Secretary
Anita Nelson	Assistant Secretary
Rick McKelvey	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
Mary Brooks	Central Florida Expressway Authority
Will Hawthorne	Central Florida Expressway Authority
Ralph Bove	Central Florida Expressway Authority
Kimberly Morse	Central Florida Expressway Authority
Simon Shackelford	Central Florida Expressway Authority
Residents	

The following is a summary of the discussions and actions taken at the January 15, 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 12:15 p.m. All Supervisors were present.

January 15, 2025

Poinciana CDD

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Ms. Rose Kerr of 389 Sorrento Road reported that the floating glass starting up again and was curious about the answer to the question about the root system. Ms. Adams indicated that pond maintenance would be addressed under the Field Manager's Report.

FOURTH ORDER OF BUSINESS

Presentation on CFX Southport Connector Project by Central Florida Expressway Authority

Ms. Mary Brooks, Coordinator of Central Florida Expressway (CFX) Authority for the Southport Connector Project, introduced herself, Mr. Will Hawthorne, Director of Planning and Transportation, Mr. Ralph Bove, Project Manager and Communication Team Members, Ms. Kimberly Morse and Mr. Simon Shackelford. Ms. Brooks presented a video and highlighted the following:

- The Southport Connector Expressway Project was created as a regional solution, to relieve traffic congestion in Poinciana. The goal was to provide an elevated option on the west end, in the middle of Cypress Parkway, to enhance regional access and improve parallel roadway for local travel. Cypress Parkway would be widened to six lanes and intersections improved. A multi-use trail along Cypress Parkway would help keep folks safe when walking, biking or riding their scooters. They would maintain all cross streets, in order to have travel freely between both sides of Cypress Parkway, as well as landscaping and aesthetic treatments, that would give more of a community feel. They were also taking into consideration how roadway lighting could be addressed during the study and beyond. Using the Southport Connector Expressway during rush hour, would save 40 minutes when driving to the Orlando International Airport, meaning few people would travel on Cypress Parkway.
- Last year, Osceola County grew by 438,000 and was anticipated to grow by 600,000, Polk County increased by 200,000 in the last decade and more growth was anticipated. The traffic, just in the last five years, increased by 25% on

January 15, 2025

Poinciana CDD

Cypress Parkway and at least 11,000 more homes in Osceola County were in the development review process. Westview, a major community, was under construction.

- They were currently in the Project Development and Environment (PD&E) Study process, which encompassed Poinciana Parkway from the West to the East, along Cypress Parkway along the median and making a connection south of Lake Toho to the Turnpike and Canoe Creek Road. The purpose of the PD&E Study, was to address different needs and priorities, including relieving congestion on local roads, promoting regional connectivity between the Turnpike and I-4, while balancing those regional needs with the community concerns, enhancing evacuation and emergency response and including a multi-use trail along the proposed improvements.
- The Southport Connector Expressway would tie into the existing Poinciana Parkway Extension and CFX would tie the Poinciana Parkway Extension to County Road (CR) 532. Construction would start next year. DOT had a portion that make the connection to I-4 and State Road (SR) 429. There was another study for the Northeast connector, that would provide a network all the way to 192. There would also be modifications to SR 534, AKA the Osceola Parkway Extension, which would start next year.
- Based on community input and comments, in addition to the original wall alternative, there would be bridge structure and hybrid alternatives and improvements for pedestrians by providing multi-use trails. The bridge alternative would have six lanes on top and six lanes on Cypress Parkway, with a wider multi-use trail. There would also be a wall alternative and upgrades to eight intersections along Cypress Parkway, which includes widening portions of side streets, such as Marigold and Doverplum Avenues. They would do noise and lighting studies, as well as looking into the environment, by working with the environmental agencies and groups.

Mr. Bove clarified when they get past Pleasant Hill Road and cross the Reedy Creek Watershed, there would be a wide-open space, that was planned for future development. The project continued all the way to the Turnpike and eventually connected to Canoe Creek Road.

January 15, 2025

Poinciana CDD

Ms. Brooks indicated that there would be potential intersections and interchanges in the widened areas with roads planned by Osceola County.

- All exhibits, videos and schedules would be posted on the [MovePoinciana.com](https://www.MovePoinciana.com) website, including a side-by-side comparison between the bridge structure and the wall alternatives at the various locations. The landscaping would be a separate project after the major construction. For the wall alternative, the wall could be lowered in some locations, for less of a height impact and would be less expensive than the bridge alternative.
- An open house was held on November 19, 2024, which 184 people attended and they planned to have a public hearing in September, to narrow down the alternatives to one preferred alternative. All of that information would then be presented to the CFX Governing Board in December and they would decide whether or not to proceed. They presented this proposal to 17 groups and received more than 1,300 responses to the surveys and 6,000 people visiting the website. There was also a Spanish version of the website and fact sheet.

Discussion ensued and the Board addressed the following:

- Mr. McKelvey voiced concern that the widening of Cypress Parkway would create a mess and asked if there were plans to alleviate it during the construction phase and if communication would be sent to residents. *Mr. Bove conformed that there would be a Maintenance of Traffic Plan during construction. However, there may be limited times when they were doing a certain type of construction, such as setting a beam over a side street, where they may have to reduce that commitment, but in general, they would keep the same number of lanes open during construction. Mr. Hawthorne pointed out that lanes would typically be shut down at night, but Cypress Parkway was 300 feet wide and there was an opportunity to build one entire direction outside of the existing two lanes and then move traffic over to the new three lane section. Ms. Brooks indicated there would be advanced notification to residents about lane closures, side street impacts and vibration activity. Osceola and Polk County were involved in their progress meetings, which were held every two weeks. Mr. McKelvey asked if they would coordinate with Osceola County to look at Pleasant Hill Road. Mr. Hawthorne*

January 15, 2025

Poinciana CDD

stated that they could not do anything with Pleasant Hill Road, but there were two options to go North and two options to go South. Pleasant Hill Road was already four lanes and this was the third option to get drivers to the Turnpike. Mr. McKelvey questioned the timeline for completion. Mr. Bove indicated in today's permitting environment, the project should be completed six to 10 years, but if they followed the 2020 plans, it could possibly take six to seven years.

- *Mr. Cameron recalled in renderings, some parcels that the CDD owned would be impacted and questioned what CFX planned for those. Mr. Bove indicated that their goal was to work with the current owners of those properties to try to negotiate the acquisition of those properties when the time comes. Ms. Brooks pointed out there were currently no homes, but they may need a sliver or property in front of a retention pond or additional right-of-way (ROW). There were some business impacts in different locations, particularly Bravo Supermarket, which they were working with. Mr. Cameron asked if widening to three lanes in each direction on Cypress Parkway would be completed before the elevated construction. Mr. Bove confirmed that the phasing would not normally take place in a PD&E and they would have to figure out where the road should go, before moving on to the next step. Because this was a congested area, they planned to start at the Turnpike and build the third option to Pleasant Hill Road and at the same time, widening Cypress Parkway to six lanes, so there was adequate capacity.*
- *Mr. Cameron pointed out their renderings showed a multi-use pedestrian and bicycle trail on both sides, but currently on Cypress Parkway, there were no trails or sidewalks, West of the Poinciana main gate and believed that most residents would not want the sidewalk going the entire length of the Solivita property. Ms. Brooks understood the concerns, but their experience was once the trail was there, people would see it as a benefit. Mr. Cameron recalled that earlier renderings showed a 20-foot noise wall on the sides of the elevated Turnpike to mitigate sound and asked if the 20-foot noise wall was no longer planned and if there would be a wall separating Solivita from Cypress Parkway that was discussed recently. Mr. Bove reported that the renderings were developed in*

January 15, 2025

Poinciana CDD

August or September and a Noise Study was being currently performed, to determine where the noise walls would go on the elevated portion. Polk County did not install noise walls. CFX was having discussions with representative of SCAR (Southport Connector Alternative Routes) and there may be an opportunity to work with Solivita, to build a wall on CDD or Solivita owned property. Ms. Brooks pointed out that they could also look at noise abatement at the elevated expressway.

- *Mr. Cameron questioned when there would be final determination of the elevated option, as it would be more aesthetically pleasing to the community. Mr. Bove stated this would be discussed at a virtual meeting scheduled on March 11th and an in-person meeting on March 13th, where they would present all options and recommendations and soon after, would be making a decision, based on the evaluation and public input. Mr. Cameron asked if there would be reduced Carbon Dioxide (CO) 2 emissions for the six lanes on Cypress Parkway, compared to the additional CO2 caused by the elevated expressway. Mr. Bove explained that the State of Florida was considered by the Florida Department of Environmental Protection (FDEP) as being within current standards, but there would be some air quality screening to validate that, as well as some research about other potential air quality measures. Mr. Cameron recalled questioned the benefit the expansion would give to the Poinciana residents. Mr. Bove indicated it would provide residents with six lanes and would accommodate 52,000 cars, as the current capacity on Cypress Parkway was 40,000 cars per day. There would be additional left and right turn lanes and in some cases, no turns, at every single intersection.*
- *Mr. Reed questioned who owned the median. Mr. Hawthorne indicated that the median was owned by Osceola County, as there must be a ROW on both sides. The project now included six laning Poinciana Parkway all the way to Pleasant Hill Road, plus the turn lanes and signals. There would be no tolls and shorter signal times. Polk County was supposed to four lane it but reallocated those funds elsewhere. Mr. Reed requested that CFX advocate for the CDD when the county had meetings and understand the potential problems that residents would face in*

January 15, 2025

Poinciana CDD

the future, as cancelling the project, would provide a significant problem in the future, especially if six lanes were built through Poinciana and they closed two lanes. *Ms. Brooke pointed out that in addition to their progress meetings, there were upcoming formal meetings with Polk County and would share this feedback with them.* Mr. Reed asked if anyone was taking notes. *Ms. Brooke indicated that a summary would be provided after each meeting, including this one.* Mr. Reed requested that there be an increased level of support, as the traffic light in front of Solivita, was supposed to have a yellow flashing yellow all day, but not at 11:00 p.m. when most residents were asleep. *Mr. Bove confirmed as part of the project, all of the traffic signals would be re-engineered.*

- Mr. Reed understood that CFX would take extra land, as the 300-foot ROW was insufficient for their needs, but according to the drawing and plans, there was a sidewalk. Residents should have an opportunity to provide input, as they may not want to give up their land for a sidewalk that no one would use. *Ms. Brooke indicated that there would be development of this parcel for a mixed-use parcel.* Mr. Reed voiced concern that people all over the country were sleeping under bridges and was concerned that there would be a similar situation. *Mr. Bove explained that they had mixed feedback regarding the wall versus the bridge option and because of that, they were doing a hybrid version. At some intersections, they could extend the bridge back and have some community features. Ms. Brooke pointed out in some communities, they built a passive recreation area for the community, that provided positive interaction. However, CFX did have a world class maintenance program. Mr. Bove recalled that the Osceola County Sheriff's Office was interested in having a precinct under the bridge, which they were looking into.*
- Mr. Reed questioned why they needed to stop all traffic in every direction, such as the Marigold Avenue and Cypress Parkway intersection. Ms. Brooke indicated that it must be a multimodal facility to accommodate people who used wheelchairs and scooters. *Mr. Bove pointed out that it would be addressed in the Traffic Analysis, as they proceed into the design phase.* Mr. Reed voiced concern about the timing of construction, as one of the issues was trying to get somewhere

January 15, 2025

Poinciana CDD

when there was major construction. The county felt that the best time for construction was second shift, but the best time for construction in critical areas, was third shift, from 10:00 p.m. until 5:00 a.m. and requested that CFX consider this. *Mr. Bove pointed out that anytime they looked at a job or project, they looked at the number of lanes that were open and what lanes could not be shut down during a certain hour. They could take the same approach for the local improvements on Cypress Parkway but could not commit that all work was between 10:00 p.m. until 5:00 a.m., as it would drag the work out for a long time. However, every minute that contractor went beyond a time in their plans, it would cost them \$1,000 per minute.* Mr. Reed understood that CFX provided a discount and requested a toll reduction for veterans and seniors that lived within Poinciana and wanted CFX to speak with Polk County about paying to four lane Cypress Parkway.

Ms. Leo questioned what the sliver of property would be used for and how that would impact what they were planning. Mr. Bove confirmed that it would vary by location and would accommodate all of the proposed improvements, as the ROW needed to come out slightly. However, at the end of the sidewalk, there might be some level area to grade out to the ROW, but they still needed to accommodate utilities. CFX was happy to meet with the CDD engineering team. Ms. Brooks for offering the opportunity to present to the Board and residents.

The meeting was recessed at 1:36 p.m.

The meeting was reconvened at 1:41 p.m.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Election of Officers

Ms. Adams reported that following an election or an appointment, the Florida Statutes require that Board Members reorganize its officers, as evidenced by Resolution 2025-01; however, the Board could reorganize their officers at any duly noticed Board of Supervisors meeting. There was a request to be sure to include this item on the agenda. Ms. Nelson questioned why GMS employees were appointed as Treasurer and none of the Board Members were? Ms. Adams explained that the CDD adopted Rules of Procedure that require insurance coverage for the Secretary and Treasurer. GMS procures the proper insurance to meet this requirement. Ms. Carpenter explained that GMS writes the checks and they handled the money.

January 15, 2025

Poinciana CDD

Ms. Nelson wanted to understand the process for how bills were paid. Ms. Adams indicated in accordance with the management agreement, GMS would process the payables, which were reviewed by field staff, prior to being paid. However, the Chairman requested courtesy copies of invoices that were relevant to legal or engineering services. Ms. Nelson questioned who signed the checks. Ms. Adams stated the bank usually required a resolution and identified the Treasurer and Assistant Treasurer or other officers as eligible signers. Ms. Carpenter pointed out that the District was required to comply with the Prompt Payment Act, in order to pay invoices by a certain time. Mr. Cameron asked if there was a statutory reason for Mr. George Flint and Ms. Adams to serve as Assistant Secretaries. Ms. Adams explained that it was for the purpose of attesting the Chairman’s signature and processing District records. Ms. Carpenter noted that it also allowed them to certify documents, such as at bond closings. Ms. Adams reported that currently Mr. Reed served as Chairman, Mr. Zimbardi as Vice Chairman, Mr. George Flint as Secretary, Mr. McKelvey, Mr. Cameron, Ms. Nelson and Ms. Adams as Assistant Secretaries, Ms. Jill Burns as Treasurer and Ms. Katie Costa and Mr. Darrin Mossing, Sr. as Assistant Treasurers. Mr. Reed recommended deferring this until Mr. Zimbardi was present. *There was Board consensus to defer this item.*

SIXTH ORDER OF BUSINESS

Approval of Minutes of the November 20, 2024 Meeting

Ms. Adams presented the draft minutes of the November 20, 2024 Board of Supervisors meeting. The draft minutes were reviewed by management staff. Corrections were provided by Mr. Cameron prior to the meeting for statements that were incorrectly attributed to him and/or Mr. McKelvey. Those corrections were incorporated into the minutes presented in the agenda packets today.

On MOTION by Mr. McKelvey seconded by Mr. Reed with all in favor the Minutes of the November 20, 2024 Meeting were approved as amended.

SEVENTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of

January 15, 2025

Poinciana CDD

Number 1 Ranked to Provide Auditing Services

Ms. Adams recalled that prior to this meeting, the Audit Committee met and ranked DiBartolomeo, McBee, Hartley & Barnes as #1 to serve as auditor and requested that the Board memorialize the recommendation and direct District Counsel to approve the five-year form of agreement.

On MOTION by Mr. McKelvey seconded by Mr. Reed with all in favor accepting the recommendation of the Audit Committee to select DiBartolomeo, McBee, Hartley & Barnes as auditor was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Fallen Tree on Pond E6

Ms. Adams recalled discussion about a tree that fell, as a result of Hurricane Milton, back in October. The Board reviewed a proposal from Floralawn, but the price was deemed to be too high. As a result, Mr. Blanco obtained a proposal from Juniper Landscaping in the amount of \$1,001.75, which was included in the agenda package. Mr. Cameron questioned the price of the Floralawn proposal. Mr. Blanco recalled it was first \$6,000 and then reduced to \$3,500. Ms. Adams confirmed that the scope changed slightly, as some of the tree was removed by the abutting property owner. Mr. Cameron understood that the rest of the tree would be left in the water.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in the proposal from Juniper Landscaping to remove a fallen tree from Pond E6 in the amount of \$1,001.75 was approved.

NINTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams presented a Data Sharing and Usage Agreement between the District and the Polk County Property Appraiser, which was included in the agenda package, exempting certain citizens from public records disclosure. It was an annual agreement that would be in effect from January 1, 2025 through December 31, 2025 and staff recommended approval. It was substantially the same as what was approved last year, but there was a newly elected property

January 15, 2025

Poinciana CDD

appraiser. Mr. Cameron asked if it would have any financial impact on the CDD. Ms. Carpenter confirmed that there was no impact and was simply in order for the CDD to utilize the Property Appraiser for bills.

On MOTION by Mr. Cameron seconded by Mr. McKelvey with all in favor the Polk County Property Appraiser Data Sharing and Usage Agreement was approved.

TENTH ORDER OF BUSINESS

Discussion of Stormwater Pond Water Quality

Ms. Adams recalled that this item was requested from Mr. McKelvey. The water quality for stormwater ponds was a long-standing point of discussion. Mr. McKelvey provided a handout and explained that the purpose of this item was due to the large number of beautiful ponds, which provided for more than stormwater retention. Presently, herbicides were used to control algae growth in the ponds, but the use of herbicides was expensive. In addition, the ponds that were treated, where there was a significant algae bloom, an odor was associated with it, that residents continually discussed and ideally, they would try to minimize the algae blooms, to keep nutrients out of the ponds. However, in Florida, many of the soils contain their own phosphates, which they could not control, but what they could control, was the amount of phosphates going into the ponds. Nutrient load was one thing that was affecting their pond health and the second was pond erosion. There were some additives, such as clay, that could be added to the existing ponds, that would go to the bottom of the pond, bind with the nutrients and remove them, but he did not know the cost effectiveness, due to the number of ponds that they had. The source of the nutrients was fertilizer coming from pond banks and storm drains when there were heavy rains. Ms. Nelson asked if Mr. Blanco contacted golf course maintenance staff to find out their maintenance practices. Mr. Blanco confirmed that he asked Floralawn and Juniper but had not heard from the golf course.

Mr. McKelvey indicated that he discussed biological methods with Mr. Blanco, such as microorganisms that feed on the phosphates in the ponds and installing littoral plantings in the ponds, that soak up nutrients in the water. The microorganisms were effective in the short term, but not in the long term. However, littoral plantings were a long-term solution, as it improved the fishing in the pond and provided a nice habitat for wildlife. At prior CDD meetings, Mr.

January 15, 2025

Poinciana CDD

McKelvey proposed having a no mow zone around the ponds, especially where they had steep banks, as it provided stress on the pond by having a lawn mower on the pond bank and suggested a no mow zone of a minimum of 3 feet around ponds. There was an opportunity to include other plantings besides grass that did not need to be mowed, such as littoral plantings or a butterfly garden. SOLitude provided him with good website information about buffers around the ponds and native plants that could be placed in these buffers, as well as a section on the biological augmentation of organisms in ponds to help bring down phosphate levels. Mr. Cameron noticed recently that all ponds were mowed down to the edges and recalled that they were not going to do so. Mr. Blanco explained that in the winter season, when there was less sprinkler usage, Floralawn would mow the banks every other cycle, to maintain the edges during the dry season, but would not during the rainy season. Mr. Cameron asked if it was a problem if the grasses grow higher. Mr. Blanco would look into this further. Mr. McKelvey would like to see the no mow zones extended year-round or no mow zones around the areas that did not have houses. Ms. Nelson voiced concern that homeowners would start complaining that the grass was too high. Mr. Blanco noted the worst that he had seen, was grass that was up to above the knee and would look into extending the no mow zones and season.

Mr. Blanco recommended using a pond as another test case for a no mow zone and littoral plantings, such as the pond bordering the conservation area. Ms. Leo suggested directing field staff to mow 2 or 3 feet from the water's edge, so they did not have to spray when water levels risen, but there should be some buffer to the water. Mr. Cameron requested that they mow 2 to 3 feet from the water's edge during the summer. Mr. Blanco agreed with Ms. Leo but noted that field staff was educating residents about the edge grasses. Mowing the banks helped stabilize it from growing further out, but it was a challenge to try and not exceed a certain footage going into the water, as the idea was to have edge grasses on banks that were experiencing erosion. Therefore, he instructed Floralawn to not maintain areas where there was erosion during the dry season, like Pond E3, but there were some bank areas that were not experiencing erosion, that he wanted Floralawn to maintain, so the grasses were not growing beyond 6 feet. Mr. McKelvey clarified that he was concerned about the plants further up the banks, to stop fertilizer from getting into ponds during the summer when there were heavy rains and asked if the grass would get high if it was not mowed. Mr. Blanco confirmed that it would not get high during the dry season, but it could get out of hand during the summer and suggested

January 15, 2025

Poinciana CDD

experimenting with one pond, to allow 2 to 3 feet to remain unmowed around a certain area, to see how high it gets.

Mr. McKelvey requested that Mr. Blanco provide a report to the Board and have Floralawn mow it at a higher level and still maintain the ability to soak up nutrients. Ms. Nelson suggested asking the Green Thumbs Club and Butterfly Club for community involvement. *There was Board consensus for Mr. Blanco to ask Floralawn about recommendations for pond bank plantings, using a pond as a test case for a no mow zone and report back to the Board at the next meeting.* Mr. McKelvey recalled that Solivita was having an Earth Day on April 22nd from 4:00 p.m. to 7:00 p.m., as well as a street party with food trucks, speakers and booths from all of the different clubs and suggested that the CDD have a representative from SOLitude or Floralawn attend. Ms. Nelson recalled that staff from Clarke had a booth last year. Ms. Adams would add Earth Day to Action Items List for tracking purposes.

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

Ms. Carpenter reported that she was working with the District Engineer on the Duke easement, provided comments for the aerial easement on Marigold Avenue and would meet with them later this week, to wrap it up. They were starting the permit process and would complete it independently. Notice of the road widening on Marigold was received. During her annual Sunshine Law review, a case from 2023 was discussed, about a meeting that was cancelled and Board Members showing up and talking to the public. This was a good reminder for Board Members meeting socially and talking about something that may come up at a Board meeting. In addition, in a number of CDDs, Board Members were on committees of the HOA and reminded the Board that any authority that was given to negotiate or talk about the CDD, must be at a publicly noticed Board meeting.

B. Engineer

Ms. Leo confirmed that she was working with Ms. Carpenter on the Duke easement. Yesterday, Ms. Adams forwarded her a Notice of Final Agency Action from the South Florida Water Management District (SFWMD), for the Marigold ERP Permit, which was issued by Polk County. Ms. Leo was reviewing the notice, which was 400 pages, but just glancing at it, there were no impact changes and an appeal period. Earlier this week, she emailed the County to

January 15, 2025

Poinciana CDD

obtain an update, prior to receiving the email from the SFWMD and they confirmed that it was in for permitting, but they had no timeline for construction. She would review the drawings, to ensure that there were no impacts. Ms. Nelson pointed out that her friend who lived in Venezia, was informed at a meeting that the tunnels would be closed and there would be no way to get to the main part of Solivita from Venezia or Bella Viana, without driving a golf cart on the street. Ms. Leo had not heard anything officially but would need to go to a contractor to bid, sequence the phasing and then approach the CDD about closures. Ms. Nelson wanted to notify the residents, so they could make arrangements. Ms. Leo would keep the Board apprised. The pond maps that she was supposed to provide, were on her desk and would bring new ones to the next meeting, as well as email Ms. Adams the latest one for the pond that the CDD acquired last year. Ms. Carpenter reported that another letter was sent to the HOA attorney regarding Pond P-8, asking when the HOA was going to look at these properties, but there had been no response. Mr. Cameron did not anticipate a response until the new Board was elected in February. Ms. Adams noted under the Field Manager's Report, there would be a proposal related to that issue.

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 Projects: Parkway Connector: Discussed. Ms. Nelson was in favor of removing this item from the Action Items List. Ms. Leo asked if she should continue to follow-up with the CFX engineer on the ROW discussion. Ms. Carpenter recommended that Ms. Leo coordinate with their CDD's eminent domain counsel. Mr. Cameron requested that this item remain on the Action Items List.
2. Monitor Polk County Road Construction for Impact to PCDD Tunnels: In Progress as it was ongoing. The District Engineer was communicating with Polk County, to ensure before any project commences, an agreement with the CDD was required. It would remain on the Action Items List for tracking purposes. Ms. Leo requested that the word, "*Construction*," be replaced with, "*Design*."
3. Review of Wetlands Owned by Developer and HOA: On hold until an application was received for wetland conveyance. Ms. Carpenter asked if one was expected.

January 15, 2025

Poinciana CDD

Mr. Cameron pointed out there were some wetlands that were owned by the developer, as part of the turnover discussion. Ms. Carpenter would speak to the developer about it.

4. Review of HOA Improvements Installed on CDD Parcels: The License Agreement was reviewed by the Board at the July meeting and a letter was provided to the HOA Attorney, which was pending response. Additional property needed to be added from the Pond P-8 tract. An update was provided by District Counsel.
5. Pond Water Quality/Determine if Golf Course Fertilization is Contributing to Pond Algae: Ms. Adams would rename it, "*Pond Water Quality Ongoing Discussion.*" Ms. Nelson reported that the golf course had a major change in their management.
6. Impact of Cypress Gardens Parkway to PCDD Stormwater System: There was Drainage to Pond A-1 and Pond A-6 in Marigold. Mr. Reed did not want it as a standalone item, as it was rolled into the Marigold road design, widening and drainage. Ms. Adams would remove this item from the Action Items List.
7. Educating Residents Regarding Beneficial Pond Vegetation and Best Maintenance Practices: This was an ongoing issue and the Board approved communication that was distributed by the Association on December 4th. Ms. Nelson felt that the letter was well done and what the Board agreed to and suggested sending it out again for Earth Day. It would remain on the Action Items List for tracking purposes.
8. Eminent Domain Cypress Parkway: In process. The BOS approved the retention letter with Gray Robinson at November meeting. Additional information would be provided by District Counsel.

ii. Approval of Check Register

Ms. Adams presented the Check Register for November 4, 2024 through January 5, 2025 totaling \$375,398.29, which included the detailed invoices and Check Run Summary.

January 15, 2025

Poinciana CDD

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor the November 4, 2024 through January 5, 2025 in the amount of \$375,398.29 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through November 30, 2024, which was included in the agenda package. This was the second month of the new fiscal year and there was nothing to bring to the Board's attention, as the Board did a good job of controlling expenses and no Board action was required. As of the end of November, some CDD assessments were transferred from the Polk County Tax Collector. The District was almost 100% on par with the budget for administration expenses and under budget for maintenance expenses. Mr. Cameron questioned why they overspent by \$8,100 last month for landscape maintenance. Ms. Adams explained that it was cumulative total, and it was helpful to look at the month-to-month expenditures, to see what extra work might have been approved by the Board and how it added up to the total. In October, the spending was \$28,829 and the November payment was \$16,000. Mr. Cameron questioned the extra expenditure on the contingency. Ms. Adams indicated it was for the dredge sox and littoral plantings, part of which expense was incurred last fiscal year and part this fiscal year. The project was approved by the Board.

D. Field Manager's Report

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. At the last meeting, the Board discussed obtaining a proposal for restoring CDD owned areas within a CDD tract on Via Monte Napoleone Drive. Floralawn provided a price of \$17,209.23 to remove dead plantings, adding plantings that were no longer there and re-filling mulch beds with mulch. Ms. Carpenter asked if the HOA had an issue with it. Ms. Adams opened up the floor to public comments. Mr. Jan Gripp of 3685 Via Monte Napoleone Drive and a member of the Solivita Landscape Committee, confirmed that historically, no one was maintaining it, but if a plant died, it was pulled out and not replaced. Mr. Blanco reported that he reviewed the area and followed up with Floralawn. Ms. Adams closed the floor to public comments and asked if the proposal included ongoing maintenance of the area, once they restored it. Mr. Blanco indicated that ongoing maintenance was included. Ms. Carpenter asked if irrigation was included and if any irrigation modification was needed to support the plants. Mr.

January 15, 2025

Poinciana CDD

Blanco did not think so, as it was too small of an area. Mr. Cameron wished that the HOA responded to their letters, so that they could resolve the bigger issues. Ms. Carpenter would contact the HOA attorney, to see if they could figure out a way to get a representative of the HOA and CDD to meet and discuss these matters. *There was Board consensus to defer this proposal to the next meeting.*

Mr. Cameron asked if staff was aware of the Palm tree disease and what impact it would have, as a homeowner informed him about a diseased tree in his yard. Mr. Blanco indicated that he had not experienced Palm tree disease in Solivita, but this is something seen at other Central Florida projects. Mr. Cameron recalled that the homeowner's tree was insect related and the solution was expensive, as holes must be drilled into the tree, with injections three or four times a year. Ms. Adams pointed out that injections are an option, but they could not ensure that the treatment would be effective. GMS staff continued to review the CDD owned landscaping throughout the District. It remained clean and tidy, at the end of the resident property lines and pond banks were at the appropriate height levels. The mowing in the dry season when there was little to no rain, they did not allow the weeds and edge grasses to get overgrown, so when they were in the spring season, they did not have to fight to get it reduced. Mr. Cameron requested that Mr. Blanco meet with him onsite. Mr. Blanco reported that the landscape vendor continued to mow along the easement bordering the retention walls and addressed some of the banks bordering the golf course during the dry season. During their review, they discovered a dead Cypress tree on Pond B-15 and requested that Floralawn remove it, as it was on CDD property.

i. Pond Maintenance Report

Mr. Blanco reported that ponds throughout the District, were reviewed and many were experiencing excessive edge grasses, which were frequently sprayed, scheduled and completed. Spray treatment has been taking affect, by decreasing the edge grasses in size, thinning and browning in color in many of the ponds, as well as monitoring during the Fall, such as Pond E-3. Boat treatment was scheduled and completed for several ponds that were experiencing thicker grasses, such as Ponds P-16, E-3 and PC-2. According to the aquatic's vendor, water levels were receding with optimal weather conditions and littoral plantings were planted throughout the site. Staff was monitoring the Thalia littoral plantings throughout Glendora and Shorehaven, at the request of residents. They stopped using those types of plantings, as residents were not a fan of

January 15, 2025

Poinciana CDD

them and were hard to maintain. In speaking with the aquatic's vendor, during the dry season, the Thalia plants would shed and look ugly, but March was a good time to see if they needed to be trimmed, but for now, they were monitoring them, to see if they decreased in size and reassess for the spring. Mr. McKelvey asked if water would discharge from the site to the Watershed system. Ms. Leo confirmed that water from their ponds, discharged into the wetland system. Mr. McKelvey requested that they monitor the nutrient load. The November Aquatics Treatment Log was not received by Mr. Blanco on time, because the notebook that the aquatics vendor was taking notes on fell into the pond. However, he had notes for the December report, which he would forward to the Board or present at the next meeting, as soon as he received it. In response to Ms. Rose Kerr's comment during the public comment period, Mr. Blanco indicated that the aquatics vendor had a boat treatment scheduled for Friday for Pond E-3, along with PC-2.

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. Lane's information was added to the Complaint Log, as requested by Mr. Cameron at the last meeting. The proposal for restoring CDD owned areas within a CDD tract on Via Monte Napoleone Drive, was presented and a beneficial planting specification for Pond P-5, was prepared in conjunction with Mr. McKelvey, which he wanted for every pond in Solivita. The reason for the bank mowing in the dry season, was to get the ponds looking better, so they were not working backward. The ideal pond would be evenly mowed throughout the easements, with enough room for edge grasses to mend into the banks and an implementation of the 80/20 rule, whereby 80% of the pond would have thriving littoral plants with 20% open, to allow for boat treatment if needed and allow space for the fishermen to catch and release. Littoral plantings were usually planted 3 or 5 feet inside of the pond to help with the water quality, as well as erosion prevention of the banks and minimizing habitats for mosquito breeding. The flyer would be provided to any resident that had questions about edge grasses and littoral plantings, in order to educate residents.

Mr. Blanco indicated that there was a link on the second page, for SOLitude that Mr. McKelvey provided to him, on littoral plantings that they recommended, Pickerelweed, Spikerush and Duck Potato. Spikerush was the most effective, as it utilized the pond nutrients with shading of the water column, assisting in preventing nuisance algae blooms and was usually

January 15, 2025

Poinciana CDD

planted closest to the water's edge. The Duck Potato usually grows in wet areas along the pond in the stream margins of marshes and swamps. It can survive through wide variations of the water level and displays an affinity for high levels of phosphates and hard waters, which addressed the concern that Mr. McKelvey had. Pickerelweed was ideal for shallower portions of the pond, was usually underwater, had heart shape leaves with violet blue spikes extending above water and grows 3 to 4 feet tall. It was the most aesthetically pleasing. All three types were planted on Pond E-3, as a test case. They would monitor it and wait a couple of months, until the plants grow and take effect. If it was successful, it would be implemented on problem ponds throughout Poinciana. Mr. McKelvey asked if there would be bank plantings. Mr. Blanco confirmed that there was an action item for bank plantings. Ms. Kerr's concern that they would grow to 10 feet tall was incorrect, as at the most, they would only grow to 4 feet tall. They should be planted 3 feet into the water. No Board action was needed and Mr. Blanco would continue to monitor Pond E3 and provide updates to the Board through the Field Manager's Report. Mr. Reed asked if the rubber tire was removed from Pond A-1. Mr. Blanco would have maintenance staff remove it and provide pictures.

TWELFTH ORDER OF BUSINESS**Supervisor's Requests**

Ms. Nelson recalled in November, information on fishing in Solivita, was provided to the Board and felt for the sake of the community, they needed to have an agreement on how to handle it, because people were fishing in Solivita. Only residents could fish on any pond in Solivita, according to the Association's governing documents. If it was consistent with other policies in the community, they could educate people on how they should be fishing. Mr. McKelvey pointed out they were not saying they could not fish in the ponds, but if they were going to fish, there were guidelines. Ms. Carpenter indicated that fishing in the ponds was not recommended for stormwater ponds, as there were recent drownings in other communities, due to pond slopes. Ms. Nelson wanted to provide information to the community that they could only fish in a certain place. Mr. McKelvey voiced concern that saying there was no fishing in the ponds would anger the community. Ms. Carpenter recalled that was the policy of the Board before she was hired. Mr. McKelvey asked if there was an advantage to having the policy and not enforcing it. Ms. Carpenter pointed out that there would be liability if someone was bitten by an alligator. Ms. Nelson requested that this fishing policies be placed on the next agenda for Ms.

January 15, 2025

Poinciana CDD

Carpenter and Ms. Leo to provide their points of view. *There was Board consensus include the stormwater pond including fishing policies to the next agenda.*

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS General Audience Comments

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Meeting Date – February 19, 2025, 12:00 P.M.; The Gator Room


Ms. Adams stated that the meeting was scheduled for February 19, 2025 at 12:00 p.m. at this location.

SIXTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:

Secretary/Assistant Secretary
3F3E5FA6C87E43B

DocuSigned by:

Chairman/Vice Chairman
C3C19ED3E27C4AF...