

**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, **July 17, 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 | Chairman |
| Robert Zimbardi | Vice Chairman |
| Jon Cameron <i>via Zoom</i> | Assistant Secretary |
| Anita Nelson | Assistant Secretary |
| Rick McKelvey <i>via Zoom</i> | Assistant Secretary |

Also present were:

| | |
|------------------------------|-------------------|
| Tricia Adams | District Manager |
| Monica Virgen | GMS |
| Jan Carpenter | District Counsel |
| Kathy Leo | District Engineer |
| Clayton Smith | Field Manager |
| Joel Blanco | Field Services |
| Lita Epstein <i>via Zoom</i> | Solivita HOA |
| Residents | |

The following is a summary of the discussions and actions taken at the July 17, 2024 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 12:04 p.m. Mr. Reed, Mr. Zimbardi and Ms. Nelson were present in person and Mr. Cameron and Mr. McKelvey were present via Zoom.

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

Ms. Adams opened the general audience comment period.

- Ms. Margery Weldy of 108 Trivoli Trace Court requested that the Board do the right thing for the owners that live on Pond E3, as their fees were increasing \$60 per year and they paid a premium for a water view, as she understood from Mr. Blanco, that they were not looking at this part of the pond for remediation.
- Ms. Rose Kerr of 389 Sorrento Road lived in Bella Viana and complained about the torpedo grass, which was completely out of control.
- Ms. Ellen Grover of Rainbow Lakes voiced concern about the trees that were on a tilt, as branches were going on resident’s homes, especially in Phase 1.

Ms. Adams indicated that the Poinciana Community Development District (CDD) owned and maintained the stormwater system, ponds, and two golf cart tunnels. However, private property or property owned by the HOA, should be handled by the HOA management team. There being no further comments, Ms. Adams closed the audience comments period.

FOURTH ORDER OF BUSINESS

Presentation on Erosion Repair

A. Review of Proposal for Erosion Repair

Mr. Blanco presented a PowerPoint for erosion restoration on Pond E3 for: 1) The top portion by the Corsica Way cul-de-sac, which was 265 feet; 2) 164 feet of Sorrento Road and 3) Left of Amalfi Lane cul-de-sac, which was 354 feet. Pictures of these areas were provided to Solitude. Mr. Blanco drove through these areas in a golf cart and noted that it was fairly steep. Solitude provided a proposal for DredgeSOX restoration, to repair areas in need of repairs, removing any debris or trash, grading if needed, backfilling, once the DredgeSOX was staked to the existing bank. Once stabilized, sod would be installed throughout and aquatic plantings would be installed on the resident side. The benefits of DredgeSOX were that it self-tightens, due to high weight displacement, attaches directly to the intact shore and not the unstable shore bed, had exceptional water retention for vigorous growth of new vegetation and superior buffering and filtering results. Solitude provided the following options in their proposal: Option 1 -\$42,665 for Section 1 (Corsica Way), Option 2 - \$28,700 for Section 2 (Sorrento Road), Option 3 - \$55,614 for Section 3 (Amalfi Lane) and Option 4 - \$117,450 for Sections 1, 2 and 3 (Corsica Way, Sorrento Road and Amalfi Lane). It would take one week to complete the work per option

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and two weeks for all three options. There were separate mobilization and stage costs for Options 1 and 3, but a one-time cost for Option 4.

Ms. Nelson questioned where they would get the money from. Ms. Adams explained that this project was not funded as part of the current fiscal year. There was \$12,000 in contingency funds, which were depleted. However, since this Board did a good of controlling expenses, there were surplus funds, as well as available cash in the General Fund. The Board had the ability to approve this expense as part of the current fiscal year. Ms. Nelson asked if the budget could be increased next year to cover the \$117,450 for all three options, what dredging would do for the pond and whether it was better to include plantings. Ms. Adams indicated that the budget could not be increased above and beyond what was already noticed for the public hearing, as all property owners received mailed notices regarding the proposed increase, but the Board had the ability to decrease the transfer-out to the capital reserve or fund the project out of the Capital Reserve Fund. Mr. Blanco explained that it was more of a restoration, as Pond E3 was considered to be a retention pond that flows between Ponds E1 and E2 and would not affect the stormwater function of the pond. The difference between a retention pond and a detention pond, was that a retention pond would retain water and a detention pond was a shallow area that disperses water quicker. Ms. Nelson questioned whether additional ponds would have this issue and if it needed to be budgeted. Mr. Blanco stated that he received complaints regarding erosion and due to the reduction of water levels, there was heavy erosion within those ponds, but since it rained and water levels increase, it was not as bad and the worst areas were sections of E3.

Mr. Smith indicated since the east side of Poinciana, was older than the west side and they were changing their maintenance approach, as recommended by the District Engineer, to allow shoreline grasses to stabilize the pond bank and prevent erosion. At this time, the only pond that was a safety concern, was Pond E3. Some residents did not agree with it, as they had a different opinion on how the pond should look, but there were State mandates and the current maintenance approach is allowing the vegetation to grow in 3 feet from the perimeter. The vegetation also helps with the retention ponds were full of nutrients from runoff from homes, to prevent algae blooms and other issues. However, in Poinciana, they had to balance the aesthetics with the purpose of the pond and the purpose of the DredgeSOX was to stabilize the pond bank, the vendor would not be doing any dredging as part of these repairs. There were safety concerns about people falling into those areas. Mr. Blanco noted there was light erosion on some of the

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other ponds, which they would monitor, but Pond E3 was a top concern. Mr. Cameron questioned whether any other vendor provided quotes for the erosion restoration, as requested by the Board. Mr. Blanco stated that they provided different options, as the original proposal was \$316,000 and it was scaled down to the most affected areas. They reached out to other vendors about more conventional repairs, but restoring the entire pond to the original condition, was more expensive and would not be as effective. In his opinion, this was the best option. Ms. Leo indicated that she spoke to some contractors about a traditional repair, but a silt fence must be installed, to stabilize the entire pond, which would be more expensive and obtrusive than what was proposed by DredgeSOX. Mr. Reed noted that one of the problems that residents had, was effective communication and information; however, there were over 100 ponds in Solivita and this proposed repair was not even one-third of the pond. If they continued to have these issues, the cost would be excessive, they were not used to these types of expenses and recommended having a workshop to discuss other alternatives. Ms. Adams offered for staff to provide further information at a future meeting versus at a workshop, for the sake of efficiency, as the Board met monthly.

Ms. Nelson questioned whether the DredgeSOX would solve the safety problems in Pond E3. Mr. Jared Reno, a Regional Technical Expert in the State of Florida for DredgeSOX Eroded Solutions, explained if the CDD re-graded their shorelines, they were going to have the same issue and a DredgeSOX puts a protective layer between the water body and the sediment, so it did not wash away. This was a permanent solution. It was a bioengineered, living shoreline, which would continuously allow water to flow in and out, but not allow sediment to escape on the shoreline, which stopped erosion from occurring. Mr. Reno installed DredgeSOXs on many CDD, HOA and golf course ponds and offered to spend a day, completing a full survey of every single pond, to determine the most severe areas. Mr. Reed did not need Mr. Reno to survey the ponds, as the District had an engineer perform the inspections each year, but his concern was with the cost. Mr. Reed stated they could break out the work into phases or plantings could be installed, to keep the erosion from reoccurring and provide more time to deal with the expenses.

Mr. Zimbardi felt that there were no other solutions other than the DredgeSOX. Mr. Reed felt that this was the Cadillac option, but the Board was responsible for controlling costs and they needed a long-range 5, 10, 20-year plan. Mr. Blanco pointed out that it was an expensive endeavor to have the District Engineer review every single pond and provide a large-scale scope.

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In his review of the ponds, he did not see anything as catastrophic as Pond E3, which was why they recommended plants, to allow the beds to grow in, repair the erosion on a case-by-case basis and continue to budget for it. While \$117,450 was a great deal of money, it was not a major amount for this community and they did not need to do all three sections at once, as different approaches could be used. Mr. Reed agreed with having plants, as Pond E3 did not have any plants on it, like other ponds, which controlled erosion. Mr. Blanco reported that they had several issues with Pond E3, due to wind and waves crashing against the bank, causing the erosion and if there were plants, it would break up the force of the wind hitting the banks. Regarding the long-term vision of the ponds, Mr. Blanco recommended being vigilant about any reported issues and handling them as quickly as possible, as well as doing a comprehensive cleaning of the stormwater system. Mr. Cameron asked if there was a set per square foot price. Mr. Reno indicated that there was no set square footage price, as it was dependent on the amount of shoreline.

Ms. Nelson moved to approve Option #4 of the Solitude Lake Management proposal for DredgeSOX restoration on Pond E3 in the amount of \$117,450 and Mr. McKelvey seconded the motion.

Mr. Zimbardi asked if this was for all three ponds in E3. Ms. Adams confirmed that Option #4 included all three sections and there was a savings on mobilization costs. Discussion ensued.

On VOICE VOTE with Mr. Zimbardi, Mr. Cameron, Ms. Nelson and Mr. McKelvey in favor and Mr. Reed dissenting, Option #4 of the Solitude Lake Management proposal for DredgeSOX restoration on Pond E3 in the amount of \$117,450 was approved 4-1.

FIFTH ORDER OF BUSINESS

Review of Proposal for Aquatic Plantings on Pond E3

Mr. Blanco presented a proposal from Solitude for aquatic plantings on Pond E3 in the amount of \$13,500. It would include a mixture of Spikerush, Duck Potato (Yellow Canna) and Pickerelweed on the resident side, which was requested by Mr. Reed. This planting would prevent the pond bank from further eroding and would be completed after the DredgeSOX was

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installed. Ms. Nelson questioned where the funds were coming from. Ms. Adams confirmed that there were surplus funds, as it was not budgeted; however, there was a line item for stormwater repairs and a few thousand dollars budgeted for plant replacements. Mr. Reed questioned the amount in reserves. Ms. Adams indicated the current capital reserve balance was \$154,463 and there was a slight surplus in the General Fund, with the District being \$7,400 under budget for Administrative expenditures and \$82,000 under budget for Field expenditures. Mr. Zimbardi questioned how the Board was supposed to evaluate a heavy planting versus a moderate and light planting. Mr. Smith stated there would be 5,000 rows of Spikerush, 3,000 rows of Pickerelweed and 1,000 rows of Duck Potato. In the past, most of the plantings were moderate. The idea was to fill in the lake bank. Mr. Blanco explained that they were trying to implement 80% aquatic plantings and a 20% gap. Mr. Reed was in favor of having plantings but preferred them at a maximum height of 3 feet.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the Solitude Lake Management proposal for aquatic plantings in the amount of \$13,500 was approved.

SIXTH ORDER OF BUSINESS

Ranking and Review of Proposals for Landscape Services and Selection of Landscape Vendor

Ms. Adams stated as a Florida Government, when contracts were at a certain threshold, the District was required to undergo a public bid process. The Poinciana CDD was in such a situation with the landscape service, as the incumbent service provider reached the end of their five-year agreement, which required this project to go out for bid. The Board authorized a Request for Proposal (RFP) and project manual for landscape maintenance services and proposals were received from Down to Earth, Floralawn, Rotolo, United, Weber/Continuum, Yardnique and Yellowstone. At the request of the Board, all vendors were asked to attend this meeting, to provide a brief three-to-five-minute presentation and answer any questions. Each provider would present in alphabetical order and all providers left the room, with the exception of Down to Earth.

A. Down to Earth

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Mr. Dennis Milavec, Business Development Manager with Down to Earth, introduced his team and presented their qualifications. They have been in business for over 35 years and had over 60 branches in Florida. The branch closest to Poinciana, would be on Patch Road, which was operated by Ms. Kehana Burnett. A question-and-answer period ensued by Board Members and Mr. Milavec and his team left the meeting.

B. Floralawn

Mr. Brian Boyett, VP of Sales with Floralawn introduced himself and his team and presented their qualifications. Floralawn had provided landscape services previously. They have been in business for 30 years and had the capabilities to perform the services. Mr. Brad Thompson and Mr. Omar Lopez evaluated the property. When opportunities or challenges presented themselves, Floralawn was willing to adapt and provide solutions, sometimes at no charge. Their proposal included a price to maintain the property, as they understood how important budgets were for a community this size and the impact it had on the entire community. A question-and-answer period ensued by Board Members and Mr. Boyett and his team left the meeting.

C. Rotolo

Mr. Ryan Rotolo with Rotolo Consultants, Inc. (RCI), Mr. Scott Brewer, Corporate Strategy Manager and Ms. Madeline Rotolo, introduced themselves and presented their qualifications. They provided services to some HOAs and CDDs in the Florida area and recently expanded to Orlando. Mr. Brewer and Ms. Rotolo toured the property, provided the prices and photos. Even though their price was significantly lower than the other proposers, they felt confident in their pricing, especially the 32 mowing frequency up to the edge of the incline from the pond banks. A question-and-answer period ensued by Board Members and Mr. Rotolo, Mr. Brewer and Ms. Rotolo left the meeting.

D. United

Mr. Chris Marquess with Client Relations and Business Development for United Land Services introduced himself and presented their qualifications. They were new to Central Florida and they were now operating in four States. They had six branches within the Central Florida area, with one branch 20 minutes from Solivita. They do so much more than landscaping

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services, providing construction, maintenance, irrigation and agronomic services. There was also an Arborist. A question-and-answer period ensued by Board Members and Mr. Marquess left the meeting.

E. Weber/Continuum

Mr. Bernie Frascarelli, VP of Sales with Weber/Continuum and Mr. Miguel Botto, Director of Exterior Services, introduced themselves and presented their qualifications. They have been in business for over 30 years and provided services for high end communities. There were multiple levels of control with an Account Manager and Operations Manager providing oversight on a weekly basis and communicating with Mr. Blanco. A question-and-answer period ensued by Board Members and Mr. Frascarelli and Mr. Botto left the meeting.

F. Yardnique

Mr. Matt Hannan, Business of Development of Yardnique and Mr. Matt Siebert, Branch Manager, introduced themselves and presented their qualifications. They have about 120 employees. and were 12 minutes from Solivita. A question-and-answer period ensued by Board Members and Mr. Hannan and Mr. Siebert left the meeting

G. Yellowstone

Ms. Nicole Ailes, Business Development Manager from Yellowstone Landscape, introduced herself and presented their qualifications. They started in 2008 in Florida and have grown significantly, having offices in 18 different States, 15 branches in Florida and four local branches. Their Kissimmee branch was off of Poinciana Boulevard, which would be the local branch, having over 120 employees. Their Account Manager, Mr. Elisamuel Flores, would be the point of contact. A question-and-answer period ensued by Board Members and Ms. Ailes left the meeting

Ms. Adams presented a ranking form with evaluation criteria. The Board could either provide individual or consensus rankings. Mr. Smith, who oversees many landscape service contracts, evaluated each proposal and provided the following ranking: 1) **Floralawn** – 94.84 points, 2) **United** – 91.6 points, 3) **Yellowstone** – 91.28 points, 4) **Down to Earth** – 84.25 points, 5) **Weber/Continuum** – 82.02 points, 6) **Yardnique** – 76.77 points and **RCI** – 76 points. Mr. Smith pointed out that he ranked Floralawn the highest based on their personnel, experience,

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price, understanding of the scope of work and familiarity with the property, being onsite since 2016. Yardnique and Rotolo were ranked the lowest, because Yardnique had not been in business for a long time and generated little to no revenue and Rotolo only listed one mower in their proposal and bid a low price, which reflected that they did not understand the scope. Mr. Cameron questioned whether the Shorehaven Park area was discussed with the bidders. Mr. Smith confirmed for this bid, staff decided not to include the supplemental HOA areas. Mr. Cameron pointed that the District was required to maintain Shorehaven, until this matter was resolved and there must be an addendum to the scope of services and asked if staff checked references. Ms. Adams indicated that she reviewed the references and was surprised to see that Down to Earth listed the Rolling Oaks CDD as a reference, as they were no longer the landscape provider. Mr. Cameron disagreed with Yardnique's ranking, as they were a North Carolina business, having been in Florida for several years, with \$200,000 and \$900,000 contracts; however, even if they received the full 10 points, they would not rank higher. Ms. Adams pointed out that the Board was not required to select a landscape service provider today, but did not see any reason to defer it, as staff was planning to start a new landscape service agreement on October 1st. Mr. Cameron voiced concern about confusion in the community with two CDDs and an HOA. Mr. Reed felt that was a good point, as residents should be informed; however, he agreed with the ranking provided by Mr. Smith, as the numbers were fair and reasonable.

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| Mr. Reed moved to rank Floralawn as the number one ranked firm for landscape services and Ms. Nelson seconded the motion. |
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Mr. Cameron asked if the motion was to award the landscape maintenance contract to Floralawn as the highest ranked firm. Ms. Adams agreed and requested that the motion also include authorizing the preparation of a Landscape Services Agreement to be presented to the Board at a future meeting for approval. Mr. Reed requested that GMS provide oversight, so that Floralawn did not get complacent.

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On VOICE VOTE with all in favor amending the prior motion to award the landscape services contract to Floralawn as the number one ranked firm and authorizing the preparation of a Landscape Services Agreement to be presented to the Board at a future meeting for approval was approved.

Mr. Cameron recalled at the last meeting, the Board discussed having their vendor monitor dead trees and other issues that needed attention and requested that this language be included in the agreement. Ms. Carpenter would include it. Mr. Blanco confirmed that the new scope was more descriptive in these details. Mr. Reed proposed hiring Floralawn to manage the reclaimed water system. Ms. Adams explained that the CDD had a current agreement with the Association for reclaimed water management. Mr. Reed pointed out that the CDD had irrigation pipes on some CDD property, which they did not know about in the past and did not want any confusion over who was responsible to maintain it, which was the HOA.

SEVENTH ORDER OF BUSINESS

Approval of Minutes of the June 16, 2024 Meeting

Ms. Nelson stated the motions on Pages 4 and 7 should be changed from, “*Mr. Nelson*” to “*Ms. Nelson.*” Ms. Carpenter requested that the last two sentences under her report be deleted.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the Minutes of the June 16, 2024 Meeting were approved as amended.

**Mr. McKelvey left the meeting at this time.*

EIGHTH ORDER OF BUSINESS

Public Hearing

A. Public Comment Period

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the public hearing for the Fiscal Year 2025 budget adoption was opened.

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B. Consideration of Resolution 2024-07 Adopting Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2024-07, Adopting the Proposed Budget for Fiscal Year 2025, which starts on October 1, 2024 and runs through September 30, 2025. The proposed budget was provided to the local government of Polk County, published on the District's website and noticed in accordance with Florida Statutes. Adopting the resolution allows for appropriations in the General and Debt Service Funds and provided a provision for any future budget amendments or supplemental appropriations in Fiscal Year 2025. Attached to the resolution, was the Proposed Budget for Fiscal Year 2025. On-roll assessments were proposed at \$886,925 in Fiscal Year 2025 and recognizing a conservative amount of Interest Income. There was a total of 3,896.69 platted units and that the proposed assessment per unit for Fiscal Year 2025, was \$244.74, which was an increase of \$60.70 per year, that will be collected on the Polk County property tax bill. For the administration of the District, there was a \$2,000 difference between the current budget and Proposed Budget. The majority of the increase was due to the *Landscape Improvement Areas Contingency*, which increased due to improvements installed on CDD parcels and in *Landscape and Aquatic Control Maintenance*, following the conveyance of additional ponds that the District accepted this past fiscal year. They were also proposing a transfer out to the Capital Reserve Fund of \$50,000, to replace stormwater system infrastructure. In prior years, Ms. Nelson voiced concern about the large amount of Carry Forward Surplus recognized in the past in order to balance the budget, but at this time, the budget was balanced, with proposed revenues matching proposed expenses, with no recognition of Carry Forward Surplus. The District was in a good financial position and this increase was adequate to maintain the District's resources, not only in Fiscal Year 2025, but assessments should hold steady for at least several years.

Ms. Nelson asked if they could transfer funds between debt service and capital reserve. Ms. Adams explained that the District received tax revenue from the Polk County Tax Collector and the portion for the General Fund, stayed in the General Fund account, but the portion for debt service was identified and transmitted to the Trustee, before the May and November bond payments. With the transfer-out to the Capital Reserve from the General Fund, this typically happened after they were 100% collected, to ensure that there was adequate cashflow in the General Fund. However, staff did not have these concerns about the overall cashflow, as the

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Board was conscious of the budget, operated within it and was under budget for several years and had built up surplus funds. Ms. Norma Fisher of 2206 Palm Tree Drive asked if the amount charged on her tax bill each year was for debt or maintenance. Ms. Adams stated that it was the maintenance fee, which was proposed to be increased by \$60 annually. The gross amount for the debt fee on the tax bill of \$373.96, would not change until the debt was paid off in 2031 or paid off in a lump sum payment. The Board did not have the ability to change the amount of the debt service fee. There were no further public comments.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the public hearing for the Fiscal Year 2025 budget adoption was closed.

On MOTION by Mr. Cameron seconded by Mr. Reed with all in favor Resolution 2024-07 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was adopted.

C. Consideration of Resolution 2024-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2024-08, allowing the District to use the uniform tax collection method to impose special assessments on residents’ property tax bills. Attached to the resolution was the Adopted Budget and Assessment Roll for Fiscal Year 2025 and the Assessment Roll.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor Resolution 2024-08 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

NINTH ORDER OF BUSINESS

Approval of Fiscal Year 2025 Meeting Schedule

Ms. Adams presented Resolution 2024-09, adopting the Fiscal Year 2025 meeting schedule, which was consistent with the prior year’s meeting schedule, with meetings on the third Wednesday of each month at 12:00 p.m. in the Starlight Ballroom starting on October 16th and ending in September of 2025. There was one minor error in the address of the District’s website. Meetings could be cancelled, due to lack of a quorum or relocated to another amenity space, if there was an event that required catering and was scheduled in the Ballroom.

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On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the Fiscal Year 2025 meeting schedule as amended was approved.

Mr. Cameron questioned why several parcels had a zero amount. Ms. Adams explained if someone paid it off the debt in lump sum, the District did not collect the debt service fee. The District parcels did not have debt or maintenance fees assessed.

TENTH ORDER OF BUSINESS

Adoption of District Goals & Objectives

Ms. Adams recalled at the last meeting, District Counsel discussed HB 7013, which was passed in the last state Legislative session, and required CDDs to adopt annual goals and objectives. This law was imposed with an October 1st deadline to adopt the goals, with subsequent reporting requirements in December. A Memorandum was provided from the District management team, with the following suggestive goals for Fiscal Year 2025 in three required areas: 1) Community communication and engagement, 2) Infrastructure and facilities maintenance and 3) Financial transparency and accountability. Mr. Cameron noted an error in the name of the District on the Performance Measures/Standards and Annual Reporting Form. Ms. Adams believed that this was the way that the Word document converted to PDF and would verify that this was the case.

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor the District's goals and objectives were approved as presented.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Status of License and Maintenance Agreement with HOA

Ms. Carpenter recalled at the last meeting, she was directed by the Board to begin negotiations and discussions with the HOA attorney and provided a rough draft of the proposed License and Maintenance Agreement between the District and the Solivita Community Association. Mr. Blanco and Mr. Smith provided an inventory of the improvements. She had not heard anything from the HOA attorney at this time and expected review of the agreement to take

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time.. Mr. Cameron felt that the agreement was well written and appreciated Ms. Carpenter's hard work.

B. Engineer

Ms. Adams reported that Ms. Leo left the meeting.

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

Ms. Adams stated the Action Items List was updated after the June meeting and provided to the Board for review. No Board action was required.

ii. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2024 to June 30, 2024 in the amount of \$195,971.56 and a detailed run summary, which were included in the agenda package.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the June 1, 2024 to June 30, 2024 Check Register in the amount of \$195,971.56 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through May 31, 2024, which was included in the agenda package. The Board did a good job of controlling expenses and no Board action was required.

D. Field Manager's Report**i. Field Manager's Report**

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. The concrete slab repair in the Bella Viana tunnel, was completed. The vendor placed rebar inside of the existing slab to stabilize the area during high usage. GMS posted flyers around the area and sent emails notifying residents that the tunnel would be closed, during the repair. GMS staff and the District Engineer conducted a post repair review. At the last meeting, the Board approved the removal of dead trees on Ponds A5 and B15, which was completed. A post review was conducted and the trees were flush cut and leveled, to the best of their ability. GMS staff continued to review CDD owned landscaping around the District. The landscaping

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remains clean and tidy, with easements at the end of resident property lines and pond banks at appropriate height levels. Field staff continued to monitor the easement by the retention wall at PC2. Floralawn was asked to cut further into the easement, to remove vegetation and provide a cleaner view of the pond. P6 had a similar experience, but to a lesser extent and Floralawn was asked to clean out a higher edge of vegetation on the south portion of the pond. Residents on that pond were happy that the vegetation was removed.

ii. Pond Maintenance Report

Mr. Blanco presented the Pond Maintenance Report, which was included in the agenda package. Many of the ponds were experiencing high water levels and there were less algae blooms. The vendor was cutting back edge grasses that grew during the spring drought and was continuing to treat many of the island clusters, as well as overextended lily pads and minor duckweed at the north portion of Pond 6. Staff continued to review Pond E3. The hydrilla at the end of the pond, towards the golf course, was treated and it was decreasing. Algae blooms and overextended edge grasses were scheduled and treated.

iii. Midge Management Report

iv. Customer Complaint Log

Mr. Blanco presented the Midge Management Reports and Customer Complaint Logs, which were included in the agenda package. Mr. Reed questioned where an alarm sounded. Ms. Adams reported that the alarm sounded when a lift station near the tunnel was failing. It appears that a deed conveyed the tract to the District in 2015, but there was no reference to the lift station. Toho was not maintaining it. The lift station only pumped stormwater and the District historically was not paying any of the utilities or performing maintenance. This matter was still under investigation and Ms. Adams thanked field management staff for getting involved and handling it quickly. Mr. Cameron questioned whether Mr. Blanco investigated whether the tunnel needed to be power washed. Mr. Blanco was informed by the Field Manager that the tunnel looked good, but would look at it after this meeting and provide an update, as he wanted to look at it while it was dry. Mr. Reed wanted Solivita to look as good as it did, originally and to try to maintain that quality in the future. When they find an issue that was a potential safety item, like bolts sticking out of retaining walls, Mr. Reed expected it to be handled, as his expectation was that this was a construction defect, as the contractor failed to cut the bolts.

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TWELFTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

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 – August 21, 2024 @ 12:00 P.M. @ Starlite Ballroom

Ms. Adams reported that the next meeting was scheduled for August 21, 2024 at 12:00 p.m.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Tony Reed
355059457C3B42D...

Chairman/Vice Chairman