

**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, **April 16, 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
Jay Lazarovich	District Counsel
Kathy Leo	District Engineer
Joel Blanco	Field Services
Cherrief Jackson	Clarke Midge Control
Chris Reed	SOLitude
Gene Burch	Solivita Fishing Club President
Solivita Fishing Club Members	
Dr. Donovan Brown	
Residents	

The following is a summary of the discussions and actions taken at the April 16, 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 12:00 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 opened the Public Comment Period. The following residents addressed the Board:

- Ms. Janet Davidson of 124 Amalfi Lane was informed that a pond that had duckweed for almost one year now, would be treated, but was informed that the vendor had to wait for a period in between each treatment. The duckweed needed to be removed, but it was not connected to the bottom. It was floating all around the pond and looked like large islands. Erosion that was dealt with, was standing strong and looked good; however, the golf course side was eroding and there were edges along the outer edge of the pond. There were major midge problems. Someone was out there spraying with a spray machine, but they needed to slow down. *Mr. Cameron requested Mr. Blanco address this during his report.*
- A Resident pointed out that someone was not doing their job, preventing algae from forming a bloom. For three months, Pond B-1, which was the showcase of their community, had algae. He called Mr. McKelvey, because the entire pond was full of algae, as well as Mr. Blanco, who had someone from a boat spray it, removing 90% of the algae, but it needed to be treated again. He questioned why they needed to wait to act until a resident complained about it and hoped in the future, that the Board would be proactive. *Ms. Adams noted there was a presentation on the algae abatement program with Solitude.*
- Mr. George Snider of 111 Marabella Loop, enjoyed the golf course, but voiced concern that the tunnel going under the road from Hole #10 and Hole #11, had not been usable for 18 months. According to the golf course, it was the responsibility of the CDD. *Ms. Nelson confirmed that it belonged to the golf course.* Mr. Snider pointed out that it was a health hazard, as it had standing water. *Mr. Cameron indicated that it was owned by the developer and the golf course and the CDD owned the two tunnels going to the other communities.*

Mr. Gene Burch, of 121 Sorrento Road, representing the Solivita Fishing Club, distributed some handouts to the Board, which would be circulated during Earth Day. He was one of three speakers, along with Mr. McKelvey and presented a packet of information that was

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provided to all new members of the Fishing Club. In 2012 while fishing in one of the ponds, he encountered a fish with a nylon rope in its mouth, which resulted in their Fishing for Trash program. This program was well liked by management and the residents. According to the map provided to the Board, there were 4,000 houses abutting these ponds and the number of complaints received about fishing in the ponds, was $\frac{1}{4}$ of 10% or 10 people. He reviewed past minutes but could not find any quantities of people complaining about fishing. Since they started their Fishing for Trash program, they collected 6,440 pounds of trash out of the ponds, mainly plastic water bottles. They typically spent 300 man-hours per year collecting trash from the ponds and collected 3 tons or 46,000 plastic bottles, 1,554,000 plastic grocery bags and 888,000 Styrofoam cups, which never disintegrate. If they were told that they could not fish behind people's houses, their Fishing for Trash Program would stop, which would be costly for the CDD and felt that they needed to educate people about fishing in the ponds. One suggestion was to post a joint article in the newsletter. The CDD had no way to enforce no fishing and there was nothing that security could do. The only option was not to do the Fishing for Trash Program or not allowing fishing at all in Solivita.

Mr. Ted Weiland of 951 Bella Viana Road, past President of the Solivita Fishing Club, was going to remind the Board about some ramifications of this policy, but after reading the minutes from prior CDD meetings, he decided to discuss the response from residents. According to Mr. McKelvey, residents would be angry about this and would question why they should have a policy, if the CDD could not enforce it. Ms. Adams and other staff did not recommend the CDD policy change. There was not much that he could say to convince the Board Members that this was not a good idea. If they were not going to tell people who lived on the ponds that they could not fish, because they were not in a preferred area and would make an exception for them and their guests to fish there, many Solivita fishermen were going to become guests. Ms. Nelson questioned the number of fishermen in their club. Mr. Weiland indicated that there were 80 fishermen out of 10,000 people in Solivita and asked the following questions: 1) Where golf carts would park on land owned by the CDD that were designated fishing spots, if they were not allowed to be on CDD land, 2) Whether the CDD would remove an aggressive alligator from one of the designated fishing spots, 3) Whether all ponds that had a flat level bank, would be designated as fishing spots, 4) Whether there would need to be other criteria to have them removed from the fishing list and what were they going to tell 1% of homeowners who did not

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want designated fishing behind their house that still see people fishing, because the CDD could not enforce it and 5) The number of lawsuits from people fishing on CDD property. Members of the Fishing Club, fish in 80 ponds. If there were 30 circles on the map, they could not fish on 50% of the ponds, if they see 20 circles, 70% of the ponds were no longer available and if there were 10 circles, 80% of the ponds were no longer available for fishing. The Fishing Club was willing to work with the Board to make it fishing safe, compliant and respectful for residents. There being no further comments, Mr. Cameron closed the audience comment period.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 19, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes of the March 19, 2025, Board of Supervisors meeting, which were included in the agenda package. Corrections were provided by Mr. Cameron, which were incorporated. Mr. Cameron pointed out on Page 9, under the Seventh Order of Business, he recalled that Mr. Blanco was going to investigate the use of clams in the ponds, to help filter out the algae. The third line from the bottom of the paragraph that says, *“Mr. McKelvey recalled at the last meeting, Mr. Bob Monica mentioned that there were liability issues, as there were no ‘No Fishing’ signs,”* should be Mr. Cameron.

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

FIFTH ORDER OF BUSINESS

Discussion of Palm Disease Prevention with Dr. Donovan Brown

Mr. Cameron introduced Dr. Donovan Brown, who made a palm tree disease presentation to the HOA meeting. Dr. Brown indicated that this presentation was designed for the HOA, but it pertained to this Board, as everyone in the room was a member of the HOA. Palm tree disease was currently occurring in palm trees and all the palm trees in Solivita were susceptible. It was known as lethal bronzing. There were a couple of different palm tree diseases in the community; one of which, *Fusarium Oxysporum*, was around for many years, which was a fungal disease eliminating Washingtonian Palms for years. Out of their 100 Washintonias 10 to 15 remained. It was an airborne disease that was also transmitted by pruning equipment. There was a new disease that affected the tall Washintonias and Queen Palms. In addition, the Queens were

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susceptible to the new lethal bronzing disease, but it was difficult to determine which one might be affected. The organism of the lethal bronzing was a Phytoplasma, a bacterium that had no cell wall, which was affecting all the palms in Solivita. It was first detected in Tampa in 2006 and by 2008, it spread all over Hillsborough County and the entire state in 2018. Presently, it was being spread from Jacksonville to Key West and was becoming a significant cause of palm tree death in Solivita. It was spread by an insect that must be in the vector or the plant to be spread. Lethal bronzing disease was found in 17 different Palm species, including the Dwarf Sugar Palm, Yagua Palm, Bismarck Palm, Jose Esper Palm, Bendo Palm, Carpentaria palm, Coconut Palm, Chinese Fan Palm and Canary Island Date Palm, which were at the entrance of Treviso, Medulla Palms, Phoenix Roebelenii, Phoenix Sylvesters, Fiji Fan Palm, Buccaneer Palm, Needle Palm, Mexican Palmetto Palm, Sabal Palm, Queen Palm and Chinese Windmill Palm.

Dr. Brown explained that once a palm demonstrates symptoms, nothing could be done about it. There were only two preventative measures, one was to apply a bactericide called Oxytetracycline (OTC), a systemic applied insecticide, to the base of the tree, which was the most effective treatment, because it was absorbed by the roots and taken up into the tree. It was injected to the palms every three to four months and required special injection equipment. Floralawn was already injecting all the palms with an OTC and he was currently working diligently to come up with some recommendations. The only large area of the CDD that was involved, was the park between Glendora Road and Shorehaven. The golf course would be encouraged to respond, as the community was surrounded by their trees. Lethal branching has become an epidemic in Central Florida. It was now an issue in Solivita, and they needed immediate mitigation. However, it would fall back on individual homeowners. He was attending a workshop in West Palm Beach in a month and would come back to the Board with more information. Anyone who was interested in getting ahead of it should spray around the base of their trees. The affected trees were based on his visual interpretation of the symptoms and not through analysis of core samples of the trunk of the trees. Photos of the affected trees in various stages of the disease were shown to the Board.

SIXTH ORDER OF BUSINESS

Discussion of Midge Management Program with Cherrief Jackson

Ms. Cherrief Jackson of Clarke Midge Control discussed the Midge Management Program. She was the Local Control Consultant, managing the account and working directly

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with Mr. Blanco, to identify issues and ensure that their operations team were handling any midge issues. Midges come out of the pond and feed on weed, algae and plants. Treatment included chemical larvicide to try to keep them from emerging from the pond. Clarke treats 20 to 25 ponds in Poinciana with a monthly larvicide, to keep the number of midges down to a minimum, but they could not eradicate them completely. However, when the midges emerge from the ponds, they go around the ponds with an ATV and spray the midges with an adulticide every week. When residents turn on their lights, the midges come out of the pond and head towards the light, as they are attracted to light. They also spray on the roadway past the homes, if it was bad and try to fight them. If they receive a complaint from Mr. Blanco, they will also come out with an ATV to spray other CDD property. Discussion ensued.

Mr. McKelvey questioned how the ponds were selected. Ms. Jackson did not know how the original ponds were selected but believed that they were ponds owned by the developer and were transferred to the CDD. By the time that she started handling this contract, the ponds were already selected. Mr. McKelvey asked if they were treating the same 20 ponds and if there was a midge problem in these ponds. Ms. Jackson pointed out if the environment had not changed, if they stopped treating the problematic ponds, they would start seeing more midges. Even with the treatments, they would occasionally see midges, but it would not be as bad as before. However, it is a dynamic process. They could add more ponds at any point in time because depending on how close the ponds were, midges could fly from one pond to another. The ponds in this program were the worst ponds. She would make recommendations from time to time, based on complaints, such as adding Ponds P-3 or P-1F. Mr. McKelvey questioned preventative measures such as biological control, including fish. Ms. Jackson confirmed they all helped and recalled Clarke recommending this when they had their aquatics division, now sold to SOLitude, who handled the fish stockings, littoral plantings, aerators and fountains. Ms. Nelson pointed out that one of the ponds recommended for fish stocking was Pond E-3. Mr. Tony Reed questioned whether the speed of the ATV would affect coverage. Ms. Jackson explained that all their ATVs had meters that monitored the speed. If they were going higher or lower than a certain speed, the spray would cut off. It also had GPS tracking.

A lengthy question and answer session ensued regarding the effectiveness of the foggers, boundary treatments, monitoring and the use of ATVs. Ms. Jackson indicated that they used a fine mist, to try to cover as much area as possible. The overall goal was capturing the midges in

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the larval state and killing as many as possible, so they did not regenerate. They could do boundary treatments, but it was expensive, as someone had to walk around with a backpack for hours. There were checks and balances on how much product was used and should be used. When using an ATV, there were routes. An ATV was also used on a pond that was having an issue that was not on the list, to try to give as many residents relief as possible. Ms. Nelson noted that E-3 was a problem, but did not hear that midges were a problem and asked if there were any complaints. Ms. Jackson had not heard of any issues. Ms. Nelson pointed out that one issue was that residents did not know who to call when there were midge issues. Ms. Jackson preferred that they call the CDD, so there was a record. Ms. Adams indicated that there was a Complaint Log maintained by the CDD. Ms. Nelson would make sure that Ms. Davidson received contact information.

- **Presentation of Algae Abatement from Solitude (*Item 11A*)**

Mr. Chris Reed of SOLitude Lake Management, who had been taking care of their aquatics for 13 years reported that they were finally able to get a boat into Pond B-1 last week. They did a good job of installing the littoral plantings, but the chemicals that they used for the algae and hydrilla treatment did not work well with the littorals. On Pond B-1, they had a nice ring of littorals. Another issue that they were having with the ponds, particularly Ponds B-1 and E-3, were with the water levels. They spent money redoing the banking, but the only way to effectively treat the grasses in those areas, was from a boat. There was an issue with duckweed on a few ponds. It would get into the littorals, and they would have to choose a chemical that did not kill the beneficial plants. Mr. Tony Reed pointed out that Pond B-1 was disgusting. Mr. Chris Reed confirmed that 90% of the pond was cleaned out, but they had to wait for a rain event a week and a half ago, to put a boat into the pond due to low water level. There needed to be two treatments; the first one was to put trail hoses into the pond, because algae is coming up from the bottom. He had to drive around in circles to treat the subsurface first before spraying the top. It looked good, but he had to wait for rain to get the boat back in there again. Ms. Nelson pointed out that on Pond E-3, where the repair was made, some of the dirt was washing away. Mr. Chris Reed would check on it with Mr. Blanco. The banks looked good, as they had a good maintenance program with Floralawn. Ms. Adams recalled during the public comment period, there was a concern that there was no monitoring of the ponds, unless someone called and

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complained. Mr. Chris Reed indicated that he treated every pond that needed to be treated and performed two inspections per month. He was onsite four days per week and was happy to educate residents. Ms. Adams encouraged residents to go to PoincianaCDD.org for contact information to report any maintenance concerns.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Approving Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2025-03, approving the Proposed Budget for Fiscal Year (FY) 2026 and setting the public hearing for July 16, 2025, at 12:00 p.m. at this location. At least three Board Members confirmed that they would be able to attend July 16, to constitute a quorum. The Board had the ability to revise the Proposed Budget, which was attached to the resolution, up through the budget adoption. However, they would be setting a cap on their operation and maintenance (O&M) assessment fees. It could be the same or lower as what is approved with the Proposed Budget but could not be higher. The Proposed Budget contemplated the same assessment as the prior year and no increases for FY 2026. Approval of the Resolution also allowed for transmittal of the Proposed Budget to Polk County, as well as posting it on the CDD website and noticing the hearing in accordance with Florida Statutes. The CDD was on a Fiscal Year that started on October 1 and ended on September 30. Ms. Adams highlighted the following:

- All the assessments for the Poinciana CDD were collected on the Polk County Tax Bill, in the non-ad valorem section. The proposed revenue was the same amount as last year, with a total assessment of \$886,925.

Mr. Tony Reed questioned where the Taylor Morrison fees were tracked in the budget. Ms. Adams pointed out on the bottom of Page 2 of the budget, there was a table showing 3,820 platted units, as well as commercial and golf course parcels that paid assessments to the CDD for maintenance of the stormwater system and tunnels. If there was a property conveyance, reimbursement or revenue from Taylor Morrison, in the past it was included under *Revenues*, as a special line item, but no funds were budgeted at this time. Mr. Cameron pointed out that the line item for any work that legal or engineering performs as part of the conveyance, revenues offset the expenditures for those two specific line items.

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- For *Administrative Expenditures*, the amount adopted for FY 2025 was \$150,564 and \$150,146 was proposed for FY 2026.
- *Attorney* was overspent according to the budget. Ms. Carpenter recommended increasing it to \$35,000 for FY 2026.
- *Management Fees* increased, as the current budget was \$45,423 and the \$46,748 for FY 2026. There was also a 3% increase in GMS fees including *Information Technology* and *Website Maintenance*.

Ms. Nelson questioned why no funds were budgeted for arbitrage or Property Appraiser. Ms. Adams explained that arbitrage reports were usually required to be filed at five-year intervals and would confirm there was no filing requirement for this year. Regarding the Property Appraiser fee, it was included in the budget on Page 2, in the *Collection Cost* of 7% or \$66,758.

- There was a 3% proposed increase for *Field Services* from \$11,140 in FY 2025 to \$11,474 in FY 2026.
- *Property Insurance* increased due to an evaluation from the insurance company on the current costs to reconstruct the tunnels.

Ms. Nelson asked if *Storm Water Quality Improvements* include items that Mr. McKelvey was working on with Mr. Blanco. Ms. Adams confirmed that this was the case, as there was ongoing discussion about biological agents such as clams and other possible improvements such as aerators. The amount could be increased or decreased depending on what the Board wanted to do. It was a placeholder. There was a *Landscape Improvement Areas Contingency* for the maintenance of property that was owned by the District. The line item was recommended for this year. Once there was resolution with the Association, the money could be allocated to other line items. Ms. Nelson questioned whether *Pressure Washing* of \$12,000 was new. Ms. Adams explained that it was paid for in prior years under general maintenance, but there was a request to include pressure washing in the budget.

- *Landscape Maintenance*, *Aquatic Midge Management* and *Aquatic Control Maintenance* were budgeted at the contracted amounts for next year's services.
- *Aquatic Midge Management* decreased from \$194,062 to \$191,733, as the District would anticipate spending \$176,000 by the end of year, but recommended having a cushion, to allow for additional larvicide or adulticide treatments.

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- *Lift Station Maintenance* was \$3,000, as the Board approved an annual maintenance agreement.
- *Storm Structure Repairs, Storm Water Quality Improvements* and *Contingency* were placeholders for any repairs that were needed because of the District Engineer's inspections or recommendations.

Mr. Cameron questioned the \$41,616 budgeted for the *Storm Structure Repairs*, as no funds were spent. Ms. Adams explained that no funds were spent, but they were projecting to spend some amount for repairs that were required or there was a failure in the stormwater system, which was hard to predict. Ms. Leo confirmed that there were not many repairs required at this time. Ms. Adams pointed out that the District was fortunate, but the stormwater system was over 20 years old. Ms. Leo recommended inspecting it in the next 30 to 60 days. The bulk of the current repairs were from last year's hurricanes. Ms. Nelson questioned whether *Arbitrage* had to go out for bids. Ms. Adams confirmed that it was not required to go out to bid, but they were using AMTEC because they were the least expensive and capable service provider.

- *Transfer Out - Capital Reserve* was \$50,000 for FY 2025 and was decreased to \$37,943 for FY 2026.
- This was a balanced budget with total revenues and expenses of \$891,815. The gross amount on the Tax Bill was different than the net amount that the District received. The gross amount per household for the single-family homes was \$244.74 per year, which was the same amount as the current year.

Ms. Nelson pointed out that "*larvicide*" was misspelled in the narrative. Ms. Adams noted the tables on Page 6 for landscape maintenance, aquatic control maintenance and aquatic midge management costs, for property that may be turned over from Taylor Morrison to the CDD, included a 5% buffer. This was if an application was submitted from Taylor Morrison.

- The Debt Service Fund Budget included principal and interest payments due in November and May for the Series 2022 refunded bond. The payments were based on the Amortization Schedule on Page 9. The gross amount per household was \$374.

Mr. Cameron clarified that the gross per unit was the same for next year as this year. Ms. Adams confirmed the Board could not make any changes, as this debt was imposed at the time

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that the bond was issued, but the Board authorized collection of the debt service fee during the budget hearing.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for July 16, 2025, at 12:00 p.m. at this location was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Stormwater Pond Water Quality Improvements

Ms. Adams reported that Mr. Blanco distributed a handout prior to the Board, prior to this meeting, with more proposals coming at a future meeting. This would be discussed under the Field Manager's Report.

- **Field Manager's Report** (*Item 10D*)

Mr. Blanco presented the Field Manager's Report, which was provided prior to the meeting. Field Staff continued to review CDD owned landscaping throughout the District, which remained in satisfactory standards, with clean and tidy areas at the end of resident property and pond banks at appropriate height levels. They were in the process of easing off mowing of the banks during the dry season, to allow them to grow, as they were educating residents on the health of the pond for having those bank levels higher. It allowed the grass to work as a filtration system for all the runoff water going in, to prevent erosion around the pond banks. They were transitioning into the Spring/Summer procedure of allowing the banks to grow thicker. The landscaping vendor continued to mow along the swales bordering retention walls, specifically PC-2 and P-16. The overgrown pond banks bordering the golf course, were continuing to be mowed during the dry season. They were identifying areas that needed to be mowed, as there was an assumption that the golf course was mowing the golf course and the CDD side, which was not the case. They were coordinating with Floralawn to mow those areas. Field staff met with the Association's Landscaping Committee in early April to educate them as well as the current Association Board, on CDD pond landscaping procedures and stormwater and littoral maintenance. He and Mr. McKelvey made a presentation to the Association's Landscaping Committee, which was successful. They exchanged phone numbers and had the same

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understanding of how the procedures were carried out, at least from the CDD side. They wanted to work with the CDD.

Mr. Blanco reported that field staff reviewed ponds throughout the District. Several ponds continued to experience low water levels, during the dry season, with most of the edges exposed, such as Pond B-1. Ponds B-1, C-2, A-9 and E2 experienced excessive algae blooms. Boat and bank spraying treatments have been completed and continue to be scheduled for treatment, as they transitioned from the dry season into rainy season. The littoral plantings have continued to thrive during the dry months. Most Duck Potato and Pickerelweed have started to bloom throughout the ponds that have been reviewed. SOLitude informed him that the Thalias on the chain of lakes on Shorehaven, decreased in size during the by winter season. He was informed by residents that they were getting high, shedding and looked ugly, but they looked the way that they should. Ms. Nelson agreed, as they were the best that she had seen in the 16 years that she lived in the community. Mr. Blanco educated residents on how they should look whenever he received complaints and presented a proposal from GMS, for the stocking of Ponds E-16 and PC-2 with freshwater clams, as requested by the Board. This was one effective way to treat the ponds, as researched by Mr. McKelvey and Mr. Clayton Smith. Due to the acreage of the ponds, there would be 1,500 freshwater clams between both ponds. The proposal would include the purchase of the clams and having maintenance staff stock the ponds from a kayak.

Ms. Nelson asked if the clams would be by the shore. Mr. Blanco indicated that they would be further into the ponds, because if they were by the shore, the birds would eat them. According to the research, the proper way to stock the ponds was to put them in the middle of the ponds, so that they would bite the algae towards the bottom of the pond and work their way out. Mr. McKelvey questioned the kind of algae that they would consume. Mr. Blanco explained that they would eat the filamentous and planktonic algae and would do further research to see if they eat duckweed. If there was success in these ponds, they could explore doing this for Pond E-3 later. Mr. Cameron questioned the timeline to see results. Mr. Blanco explained if they stocked the ponds soon, they were transitioning into the Summer season, which created a great deal of algae, due to the runoff and expected towards the start of the Winter season, in November, they could gauge whether it was successful.

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On MOTION by Mr. McKelvey seconded by Mr. Reed with all in favor the proposal with GMS for Ponds E-16 and PC-2 in the amount of \$577 was approved.

- i. Midge Management Report**
- ii. Customer Complain Log**

Mr. Blanco presented the Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Mr. McKelvey pointed out that they were working on biological control of the algae. They spent thousands of dollars on midge control every year per pond. They were also looking into Gambusia fish to control midges and asked if they were considering this for Pond E-3. Mr. Blanco recalled when Mr. Smith was overseeing the District, they were looking at Pond E-3 and would verify if it was on the list. If not, he would provide a proposal to stock Pond E-3 with Gambusia and grass shrimp. Ms. Adams recalled that the Board wanted to consider aerators. Mr. Tony Reed pointed out that their experience was aerators was not good. Mr. Blanco stated from their experience, it was hit or miss, and they would have to constantly keep up with the technology. Mr. Zimbardi asked if it would help the pond situation. Mr. Blanco pointed out that they were effective but noticed them going down as often as they were on and needing constant maintenance. Ms. Leo stated they worked great but were a maintenance challenge. Mr. Zimbardi wanted to investigate solar options. Mr. McKelvey asked if there was any grant money available for the shrimp and clams. Mr. Blanco had not seen anything but could do further research. *There was Board consensus for Mr. Blanco to provide proposals for aerators on Ponds B-1 and E-3.*

NINTH ORDER OF BUSINESS

Review of Proposed Fishing Locations and Revised Stormwater Pond Use Policies

Ms. Adams recalled that the Board previously adopted policies governing the use of the ponds, canals and culverts and the policies. From time to time, the policies have been amended by the Board. More recently, there was a situation where a property owner was concerned that there were people fishing behind her home and appealed to the Board to consider regulating fishing on stormwater ponds. In addition, there were Board Members that interfaced with the HOA committees, for example, the Wildlife Committee or other Association committees, and there was concern that perhaps the District's policies had not been clear as it related to

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recreational fishing. Ultimately, the Board directed staff to present proposed policies allowing for recreational fishing. When proposed policies were reviewed by the District's insurance provider, they strongly recommended that if the District does allow recreational fishing on stormwater ponds, that there are designated fishing areas and that attractive nuisance signage be installed in places where people were likely to approach the pond. A copy of the Policy Statement for Stormwater and Tunnel Infrastructure was included in the agenda package, as the Board had the ability to amend their policies at any duly noticed Board meeting.

Ms. Adams reported that staff reviewed the proposed policies, with the key concern being that the stormwater ponds were designed as a utility and not for any recreational purpose. The ponds were not treated for pests and included alligators and other dangerous reptiles and in some cases, were designed with extremely steep slopes. The water was designed to filter contaminants and pollutants from stormwater runoff. Therefore, it is not safe to access the water, because of those potential pollutants. All the dangers were taken into consideration with the policies that the Board was considering. It was not the recommendation of the District Engineer, District Counsel or the District Manager, that the Board adopt policies that allow for recreational fishing. But there was concern from constituents that the CDD Board should communicate and have some consistency across all stakeholder groups, so there was no confusion. A copy of the current stormwater pond map, including locations of where the Board may want to consider fishing access points, was included in the agenda package. Mr. McKelvey pointed out that these were areas that Mr. Blanco recommended.

Mr. McKelvey pointed out that the issue was not with the Fishing Club, as they educated their members and all the CDD wanted to do, was to educate residents on where it was safe to fish, as many did not know where they should and should not go. Technically fishing was not permitted on these ponds, but it was tolerated. In addition, fishing was not abusive, but since it was happening, the CDD Board wanted to do a better job of educating residents and working with the Fishing Club on how to fish, in a safe manner, while being respectful of others. Mr. Burch pointed out that they were all in. Ms. Adams explained that the way that the policy was laid out, fishing was allowed at their own risk, but residential and private property should not be utilized or walked over, to gain access to fishing areas, easements through residential backyards along the community's stormwater system were for maintenance purposes only and were not general grants for access for fishing or any other recreational purpose. Access to residents'

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backyards via maintenance easements was prohibited. In general, access to stormwater ponds was restricted and fishing behind private residences, required permission from the resident. Residents have a reasonable expectation of privacy and security, so anglers should use common sense and respect when fishing on District property.

The Board opened the floor to audience comments. A Resident pointed out that residents could fish on areas designated as common property and questioned designated areas. Mr. McKelvey explained that someone could not just walk through someone's yard to get to the pond. They must use one of these access sites and if they had permission from the homeowner, they could walk behind their house. The Board did not want people to walk through homeowners' yards. A lengthy debate ensued with residents who questioned how to get permission from a homeowner when they walked behind their home. Ms. Nelson pointed out that they could knock on the person's door and inform them that someone wanted to fish behind their property. Mr. Ted Weiland of 951 Bella Viana Road indicated that none of his neighbors had problems with people fishing behind their house, yet a few vocal people had some objections to it and questioned why someone wanting to fish needed their permission. If someone did not want anyone to fish, they should post a 'No Fishing' sign behind their house. When Ms. Nelson was the liaison to the HOA Wildlife Committee, she understood that fishing was allowed in Solivita, but the CDD policy was for no fishing, as these were stormwater ponds. However, the HOA did permit fishing, according to their by-laws. This matter was brought to the Board's attention, because the CDD was the only one who said that no fishing was allowed, so everyone had the opportunity to follow the same policy for the sake of the community. Furthermore, she had no problem with the Fishing Club's Guidelines, as they were excellent or working with them, but the rest of the community did not know what the guidelines were.

Mr. McKelvey agreed that the wording was not the best, but the goal was to be respectful of homeowners that lived on the ponds, so that people were not being disrespectful, making noise or throwing trash, but there needed to be some ideas from the Fishing Club, on the wording, to best meet the needs of the fisherman and still be respectful of the homeowners that lived on the ponds. Besides being on the CDD Board, Ms. Nelson a notary in Solivita and had a client that was selling their home to move out of State. They called her in tears because the sale of their house fell through, because two guys were fishing behind her house, while the prospective buyers were in her house. The guys were driving their golf carts around the back of

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her property and drinking and behaving inappropriately. As a result, the prospective buyer walked away from the sale. When members of the Fishing Club heard what happened, they came and apologized and said they were going to find out who did this. This was why Ms. Nelson brought this matter to the Board's attention. Mr. Cameron pointed out that it was never good government to make policy based on one anecdotal case; however, when Ms. Nelson brought this matter to the Board, they were not aware of some of the other issues. There was nothing wrong with the Fishing Club and all the Board was doing, was trying to make what the Fishing Club was doing, legal and looked forward to working with the Fishing Club to come up with a policy that respected the fishermen and allowed the Fishing Club to do what they were doing in a respectful manner, so it did not disturb homeowners that lived on the ponds.

Mr. Weiland pointed out as a former neighborhood captain, no one could knock on someone's door, as it was a non-soliciting community. Mr. Cameron requested some of their ideas, as the Board was not prepared to act on a policy today. The Board wanted to work with the Fishing Club to come up with a workable policy and appreciated everyone for being here. Mr. Burch pointed out that the Board needed to consider the reality of what occurred during the fishing process, because fishermen did not plant themselves on a pond bank for any length of time, drinking or partying and were not behind anyone's house for more than 3 to 5 minutes, because they were walking around. Most people would greet them in a friendly way, but they could not speak for guests or visitors. A Resident asked if there was a law about golf carts being behind houses. Ms. Nelson indicated it was not allowed, but the Fishing Club parked their golf carts where they were supposed to. Those who drove their golf cart down to the bottom of the bank, were not members of the Fishing Club.

A Resident suggested that the Board and the Fishing Club work on a proposal to educate the non-Fishing Club members. Mr. McKelvey pointed out that part of the reason for doing this and one of their goals, was to educate the public on the use of the ponds. Ms. Nelson indicated that Ms. Adams was kind enough to pull fishing policies from several different Districts in Central Florida. Mr. McKelvey recalled that the Communications Committee from the HOA was happy to assist putting something out. Mr. Burch pointed out that they had an Ambassador Program to teach the proper way of fishing in the ponds and how to be respectful, which was available to all residents, as well as their Fishing for Trash and Adopt a Pond Programs. Mr. Cameron designated Mr. McKelvey to review the Ambassador, Fishing for Trash and Adopt a

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Pond Programs with Mr. Burch, as well as coming up with language for the policy and bringing it back to the Board. *There was Board consensus.*

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

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

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

Ms. Adams had updates to the Action Items List, which was included in the agenda package. She reported that Earth Day was coming up on April 22nd and Mr. McKelvey spearheaded the District's participation in this event. He coordinated a presentation on stormwater pond maintenance and described the comprehensive activities that would take place next Tuesday. At last month's meeting, a schedule was coordinated for staffing the booth. Mr. Blanco would not be in attendance, as he had a Board meeting elsewhere, but Mr. Cameron would be there from 4:00 p.m. to 5:00 p.m., Mr. McKelvey would be there from 5:00 p.m. to 6:00 p.m. and Ms. Nelson would be there from 6:00 p.m. to 7:00 p.m. As directed by the Board last month, Ms. Adams was working with Supervisor McKelvey on the educational materials. There would be a banner for the booth that promoted natural stormwater pond maintenance, and a double-sided handout would be distributed, regarding the littoral plantings, as well as the vegetation around the edge, and the stormwater pond map. One side would be for Poinciana and the other side for Poinciana West.

ii. Approval of Check Register

Ms. Adams presented the Check Register for March 11, 2025, through April 7, 2025, totaling \$74,419.51, which was included in the agenda package, along with the detailed invoices and Check Run Summary.

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On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the March 11, 2025, through April 7, 2025, in the amount of \$74,419.51 was approved.

Ms. Adams received a final copy of the audit, so that Board Members could review it.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 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, but some line items were over budget for field services, due to the erosion repair project, which was approved last year, but paid for out of this year's Contingency Fund. Mr. Zimbardi questioned how many rooftops were in arrears. Ms. Adams reported as of the end of February, the District was 96% collected, but at the end of March, if someone did not pay their taxes, in June the Tax Collector would sell the tax certificate and therefore, the District would be fully collected for this fiscal year. Ms. Nelson pointed out that they were off by a dollar under the net change in Fund Balance on Page 7, as on Page 6, the Total General & Administrative expenses was \$65,110, but according to her figures, it should be \$65,111. Ms. Adams believed that there was a rounding issue. Ms. Nelson further questioned why they were a month behind, as the financials were for the end of February, but it was now April. Ms. Adams explained that the bank statement did not come in until after the month ended and as a result, they were always reporting on the month that the bank statement was received. Ms. Nelson pointed out that other than that, everything looked fine, but some line items were in the negative. Ms. Adams explained that it was due to the erosion repair that was approved by the Board last year but was impacting the current budget. However, the District's cash position was good.

D. Field Manager's Report

- i. Pond Maintenance Report**
- ii. Midge Management Report**
- iii. Customer Complain Log**

These items were discussed.

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ELEVENTH ORDER OF BUSINESS**Supervisor's Requests****A. Presentation of Algae Abatement from Solitude**

The presentation of algae abatement from Solitude was discussed earlier in the meeting, but Mr. Cameron was dismayed that they could not get their agenda packages until a day before the meeting and requested that they be distributed no later than Friday before a Wednesday meeting. Mr. Tony Reed recalled when they just started a few years ago, when there were deficits like for attorney's fees, most of the fees were being reimbursed by Duke Energy or Taylor Morrison. Therefore, the impression that there was a shortfall, was not real. Ms. Adams reported that there was no Funding Agreement with Duke Energy and to her knowledge legal and engineering expenses were borne by the District. Mr. Tony Reed recalled a letter stating that they would reimburse the CDD. Ms. Adams pointed out that they offered to, and District Counsel directly communicated with Duke regarding this matter. The overall legal expenses are primarily due to meeting attendance, work directed by the Board, and any discussions or scheduled calls outside of meetings. Mr. Tony Reed pointed out that the legal fees were part of Taylor Morrison's compensation and was not just for meetings. It included all the interfacing with Taylor Morrison. Ms. Adams explained that there were no current reimbursable expenses, but anything related to the conveyance, was being tracked separately, if they applied for property conveyance those fees would be reimbursed.

Mr. Tony Reed questioned what percentage of the water quality, midges, reclaimed water and pH contributed to their problems, because they only had so much time and money to spend on these issues and they should be working on the most impactful of these items. Ms. Nelson asked if Mr. Tony Reed spoke to Mr. McKelvey about these items, as he made a presentation about these issues during two meetings. Ms. Adams indicated that the presentations were included in the agenda package. Ms. Leo explained that all these issues were naturally occurring, except for the reclaimed water, which was loaded with nutrients. Mr. Zimbardi asked if a Water Quality Report was published. Ms. Leo confirmed that they were published. Mr. Tony Reed pointed out that if they did not understand it and did not address it, they were doing a disservice to themselves. Mr. McKelvey recalled pointing out that reclaimed water was adding to their nutrient load in the ponds, which was why Mr. Blanco was meeting with the Association's Landscape Committee. Mr. Tony Reed just wanted to understand it, so they knew what they were dealing with.

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TWELFTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS**General Audience Comments**

Mr. Cameron opened the General Audience Comments Period. Dr. Brown explained with the water quality, they were not going to be able to modify the pH in the water, as all their soils and rainwater were acidic. One of the biggest problems, other than rainwater falling into the ponds, was a large amount of the water coming from the streets and drains that go into the pond. There were no filters at these storm water inlets; however, there were filters that would keep the plastic bottles from entering the ponds. It was also caused by leaves being blown into the ponds from the wind. He noticed in other communities a floating piping system, that allowed the water to flow through and under, but keeping out the debris, which he strongly recommended that the Board investigate, as a measure to help control what was entering their ponds. Ms. Leo pointed out that the mechanical system that Dr. Brown was referring to, would not help the flow volume that they needed to get out of the roads and into the drainage systems and would deter their purpose of getting the water off the roads. However, there were filtration systems that could be dropped into manholes, but they were expensive, and the District had many manholes. This was part of the bigger picture, and they could chip away at things over time, as the District was doing a good job with budgeting and looking at alternative options for treating the ponds. Mr. Cameron suggested working with the HOA, as they owned the culverts.

Dr. Brown worked with Clarke for years, as he lived on a pond that had midges. Staff would immediately alert them that there was an emergence of midges, and they would spray the pond. However, his main concern was the prior applicator was applying somewhere between 30% and 50% of the chemical, which was ideal, but the moment they changed applicators, it got worse, as they were spraying much too fast. When spraying a low volume spray, any wind would affect the particle, because if it was spraying at a high volume, they would come out in huge droplets, but a fine mist affects how hard it sprays. Mr. Jan Gripp of 3685 Via Monte Napoleone Drive, felt that this was a good time to combine the two CDDs. Ms. Nelson requested that he speak to the Poinciana West CDD Board, as there was no opposition from this Board. Ms. Sharon Burns of 328 Sorrento Road questioned who owned the fence that divided Solivita to the private property on the other side. Ms. Adams would meet with Ms. Burns after the meeting to

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look at it. Ms. Burns further asked if they could remove the overgrowth on Pond E-21, if the spraying did not work. Ms. Leo indicated that it was difficult to get access to it. Ms. Adams advised that staff was waiting for water levels to rise. Ms. Burns thanked the Board for cleaning up the leaves, as it made a huge difference throughout Solivita and was interested in hearing about the Fishing Club, as she lived on a pond. However, around Thanksgiving weekend, guests were fishing and did not know the rules. This matter was resolved, but if they got rid of the overgrowth in the pond, she would appreciate it. Dr. Brown questioned the amount paid for insurance. Ms. Adams indicated that it was included in the budget. The annual liability and public officials' liability was \$7,763 and the annual property insurance was around \$7,800. There being no further comments, Ms. Adams closed the audience comments period.

FOURTEENTH ORDER OF BUSINESS

Next Meeting Date – May 21, 2025, 12:00 P.M.; The Gator Room

Mr. Cameron stated that the meeting was scheduled for May 21, 2025, at 12:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the meeting was adjourned.</p>
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Signed by:



 Secretary/Assistant Secretary

DocuSigned by:



 Chairman/Vice Chairman