# *Poinciana*
# *Community Development District*

## *Agenda Package*

## *January 21, 2026*

# AGENDA

# *Poinciana*
## *Community Development District*

**219 E. Livingston Street, Orlando, Florida 32801**
**Phone: 407-841-5524 – Fax: 407-839-1526**


January 14, 2026

**Board of Supervisors**
**Poinciana Community**
**Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, January 21, 2026, at 12:00 p.m. at The Gator Room, 385 Village Drive, Poinciana FL.**

**Zoom Information for Members of the Public:**
**Link: https://zoom.us/j/88297815550**
**Dial-in Number: (646) 876-9923**
**Meeting ID: 882 9781 5550**

Following is the advance agenda for the meeting:

**Board of Supervisors Meeting**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the November 19, 2025 Board of Supervisors Meeting
5. Consideration of Fishing Policies
   A. Proposed Policies
   B. Proposed Map
6. Discussion of Pond 1B Conveyance from HOA
7. Ratification of Data Sharing Agreement with Polk County Property Appraiser
8. Consideration of Proposal for Cypress Tree Removal at 981 Glendora Dr.
9. Discussion of Pond Dye with Solitude
10. Consideration of Proposal for Clam Stocking in CDD Ponds
11. Review of Agreement with Solitude for Littoral Plantings
12. Consideration of Planting of Cypress Trees at 581 Grand Canal Drive
13. Consideration of Non-Ad Valorem Agreement with Polk County
14. Consideration of Proposal for Light Fixture Replacement
15. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager
        i. Action Items List
        ii. Approval of Check Register

iii. Balance Sheet and Income Statement

D. Field Manager's Report

i. Pond Maintenance Report

ii. Midge Management Report

iii. Customer Complaint Log

16. Supervisor's Requests
17. Other Business
18. General Audience Comments
19. **<u>Next Meeting Date: February 18, 2026, The Gator Room</u>**
20. Adjournment

Sincerely,

Tricia L. Adams

District Manager

# MINUTES

**MINUTES OF MEETING**
**POINCIANA**
**COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held Wednesday, **November 19, 2025,** at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

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

Also present were:

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| Tricia Adams | District Manager |
| Jay Lazarovich | District Counsel |
| Kathleen Leo | District Engineer |
| Joel Blanco | Field Services |
| Residents | |

*The following is a summary of the discussions and actions taken at the November 19, 2025, Poinciana Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS** **Roll Call**

Ms. Adams called the meeting to order and called the roll at 12:01 p.m. All Supervisors were present.

**SECOND ORDER OF BUSNESS** **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

Mr. Cameron opened the public comment period. There being no comments, Mr. Cameron closed the audience comments period.

**FOURTH ORDER OF BUSINESS Approval of Minutes of the October 15, 2025, Board of Supervisors Meeting**

Mr. Cameron provided a correction under the Ninth Order of Business, to approve the invoice for the Bella Viana tunnel striping in the amount of $950. That was an old invoice. The invoice that was approved was in the amount of $1,600. Mr. Blanco would verify it. Mr. Cameron pointed out under the Tenth Order of Business, the second paragraph referred to a washout on Amalfi Lane. The amount of the bank restoration should be removed, as it was not $18,000. Ms. Adams agreed, as the amount was not pertinent to the discussion. Mr. Lazarovich noted under the Fifth Order of Business, there was a statement by Ms. Jan Carpenter that the email was sufficient. This was regarding the License Agreement with the HOA. According to the email, it would not be sufficient.

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| On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the Minutes of the October 15, 2025, Board of Supervisors Meeting were approved as amended. |

**FIFTH ORDER OF BUSINESS Review of Fishing Policies**

**A. Proposed Policies**

Mr. Cameron appreciated all of Mr. McKelvey's hard work. A new draft of the proposed Fishing Policies was provided. Mr. McKelvey recalled that there was good discussion at the last meeting, as the Solivita Fishing Club and Board Members brought up many good points, since enforcing any policy was going to be difficult. Therefore, it was a good educational tool for the residents and non-residents of Solivita. The Solivita Fishing Club did a good job educating their members on the safe and respectful use of the ponds and the idea was to enlist them in this educational effort. To ensure that people had the training, they would need a permit showing that they went through the training offered by the Solivita Fishing Club. They would teach people how to respectfully treat the fish and provide alligator awareness. The bottom line was in order to fish in the ponds, participants must go through the Solivita Fishing Club training program. Mr.

Reed questioned the details of the training program. Mr. McKelvey indicated it had not been developed yet. The following residents addressed the Board:

- Mr. Duanne Voss pointed out that people who wanted to fish would join the Solivita Fishing Club and come to a meeting. They would be informed of all the safety rules, like not driving a golf cart close to pond banks or behind any houses. If a homeowner asked them to leave, they would leave and fishing was strictly catch and release. Mr. Voss indicated that they had cards that they gave every new member with all the rules and regulations. At the last meeting, they were putting something together for newcomers.

Mr. McKelvey pointed out that he spoke to the President of the Solivita Fishing Club about the details that needed to be worked out and proposed adopting a policy like this by July 1st, for example, which would give the Solivita Fishing Club time to formalize the training. Mr. Cameron felt that the policy incorporates many of the items that were discussed at the last meeting. If everyone had to have a permit and they were fishing without a permit, they could be asked to leave and must leave, but if they had a permit and they violated the policy, they would lose their permit. Therefore, they should be able to get the HOA and security involved for enforcement. Mr. Lazarovich confirmed if the Board went this route, a few steps would need to be implemented, including a rate hearing and then they would need to figure out the enforcement aspect. Mr. McKelvey pointed out that the Solivita Fishing Club would handle the permit. Ms. Adams recalled that one of the questions was whether the CDD could enter into an agreement with the HOA to enforce CDD policies related to fishing and authorize them to use their subcontractor to do so. Mr. Lazarovich confirmed that the CDD could enter into an Enforcement Agreement. Mr. Cameron indicated that the Solivita Fishing Club was not under the HOA and asked if the agreement could be directly with the Solivita Fishing Club. Mr. Lazarovich must see what the Solivita Fishing Club was organized as. Mr. Cameron suggested that the HOA agree to be overseer, so that they could delegate the responsibility to the Solivita Fishing Club. Mr. Cameron questioned what was involved in the rate hearing. Mr. Lazarovich stated that it would only be for a non-resident. Mr. McKelvey pointed out that the policy indicated if they had expenses associated with the permit, the Solivita Fishing Club could charge a nominal fee. Mr. Lazarovich explained that the rate hearing was a statutory process. Notices must be sent out and there was a 35-day notice requirement and once advertised, they would have a rate hearing to

discuss the fees. There must be public comment and once the rate was adopted, then a policy would be implemented.

- Mr. Mel Eldersman asked if this was for non-residents only. *Mr. McKelvey indicated that the policy would be for residents, but technically a non-resident could come in and fish, but they were trying to change the policy to where they must go through the training and pay a fee, to discourage them from coming in to fish. A resident must also obtain a permit to fish. A guest would not need to get a permit but must be with the resident when they were fishing.* Mr. Eldersman understood that everyone must pay to fish. *Ms. Nelson confirmed that there was no charge for a resident to fish. Mr. McKelvey pointed out if the Solivita Fishing Club underwrites this completely, there would be no charge, but they could charge $1 or $2 for the permit.*

Mr. Lazarovich advised that this was not an official permit, but the CDD was granting access to the stormwater ponds that were owned by the CDD, as the CDD did not have permitting powers. Mr. Cameron understood if a resident was over 65, they did not have to have a fishing permit to fish in Florida ponds, but an outsider under 65 must have a State permit, in addition to this permit. Mr. Cameron pointed out that there was no way to enforce fishing behind people's houses, as it was strongly discouraged, but they were encouraged to use the fishing areas designated on the map. However, if a resident comes out and asked them to leave, they must leave. If they did not leave, security could be called and they could lose their permit. What it did not say, was how long they would lose their permit for and that was something that the CDD Board needed to look at it. Mr. McKelvey pointed out that they would be trespassed. Mr. Reed questioned how trespassing related to this. Mr. McKelvey indicated that the idea was that they were not welcome and were considered trespassing.

Mr. Lazarovich pointed out in that first sentence, it referred to language that there was fishing at own risk and the words, *"At designated ponds,"* would be added to make it clear that it was not in all ponds. Mr. McKelvey clarified that they were encouraging people to fish in designated ponds but not prohibiting fishing in other areas. Ms. Nelson felt that was a good compromise. Mr. Reed suggested changing it to, *"It is encouraged to fish only in the ponds designated."* Mr. Lazarovich pointed out in the first paragraph, the word, *"Anglers"* was used, but was never defined, for which he would get clarification on. Furthermore, this was the CDD's

policy and saying that anglers understand and agree, was not an agreement with those people. Ms. Adams suggested District Counsel has an opportunity to work through this document and bring it back for consideration at the next meeting. Mr. Lazarovich noted under Section 9, the last sentence stated that golf carts were prohibited, but *"strictly prohibited"* was used in other sections and would amend this statement. In addition, he felt that it was beneficial to have something noting if at any point they receive notice from the State permitting agency that it violated the CDD's permits, the permits assigned and any others could be revoked. Ms. Adams suggested saying, *"Fishing pass,"* if the word *"permit"* becomes problematic. Mr. McKelvey felt that *"permit"* had stronger wording, as the idea was for people to have the training to use the ponds safely, which according to the President of the Solivita Fishing Club, members were on board with it.

Mr. Reed asked if the HOA was on board with what the CDD Board was working on. Mr. Cameron did not feel that it would be a problem and would be something that he could approach the HOA on. Mr. Reed believed that anyone fishing in Solivita that goes through the training, should receive a *"Solivita Fishing License"* and expected that the HOA would understand that, as the CDD's concern over enforcement, had to do with fishermen in resident's backyards too close to the property. Instead of engaging with the fishermen, the homeowner can call security. Security should then ask that fisherman, if they had a fishing permit. If they did not have one, security should ask them to leave. The idea was to minimize the resident interface with a potential problem. If security had an issue, they should call the Sheriff. This should be done with the HOA through the security contract. Ms. Nelson noted that there were two different security companies. Mr. Cameron pointed out that this did not include the ponds in Poinciana West. Mr. Cameron felt that it would be nice if it was community-wide, but they did not control anything west of Solivita Boulevard.

- Ms. Sunshine Croce of 1930 Molise Drive agreed with Mr. Reed about confrontations, because when she asked someone not to fish in her backyard, it was confrontational and did not want there to be language that they were allowed to be in a backyard. *Ms. Nelson pointed out that this was the purpose of the training and one of the issues that they were working with the Solivita Fishing Club on.*

- Mr. Tim Folton of 536 Glendora Road suggested adding, *"At the residents pleasure."*
- Ms. Sunshine Croce of 1930 Molise Drive asked if a Solivita Fishing Club member fishing in her backyard, could present a card saying that they were a member of the Solivita Fishing Club. *Ms. Nelson felt that they should not have to.* Ms. Croce voiced concern that when they were fishing, they were feeding the gator, which they were not supposed to do.

Ms. Adams pointed out that since the pond would be open for a recreational purpose, the District should reserve the right to close the pond for maintenance or any other issues. She would provide the word document that Mr. McKelvey forwarded to her to District Counsel, to add this provision, make any other recommended changes and bring it back to final approval by the Board. Mr. McKelvey recalled asking Ms. Adams to consider posting additional signage, as they already had alligator signage. Ms. Adams reported that the recommendation of the insurance company was posting signage about fishing at own risk, at proposed fishing locations with signage reiterating key issues. Mr. McKelvey asked if they could have a QR code. Ms. Adams replied affirmatively, but there would be recommended language from the insurance provider regarding dangers and risks. They could utilize existing posts to save money.

- Ms. Rose Kerr of 389 Sorrento Road did not see how the fishing pass would work and questioned how they would get the word out. *Mr. McKelvey confirmed that the Chair of the Communications Committee, was willing to help get the word out.*
- A Resident asked if there was a possibility to remove the language where they could go behind people's houses to fish, as it was a double negative. *Mr. Lazarovich pointed out that Provision 10 said fishing behind a resident's home was not recommended but not specifically prohibited. Ms. Nelson asked if Mr. McKelvey asked the Solivita Fishing Club why they wanted this provision in there. Mr. McKelvey indicated that it was a tradition, but eliminating this language would not prohibit it. The policy would not allow someone to be behind their house. It was difficult to enforce, but would encourage people to do the right thing, as there currently was no policy. Mr. Lazarovich pointed out that further down in that section, it says if the area was shorter between the home and CDD*

*property, they should avoid it. Ms. Nelson noted that this was part of the education by the Solivita Fishing Club.*

- Mr. Duanne Voss pointed out that their policy was fishing where there was public access and not behind anyone's house. If the Club heard a complaint about someone driving a golf cart behind their house, they would investigate it. Most of the time, it turned out to be a snowbird or someone visiting. *Mr. Reed recalled that Mr. Zimbardi witnessed a Solivita resident driving their golf cart on CDD pond banks, resulting in the individual almost going into the pond. Technically, they should not be on CDD property or on the pond banks and was in favor of security telling them to get out, but they could not do this without the HOA agreeing to it. He also wanted to minimize the liability, because the golf cart almost rolled over into the pond. Mr. Cameron confirmed that there was no CDD property damage.*
- Ms. Rose Kerr of 389 Sorrento Road asked if anyone could walk in from outside of Solivita to fish. *Mr. Lazarovich indicated that the policy says that they could not do so and had to go through these steps. Mr. Reed pointed out that no fishing was allowed and was enforceable by security and the Sheriff.*
- Ms. Sunshine Croce of 1930 Molise Drive approved of people fishing, as long as it was in their own backyard, but requested that the language be re-worded that they could not go into other people's backyards. *Mr. McKelvey pointed out that the goal was to start out with this and if issues cropped up, they could add to it, as the number of cases where this was an issue, was relatively small and was confident that with the educational program by the Solivita Fishing Club, it would minimize those circumstances.*

Mr. Lazarovich asked if there was communication with the HOA to amend the policy and delete it from their declaration. Mr. Cameron confirmed that no formal action had been taken and to change anything in the Master Declaration, there must be a community vote. There were discussions at the HOA meeting about not changing the Master Declaration one item at a time. The HOA wanted to compile all the things that needed to be changed, include it in one policy and have the ownership members vote on it at an annual meeting.

- Ms. Sharon Burns of 328 Sorrento Road reported on Sunday, the 16th, two adults crossed over an area that was taped off and onto the pond bank. On the 17th, two small boys went over the gate and started fishing, all by themselves. She tried to be patient and ended up calling security. They were fishing because the gate was taken down and there was yellow tape. Now they were fishing on the opposite side of the pond where they lived, which was non-Solivita property. She was informed by Mr. Blanco that there would be a gate with a padlock. The kids should not have been there, but now the Board was saying that they could come onto her property and fish. *Mr. Cameron noted that this was not what the Board was saying. The CDD had approval from the HOA to access that area, so staff could mow the other side of the lake, but the CDD did not have any control over the HOA's contract. The gate would eventually be locked and then the HOA would be able to use that gate to mow the backside of the wall.*

*There was Board consensus for Mr. Lazarovich to provide a revised draft policy to the Board at the next meeting.*

**B. Proposed Map**

Ms. Adams presented the proposed fishing location map, which was included in the agenda package. Mr. McKelvey indicated that the Fishing Club would help to designate areas of ponds that had no houses around the pond, with the goal of encouraging people to fish in these areas. The little black dots were designated fishing areas. Ms. Adams pointed out that the map was prepared by field staff and any comments from Board Members, were incorporated. Ms. Nelson felt that people should be able to fish all the way around D9, the Shorehaven Pond, because there were no houses around it. Mr. Blanco would make this revision.

**SIXTH ORDER OF BUSINESS Consideration of French Drain Application**

Ms. Adams recalled that several years ago, the Board adopted a policy to address erosion issues on CDD property where residential drain lines terminated, because the water was gushing out. The policy had specifications for the way that drains should be installed, if they're terminating on CDD property. The only time that the CDD would get involved, was if a resident or property owner had a request to install a drain line that terminates on CDD property. If that's

the case, an application was required, which included an application fee, diagram and Drain Installation Plan, which were included in the agenda package, along with an engineer's document, which was prepared by Ms. Kathy Leo. Where the drain terminated, there was a pop-up emitter, which diffused the water, preventing erosion on CDD property. The District Office received an application for an installation and recommended that the Board approve it, subject to staff review. Once it was signed off on, they would enter into a form of agreement, which was also included in the agenda package. This would be a recorded document that stays with the parcel. Mr. Cameron questioned the permit fee. Ms. Adams indicated that it was $75, which included Ms. Leo's review fee. Mr. Cameron pointed out that the popup was outside of the water line and asked if this was typical. Ms. Leo confirmed that this was the detail that was given to the resident. It needed to be outside, as otherwise the installation would be difficult. Ms. Adams pointed out that Mr. Pasquissi was in attendance, in case the Board had any questions.

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| On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the French drain application for Pasquissi was approved. |

**SEVENTH ORDER OF BUSINESS** **Consideration of Grass Carp and Barrier Screen Proposal**

Mr. Blanco presented a proposal that was prepared by the District's service provider for pond maintenance, which was included in the agenda package. The proposal was for permitting barriers and a one-time stocking for grass carp on Pond B1, as an alternative to the algicide that was used throughout all the ponds to treat the hydrilla. It was in the amount of $3,100. Mr. Zimbardi asked if Pond B1 had hydrilla. Mr. Blanco confirmed that B1 did not have hydrilla, but the Board wanted to explore options for the ponds and B1 was the pilot pond. Grass carp was one option, if one of the ponds had hydrilla. Mr. McKelvey understood that B1 may not be the ideal candidate for this experimental program. Mr. Blanco indicated there was no present hydrilla in B1 but could check with the technician to see which ponds were experiencing the worst of the hydrilla, if this type of method was effective for that specific pond and come back to the Board. Mr. McKelvey felt that made more sense. Mr. Reed agreed, as they needed to have a more comprehensive plan, but asked if these were non-native or native fish. Mr. Blanco would have to check. *There was Board consensus to defer this item.*

**EIGHTH ORDER OF BUSINESS** **Consideration of Proposal for Littoral Plantings**

Mr. Blanco recalled at prior meetings, it was noted by residents that lived around the chain of ponds on Shorehaven, that the fireflags planted by the developer, were ugly and dying. As a result, he reached out to Solitude for a proposal to remove all the fireflags and replant Duck Potato, Pickerelweed and Spikerush, which were beneficial plants thriving on other ponds and were more aesthetically pleasing. Mr. Cameron asked if it would be around the entire perimeter of the pond. Mr. Blanco replied affirmatively. Ms. Adams pointed out that a handout was available to residents and Board Members. On the specification sheet, there was a picture of the Spikerush, Pickerelweed and Duck Potato. Ms. Leo asked if they needed 100% coverage or a percentage around the perimeter. Mr. Blanco wanted like for like littorals that were aesthetically pleasing. There was no erosion in there that would necessitate having 100% coverage and recommended 80% littorals and 20% area where there were no littorals. Mr. Cameron pointed out that Pond D8 had similar issues and asked if there was a plan to plant littorals on this pond. Mr. Blanco indicated if the Board wanted to move in that direction it was something that he could obtain a proposal for. The only ponds that had fireflags were the Shorehaven chain of ponds. Mr. Reed wanted to add plants to stop erosion.

Ms. Nelson spoke to residents on Pond D8, who wanted the fireflags to be removed. Resident Jim Cole was one of those residents. Mr. McKelvey was in favor of proceeding with this proposal and then work on a proposal to do the other ponds but questioned the season for doing the plantings. Mr. Blanco indicated it was ideal to do it during the dry season. Mr. McKelvey requested that Mr. Blanco come back in January with another proposal. Ms. Leo asked if the plantings were done in a cross section. Mr. Blanco confirmed that it was done in clusters on Pond E3; however, the Pickerelweed and Duck Potato were spaced out and filled in between them with Spikerush. Ms. Adams recalled that previously Clarke included a warranty in their proposals of six months for 80% survival but did not see that in this proposal. Mr. Blanco would reach out to the Account Manager for Solitude. Mr. Cameron questioned how big the plants were and how long it would take to mature. Mr. Blanco recalled that it took half of a year for the littorals to start growing in E3. Currently, the littorals in E3 were mature. Mr. Reed pointed out that the warranty should be six months to a year.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor the proposal from Solitude for littoral plantings in the amount of $7,330, subject to the inclusion of the warranty language was approved.

**NINTH ORDER OF BUSINESS** **Presentation of Research on the Use of Pond Dye**

Mr. Reed provided summary sheets to the Board and presented his research on the use of pond dye. One of the things that intrigued him, was that there was no one solution to resolve all Solivita's problems. It takes a combination and experimentation. The only thing that they missed in their discussions, was that they treat algae after the fact and were spending a great deal of money to do so. Therefore, in this review, he wanted to look at what they could do to prevent algae, so they did not have to spend money to treat it. One solution was pond dye, which reduced sunlight penetration. There was a study done in The Villages, where they put pond dye in 10 ponds, to try to determine whether it would prevent algae. However, Phase 1 of that test would not end until January of 2026. They had EPA grants, HOA funding and CDD funding totaling $150,000. He also spoke with some professors who wanted $10,000 to be involved as consultants. However, they did not need to pay these professors and instead, they needed to research it themselves. Mr. Reed recommended selecting four ponds, putting dye in two of the ponds and putting in dye plus bacteria in the other two ponds. In his research, he also found that this would also help with midges. However, he could not prove that yet, but it was possible. He provided a plan that he would like to commence with, if everyone agreed. To start, he needed a raw sample of water, to tell what the oxygen content of the water was, before they installed aerators, as he did not know if there was an aeration issue. There were other things that they could do, other than the pond dye, such as aeration, but his plan was to put dye in two ponds and dye plus bacteria in the other two ponds and suspend chemicals for the duration of the test. Then they would find a pond in Solivita where they had electricity close enough to do an aeration test, in addition to the pond dye and bacteria. However, it would cost $50,000 to aerate one pond and they had over 100 ponds in Solivita, so there was no cost benefit, but dye would cost half of what they were spending on chemicals.

Ms. Nelson was familiar with the dye, as her son lived near a pond that had dye, but it did not work, because the pond must be shallow enough for the dye to do the work; however, if they were going to stop all chemical use, she questioned what happens if the midges increase in the

test pond. Mr. Reed pointed out that this test was only for the algae treatment and they would stop the chemical use for the algae treatment only. Mr. McKelvey asked if this would work in deep ponds. Mr. Reed confirmed that it did not work as well. However, if they shade the water so that sunlight did not penetrate it, they had a chance to minimize the amount of algae that was formed, so that it did not spread out all over the pond, which was what he wanted to test for and what was being tested in The Villages. Mr. McKelvey recalled that they had a proposal on bacteria, but it was pricy. Mr. Reed did not want to rule out anything until he does the research. Ms. Nelson preferred to hire an expert such as from the university. Mr. Reed felt that they could do what the consultants do, without spending all that money. Ms. Nelson pointed out that Mr. Reed did not want to spend money but wanted the ponds to be in good shape and sometimes they had to spend money to make the ponds look good.

Mr. Cameron wanted to know the cost and if they could alter the contract of their vendor for those ponds, in addition to what has already been raised. Mr. Reed pointed out that they already had the level of expertise with Solitude, who was also the contractor for The Villages. They were using dye and bacteria in The Villages ponds and doing a test and proposed doing the same thing on four ponds in Poinciana, to see if it worked. Ms. Leo felt that Mr. Reed did a great deal of great research and recommended finding out the results of The Villages testing and coordinating with them and offered to contact them. Mr. McKelvey felt that this was worth exploring. Ms. Nelson agreed. Mr. Zimbardi wanted to explore the grants. Mr. Cameron suggested obtaining a copy of the grant that The Villages used. Mr. McKelvey suggested having someone from Solitude come and speak at the next CDD meeting about their experience with pond dye and bacteria. Mr. Reed agreed, as they could explain what they were doing in The Villages and how they were doing it. Mr. Cameron liked the idea of having Solitude come at the January meeting and provide their experience with pond dyes and bacteria in The Villages. *There was Board consensus to invite Solitude to the January meeting.*

**TENTH ORDER OF BUSINESS** **Designation of Chairman to Discuss Potential Transfer of Wetlands and Stormwater Ponds to CDD**

Mr. Cameron reported meeting with Taylor Morrison, as a follow up to the status of the License Agreement that was sent to them last month and the status of the plans to repair the three bridges on the golf course. Ms. Nora Schuster brought up wetlands and ponds, but he made it

clear that he had no authority to make any commitments. But in public meetings, this Board appeared to be amenable to owning all the wetlands. Mr. Cameron indicated that he was not stating anything that was out of order but felt that they needed to start having discussions on that issue. Ms. Adams recalled that the Board adopted an Application Policy, that included an application fee to cover legal and engineering fees, as well as an estimate of the cost to maintain the ponds for the year and other helpful information. Therefore, this was a pre-application meeting to sort out what they were looking at potentially conveying to the District. In addition to discussions with Taylor Morrison, at last month's meeting, it was identified that there was a pond that was half owned by the CDD and half by the HOA and in addition to the discussions with Taylor Morrison, at some point, there may need to be discussions with the HOA. Ms. Nelson questioned whether there was a benefit to owning the wetlands. Ms. Adams indicated that the CDD was the permit holder for the stormwater system. Ms. Leo explained when they researched this topic, the Engineer's Report for the bond issue, discussed the wetlands being part of the master stormwater system and ultimately being conveyed to the CDD at some point. The stormwater permits were all interwoven with the wetlands and the discharge point for most of the ponds. Some flow through the wetlands and was part of the conveyance system throughout a broader system. Since the developer no longer had an interest in what was going in the project from 10 years ago, she felt that it was in best interest of the District to take on the wetlands, but they needed to look through the permits to make sure 100% that there were not any additional long term reporting requirements. Ms. Nelson questioned whether there was any downside to the CDD owning the stormwater ponds. Ms. Leo did not think so, if there were no long-term permit obligations. Mr. Reed understood in perpetuity, the CDD was responsible to ensure that invasive species in their wetlands do not exceed 10% to 15%. If they do, the permit requires the CDD to pay for fixing it. Ms. Leo pointed out that this was standard language on every permit that was written by the South Florida Water Management District, for the protection of the environment. In her experience, she had never seen any CDD that had to take care of invasives. It could potentially happen, but it was highly unlikely. Ms. Nelson pointed out that it did not matter whether the CDD owned the wetlands or not, they were still responsible for them on the permit. Mr. Cameron felt that it was a moot issue, as it was already the CDD's responsibility, whether they owned them or not. Ms. Adams recommended that the Board approve a carte blanche

motion for the Chairman to represent the CDD when discussing property conveyances either with the HOA or the developer.

> Ms. Nelson MOVED to authorize the Chair to represent the CDD when discussing property conveyances with the HOA or the developer and Mr. McKelvey seconded the motion.

Mr. Reed pointed out that the CDD had an agreement with Taylor Morrison to pay for an engineering and legal overview of property transfer. It has worked fine, as the CDD was paid on time, but he understood that the wetland process was to carry forward until they were completely gone and they needed to make sure that was the case. It was his opinion, that Taylor Morrison should continue to pay for the cost of legal and engineering reviews. Ms. Adams confirmed that for the District to consider the conveyance of property from Taylor Morrison, there was an application process including fees.

> On VOICE VOTE with all in favor to authorize the Chair to represent the CDD when discussing property conveyances with the HOA or the developer was approved.

**ELEVENTH ORDER OF BUSINESS** **Report from Supervisor Nelson Regarding CDD Accounting**

Mr. Cameron recalled at the last meeting, the Board provided some questions to Ms. Nelson, and she was designated as the CDD's representative to talk with the accounting firm. Ms. Nelson provided the answers to the Board and asked if they had any questions. Mr. Cameron asked if the accountant provided an organizational chart. Ms. Nelson indicated that the accountant planned to provide her with one; however, they had 13 people handling 97 CDDs. Mr. Cameron pointed out that they did not handle GMS payroll, but they handled payroll for the Supervisors. Ms. Nelson confirmed that they did not handle GMS payroll, but they handled anything having to do with the CDD. Mr. Cameron indicated that he did not specifically approve the attorney and engineering invoices, but sees them after the fact, in case he had any questions. Ms. Nelson explained that once the invoice comes in, it was recorded and then they forward it to the District Manager. Ms. Adams confirmed that the Chair was copied. Ms. Nelson pointed out that she felt much more comfortable, as she now knew why their reports did not match the Check

Register. It was due to a timing issue. She would much rather have the correct report with all the information in it, than to receive three different reports for the same period with conflicting information. Mr. Cameron pointed out if Ms. Nelson was happy, the Board was happy. Ms. Nelson confirmed that she was happy.

**TWELFTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

Mr. Lazarovich reported that the Licensing Agreement with Avatar was still under review with their legal department but would keep an eye out for it. Mr. Cameron indicated that he contacted Avatar earlier in the week but did not get a response. Mr. Lazarovich wanted to get clarification on the License Agreement with the HOA, as it was his understanding that the HOA was supposed to prepare it, but had not received anything to date. Mr. Cameron spoke to the President, who was not aware of it. Mr. Lazarovich reported that an Easement Agreement was needed for the gate. Mr. Cameron understood that there needed to be a new License Agreement to open the gate that the CDD just paid for, to access E21, but did not understand why they would have to go through that gate and make a right hand turn to go through 10 feet of CDD land, when their contractor would continue to mow coming from the street and would not ever use it. Therefore, they were paying for half of a gate that they would never use and asked if a License Agreement was necessary to access CDD property. Mr. Lazarovich pointed out if it was to get to CDD property, it was not needed and believed there might have been some misunderstanding and would get something together. Mr. Cameron believed that there should be discussion about transferring ownership to half of that pond. Mr. Lazarovich asked if they should have that discussion before they prepare an agreement. Mr. Cameron understood that the HOA wanted the CDD to mow it and there needed to be an agreement to allow the CDD to mow their side of the pond. Mr. Lazarovich would prepare the agreement.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager**

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package. Many of these items were already discussed. Mr. Cameron reviewed it but did not see anything. Mr. Reed would like to understand how the clam stocking was going. Mr. McKelvey requested an update on the clams at the January meeting. Mr. Blanco recalled at a prior meeting, there was discussion about providing a report on the result of the clams and could provide something during his Field Manager's Report. Mr. Cameron requested a report at the January meeting.

**Approval of Check Register**

Ms. Adams presented the Check Register for October 7, 2025, through November 7, 2025, totaling $52,778.35, which was included in the agenda package, along with the detailed invoices and Check Run Summary.

> On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the October 7, 2025, through November 7, 2025, Check Register in the amount of $52,778.35 was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through September 30, 2025, which were included in the agenda package. No Board action was required, as the financials were provided for informational purposes. They provided a good picture of cash balances for Fiscal Year 2025. Mr. Cameron asked if they received more from the tax roll than what was budgeted. Ms. Adams replied affirmatively, as some taxpayers were not taking the early payment discount. The District was on par with the budget for administrative expenses, but overall, the adopted budget was $150,564 and actual spending was $151,701. Field items were slightly under, but for total expenditures, the budgeted amount was $889,298 and actual spending was $848,447, for a difference of $40,851, which remains in the General Fund. Mr. Cameron asked if the Property Appraiser changed their rate, as $7,000 was budgeted, but they billed $9,500. Ms. Adams confirmed that it was a percentage of what was collected but would investigate this further. Mr. Cameron appreciated that.

> On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor the unaudited financial statements for September were approved.

**D. Field Manager's Report**

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. The additional landscaping that was approved at the last meeting, to clean up the landscaping bed to the left of the Bella Viana exit ramp and E-21 bush hogging, was completed. The Bella Viana landscaping beds were de-weeded and dead Oleander tree branches were removed throughout that area. The E-21 bush hogging was scheduled for and completed last week. Landscaping reviews were conducted throughout the District. The CDD owned buffer area behind Umbria Drive, has been consistently moved with overhanging branches to be trimmed off. Pond tracts have been neatly mowed, especially closer to the waterline, to clean up those beds, in preparation for the Spring and Summer months. A resident at 981 Glendora Road, reported that a trio of Cypress trees were getting close to her home and requested Board consideration for removal of those trees. The area was reviewed and staff found tree roots close to her lanai. Ms. Nelson asked if it was a CDD responsibility. Mr. Blanco checked with the Property Appraiser website, and it was determined to be on CDD property. Mr. Cameron asked if they normally remove trees. Ms. Adams indicated that it was up to the Board. Mr. Blanco recalled this occurring on a pond in Poinciana West and the trees were removed for $5,000. Ms. Nelson asked if the homeowner was amenable to moving the trees. Mr. Blanco indicated that the homeowner wanted to see if the trees could be removed. There was Board consensus for field staff to bring back a proposal to remove the trees and provide at the next meeting.

Mr. Blanco reported that the District Engineer provided a list of wetland crossing checkpoints for field review. Four areas were within Poinciana that he did review. One needed the removal of vegetation that was growing close to a culvert on Bell Tower Crossing West. He could also obtain a proposal to cut back the vegetation, so they have better flow. A resident on 4042 Via Toledo Drive requested Board consideration of maintenance for a landscaping bed on a CDD tract, on the corner of P-5 for bush and palm trimming. They were currently looking at that with Floralawn. Both the Venezia Tunnel and Shorehaven Park, have been consistently maintained in satisfactory standards, like surrounding HOA maintained areas. Field Staff has continued to review the ponds alongside the aquatics vendor throughout the District. Mr. Cameron recalled that staff was looking at a cost to replace the lights in the tunnel, because many of them were cracked. Mr. Blanco planned to have something for the January meeting, as he was

working with another Field Manager who had expertise on it. They were looking at getting LED lights that had full range and whether stucco work needed to be completed. Two options would be provided for each tunnel, in case the Board wanted to do one tunnel, but not the other.

Regarding the ponds, Mr. Blanco reported that during the dry season, the landscape vendor was mowing closer to the waterline, and the aquatics vendor was spraying in between littorals to treat weeds to clean the area. That was something that he was communicating to residents. The Board already reviewed the proposal to remove the fireflags. Field staff has been monitoring the A9 bank for the entire year (Winter, Spring, Summer and Fall). The bank had prominent shelving with some littorals present. Staff recommended planting Spikerush, to help support the backside of the pond. A resident claimed that they lost a significant amount of land; although, if any erosion was occurring, it was always CDD land first and then resident land, which the resident was informed about, but the resident was claiming that there was significant erosion over the years. Mr. Blanco obtained the Property Appraiser map from 2024, showing a photo of the ponds during that time. Based on the pictures, there was nothing significant. However, there was prominent shelving and recommended having Spikerush added there to support the bank more and offered to provide a proposal at the next meeting. Ms. Adams asked if there was clarification on whether they needed a proposal for maintenance of a corner of P5. Mr. Reed recalled that Mr. Blanco was going to get one. Mr. Cameron spoke to Floralawn this morning and was told that the homeowner wanted to have it trimmed, to have more of a lake view. Floralawn said that they could trim the Palm and tighten up the shrubs at no cost but not cut them down. *There was Board consensus to do a one-time trimming and tightening up of the shrubs.* Mr. Blanco would follow up with the resident.

**i. Pond Maintenance Report**

Mr. Blanco presented the Pond Maintenance Report, which was included in the agenda package. The first one received was last month's meeting and this would be the second time Solitude was providing this. There was always that one pond that they had trouble with every year and it seems like this year, it was the chain of wands on Shorehaven. This was something that he was working with the aquatic's vendor on and the technician that was onsite that applied the algaecide for Solivita. They were in communication in addressing the algae, not just the common algae, but a mix of baby tears, hydrilla, the common algae. They also addressed the

edge grasses that were growing out three or four feet, to have it looking more presentable at the start of the year.

**ii. Midge Management Report**

**iii. Customer Complaint Log**

Mr. Blanco presented the Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Clarke made them aware if any resident wanted them spray the midge fogger closer to their homes, they needed to be request it through field staff and it would be communicated to them. A couple of residents did request this, and staff was retaining a log, which was included in the agenda package.

**iv. Consideration of Adding Larvicide Treatment to Pond C4**

Mr. Blanco presented a proposal to add a larvicide treatment to Pond C4, which was included in the agenda package. He heard from Ms. Cherrief Jackson of Clarke Midge Control, quite a few times, at the end of June or July, October and earlier this week, to report midge activity. Since that time, they always reached out to Clarke and had a fogging done for that pond. Videos were provided as well, which he forwarded to the Board. Ms. Jackson reviewed this pond and had the technicians go out there to do the fogging, to provide a report on the conditions of that pond. Based on his conversations with Ms. Jackson, it was not the worst that she had seen. October was the worst outbreak of midges, but the times that she has gone out, it has not been as bad as other ponds and recommended three months of larvicide of a pond to see if it helped. Mr. Cameron asked if the $2,200 was for three times. Mr. Blanco indicated it was a yearly fee to add larvicide to the agreement. Mr. Cameron asked if the Board wanted to approve three months or a year. Ms. Nelson preferred to do the entire year.

> On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the proposal to add a larvicide treatment to Pond C4 for one year in the amount of $2,288.59 was approved.

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

Mr. Reed pointed out when Mr. Cameron was negotiating or talking with the HOA about the property conveyances, he was concerned that the west did not intend to officially take the property, but what was anticipated, was that they were going to turn it over to the HOA and then

the HOA was going to turn it over to this CDD. If this occurred, Mr. Reed did not want the CDD to be responsible for paying legal and engineering review fees. Ms. Nelson pointed out that this was the reason why both CDDs should join. Mr. Lazarovich confirmed that the CDD would not own it. The CDD would only be the permit holder. Mr. Cameron pointed out that the CDD would never be the owner or permit holder of those wetlands in CDD west, unless the CDDs joined together, but they could not prevent the developer from transferring them to the HOA.

**FOURTEENTH ORDER OF BUSINESS Other Business**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS General Audience Comments**

Ms. Rose Kerr of 389 Sorrento Road thanked Mr. Blanco for having Clarke come and spray closer to homes. Ms. Sharon Burns of 328 Sorrento Road thanked Mr. Blanco for handling the situation with the gate, as this was her big concern, but she still was not happy with the lock on the gate and hoped that it would always be locked once the gate was installed. However, since the midges were so bad this year, Ms. Burns asked if the midges could be sprayed. Mr. Blanco would have Clarke handle any outbreak of midges. Ms. Burns requested that they come close to her house. Yesterday, she had an issue with children, but the guard at the Bella Viana gate could not leave her post. Ms. Nelson indicated that there was a rover. A Resident asked where Poinciana West was located. Ms. Nelson indicated that it was in Solivita. When Mr. Cameron referred to the west, he meant west of Solivita Boulevard, coming in from the middle gate. The Resident noted that around the ponds where they were planting littorals, during the Summer, the plants had muck and questioned whether that was the purpose of these plants. Mr. Blanco explained that the littoral plantings help with the water quality on the ponds and with the integrity of the bank, to prevent erosion and helped with the runoff. However, the littorals do hold some of the algae, but it was treated algae. It helped contain the algae, so it does not go towards the middle of the pond. The Resident asked if the Spikerush would keep growing out into the middle of the pond on B5. Mr. Blanco pointed out that this was why he recommended spraying the Spikerush during the Summer from the outside, which tended to grow towards the inside of the pond. Ms. Adams suggested that the Field Manager speak to the resident after the meeting.

A Resident requested that Ponds C4 and C3 to be included with the littoral plantings. Ms. Barbard Reinhold of 3639 Via Monte Napoleone Drive thanked Mr. Blanco for handling the midges. It was interesting to talk about the transfer of properties, as the C4 pond had an overflow and then it flows into a wetland area. This was a unique area because it was surrounded by wetlands but questioned how the permitting works. Ms. Leo explained that the applicant and owner of the permit was the CDD or they were transfers to the CDD, which was what they were talking about. It included the wetland areas and changing the ownership of the land from the developer to the CDD. Ms. Reinhold indicated that she was trying to understand whether these wetland areas were being treated for midges. Mr. Reed pointed out that they were not allowed by permit to spray. Ms. Reinhold asked if there was any coordination with Poinciana West. Mr. Cameron explained that they were a separate governmental entity, with their own elected Board. Ms. Reinhold did research on midges and found out that they did not like bright lights and they liked the big, tall bushes and paint. If a house was painted, they would get stuck on the surface. Mr. Blanco would send the barrier treatment program for residential property that Clarke prepared, to Ms. Reinhold. Mr. Jim Pasquazi, 300 Bell Tower Crossing West introduced himself to the Board and thanked the Board Members for their time and commitment.

**SIXTEENTH ORDER OF BUSINESS Status of December 17, 2025, Meeting**

Mr. Cameron pointed out that the next meeting was supposed to be on December 17th, but they requested reports for January, as they did not know if there would be a quorum for this meeting. Ms. Adams would leave the meeting as scheduled and see what they had for the agenda. If there was nothing time sensitive, Mr. Cameron would cancel the meeting.

**SEVENTEENTH ORDER OF BUSINESS Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

# SECTION V

# SECTION A

**DRAFT: 1/14/2026 (LLEB comments)**

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

**FISHING AND STORMWATER POND POLICIES**

1. Recreational fishing in Poinciana Community Development District (PCDD) ponds is permitted **AT YOUR OWN RISK.** The District is not responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of the PCDD ponds or any other property within the District. Fishing is permitted only from the banks of PCDD stormwater ponds (Ponds) from dawn to dusk and subject to the terms and conditions herein. The Ponds may have steep banks and are not designed, nor permitted, for recreational use, and entry into or near the banks of the Ponds may be dangerous and could result in serious bodily harm. Entering into or wading in the Ponds is STRICTLY PROHIBITED.

2. Persons authorized to fish in PCDD Ponds: in order to fish in PCDD Ponds, adults (18 years of age or older) shall have in their possession a PCDD Fishing Pass. The PCDD Fishing Pass is provided following the successful completion of the Solivita Fishing Club (SFC) Fishing Training Program. The SFC shall maintain records of those individuals that completed the training, which shall include the date of the training and certification of the successful completion signed by a designated SFC trainer. PCDD residents, who have successfully completed the SFC training, shall receive the PCDD Fishing Pass at no charge, except that the SFC may charge PCDD residents a nominal fee to offset their costs of administering the program. Adults who do not reside or lease property within the PCDD, may obtain a PCDD Fishing Pass only after successfully completing the SFC training and shall pay an annual fee of $[_____] (Non-Resident User Fee). [TBD: Residents of the Poinciana West Community Development District (PWCDD) may obtain a PCDD Fishing Pass only after successfully completing the SFC training and shall pay an annual fee of $[____] (PWCDD User Fee).] The Non-Resident User Fee shall not be prorated and is only valid for the then-current calendar year and shall expire on December 31 of the year of issuance.

   While fishing, minors and guests of PCDD residents are required to be supervised and accompanied by an adult possessing a PCDD Fishing Pass. Any person determined to be fishing while not in possession of a valid PCDD Fishing Pass must cease fishing

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activities immediately upon request by PCDD personnel or another entity designated by PCDD. The Fishing Pass may be revoked at any time by PCDD for failure to comply with this Policy.

3. The Ponds are a habitat for dangerous wildlife, including poisonous snakes, snapping turtles, and alligators. Be aware that wildlife, both in and near Ponds, may be present and active, posing a serious threat to personal safety. Feeding or approaching alligators or any other wildlife is STRICTLY PROHIBITED. Wildlife may not be removed from or released into the PCDD stormwater system. Anyone concerned about a nuisance alligator is encouraged to contact the Florida Fish and Wildlife Conservation Commission's toll-free Nuisance Alligator Hotline at 866-FWCGATOR (866-392-4286).

4. The Ponds are designed to gather and filter pollutants before they enter nearby natural bodies of water. Therefore, the Ponds may be contaminated with pollutants such as sediments, oils, grease, trash, heavy metals, pesticides, herbicides, and pathogens. Contact with the Ponds may be hazardous to health and safety. All fishing in the Ponds is strictly on a catch and release basis.

5. All trash must be properly disposed of off-site, including but not limited to fishing lines.

6. Boating on any Pond, canal, or culvert for any purpose other than maintenance or repair authorized by PCDD is STRICTLY PROHIBITED.

7. Alteration of the Ponds, including adding or removing plantings and vegetation, for any purpose is STRICTLY PROHIBITED. The PCDD retains all rights and remedies to pursue and collect costs for any damage to PCDD property or fines and penalties for noncompliance with stormwater permits.

8. The use of golf carts on any Pond bank or adjacent landscape buffer, or on any PCDD property that is otherwise adjacent to any Pond bank, canal, or culvert is STRICTLY PROHIBITED.

9. Residential/private property shall not be utilized or walked over to gain access to fishing areas. Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. In order to fish

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in the Ponds, users must gain access to the Ponds via common access areas. Parking of golf carts or any other vehicles on grassy or landscaped areas near or contiguous to the Ponds is STRICTLY PROHIBITED.

10. The PCDD has identified the pond locations where fishing may be preferred (see attached map) and are identified with appropriate signage. In addition to this policy, all users shall obey all posted signage in connection with use of the Ponds. Fishing behind residential/private property is not recommended. At all times, fishing in the Ponds shall occur only from within PCDD property (as designated). Access to residents' backyards via the maintenance easements is STRICTLY PROHIBITED. All users shall avoid fishing behind residential properties where the property line is in close proximity to the PCDD Pond. Residents have a reasonable expectation of privacy and security, so users should use common sense and respect when fishing on PCDD property so as not to trouble, inconvenience, or interfere with the peaceful enjoyment of the adjacent property by and of the homeowner. Upon request by the adjacent homeowner to move to an alternate location, the user shall immediately relocate to another Pond. Failure to do so could result in the revocation of the PCDD Fishing Pass.

11. All fishing shall comply with all applicable state and local laws, ordinances, codes, regulations, and permits. All users should be aware of and comply with Florida Fish and Wildlife Conservation Commission's (FWC's) guidelines for freshwater fishing, including licensing requirements, to promote responsible fishing. Notwithstanding anything to the contrary herein, if the PCDD shall at any time receive notice from any governmental agency or authority that the use(s) of the Ponds described herein violate any applicable state or local laws, ordinances, codes, regulations, permits or otherwise may place additional liability on the PCDD, the PCDD retains the right in its sole discretion to revoke all Passes and rescind this policy immediately, without notice; however, a statement shall be made at the next available PCDD Board meeting.

12. Notwithstanding anything to the contrary herein, all users or other members of the public shall comply with all PCDD directives in connection with the Ponds, including, but not limited to, temporary closure of the Ponds for maintenance, repair or any other reason within the sole discretion of PCDD.

Any stormwater pond maintenance or other PCDD issues should be reported to the District Manager's office at (407) 841-5524, ext. 147.

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Adopted this _____ day of _____, 202__.

_____
Chair – Poinciana PCDD

Approved as to form:

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**Page 1: [1] Commented [JL1]** **Jay Lazarovich** **1/14/26 2:39:00 PM**

Intent: this policy can only be for the PCDD ponds and covering PCDD residents and non-resident users. We need the Board to consider having a tiered rate for PWCDD vs non-Solivita residents.

Alternatively, PCDD and PWCDD may enter into some form of Interlocal Agreement whereas both districts mutually benefit from the shared use of the ponds, but this would require PWCDD support. We are having Engineer confirm if this is a shared stormwater system or if there any overlapping permits.

PWCDD can also adopt a similar fishing policy and permit PCDD access.

**Page 1: [2] Deleted** **Jay Lazarovich** **1/14/26 2:54:00 PM**

**DRAFT: 1/14/2026 (LLEB comments)**

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9. Residential/private property shall not be utilized or walked over to gain access to fishing areas. Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. In order to fish

in the Ponds, users must gain access to the Ponds via common access areas. Parking of golf carts or any other vehicles on grassy or landscaped areas near or contiguous to the Ponds is STRICTLY PROHIBITED.

10. The PCDD has identified the pond locations where fishing may be preferred (see attached map) and are identified with appropriate signage. In addition to this policy, all users shall obey all posted signage in connection with use of the Ponds. Fishing behind residential/private property is not recommended. At all times, fishing in the Ponds shall occur only from within PCDD property (as designated). Access to residents' backyards via the maintenance easements is STRICTLY PROHIBITED. All users shall avoid fishing behind residential properties where the property line is in close proximity to the PCDD Pond. Residents have a reasonable expectation of privacy and security, so users should use common sense and respect when fishing on PCDD property so as not to trouble, inconvenience, or interfere with the peaceful enjoyment of the adjacent property by and of the homeowner. Upon request by the adjacent homeowner to move to an alternate location, the user shall immediately relocate to another Pond. Failure to do so could result in the revocation of the PCDD Fishing Pass.

11. All fishing shall comply with all applicable state and local laws, ordinances, codes, regulations, and permits. All users should be aware of and comply with Florida Fish and Wildlife Conservation Commission's (FWC's) guidelines for freshwater fishing, including licensing requirements, to promote responsible fishing. Notwithstanding anything to the contrary herein, if the PCDD shall at any time receive notice from any governmental agency or authority that the use(s) of the Ponds described herein violate any applicable state or local laws, ordinances, codes, regulations, permits or otherwise may place additional liability on the PCDD, the PCDD retains the right in its sole discretion to revoke all Passes and rescind this policy immediately, without notice; however, a statement shall be made at the next available PCDD Board meeting.

12. Notwithstanding anything to the contrary herein, all users or other members of the public shall comply with all PCDD directives in connection with the Ponds, including, but not limited to, temporary closure of the Ponds for maintenance, repair or any other reason within the sole discretion of PCDD.

    Any stormwater pond maintenance or other PCDD issues should be reported to the District Manager's office at (407) 841-5524, ext. 147.

Adopted this _____ day of _____, 202__.

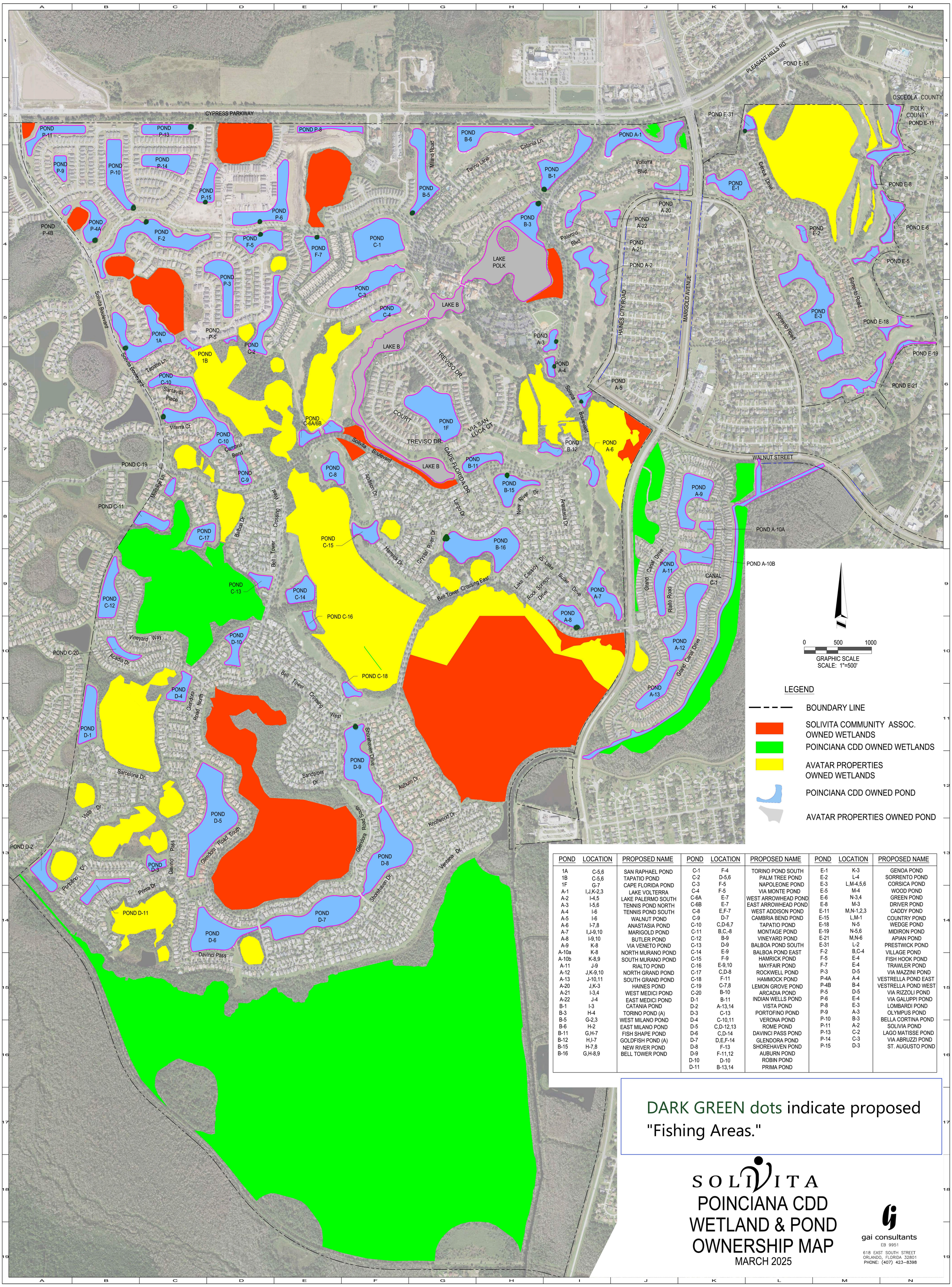
_____

Chair – Poinciana PCDD

Approved as to form:

_____

# SECTION B




| POND | LOCATION | PROPOSED NAME |
|---|---|---|
| 1A | C-5,6 | SAN RAPHAEL POND |
| 1B | C-5,6 | TAPATIO POND |
| 1F | G-7 | CAPE FLORIDA POND |
| A-1 | I,J,K-2,3 | LAKE VOLTERRA |
| A-2 | I-4,5 | LAKE PALERMO SOUTH |
| A-3 | I-5,6 | TENNIS POND NORTH |
| A-4 | I-6 | TENNIS POND SOUTH |
| A-5 | I-6 | WALNUT POND |
| A-6 | I-7,8 | ANASTASIA POND |
| A-7 | I,J-9,10 | MARIGOLD POND |
| A-8 | I-9,10 | BUTLER POND |
| A-9 | K-8 | VIA VENETO POND |
| A-10a | K-8 | NORTH MURANO POND |
| A-10b | K-8,9 | SOUTH MURANO POND |
| A-11 | J-9 | RIALTO POND |
| A-12 | J,K-9,10 | NORTH GRAND POND |
| A-13 | J-10,11 | SOUTH GRAND POND |
| A-20 | J,K-3 | HAINES POND |
| A-21 | I-3,4 | WEST MEDICI POND |
| A-22 | J-4 | EAST MEDICI POND |
| B-1 | I-3 | CATANIA POND |
| B-3 | H-4 | TORINO POND (A) |
| B-5 | G-2,3 | WEST MILANO POND |
| B-6 | H-2 | EAST MILANO POND |
| B-11 | G,H-7 | FISH SHAPE POND |
| B-12 | H,I-7 | GOLDFISH POND (A) |
| B-15 | H-7,8 | NEW RIVER POND |
| B-16 | G,H-8,9 | BELL TOWER POND |

| POND | LOCATION | PROPOSED NAME |
|---|---|---|
| C-1 | F-4 | TORINO POND SOUTH |
| C-2 | D-5,6 | PALM TREE POND |
| C-3 | F-5 | NAPOLEONE POND |
| C-4 | F-5 | VIA MONTE POND |
| C-6A | E-7 | WEST ARROWHEAD POND |
| C-6B | E-7 | EAST ARROWHEAD POND |
| C-8 | E,F-7 | WEST ADDISON POND |
| C-9 | D-7 | CAMBRIA BEND POND |
| C-10 | C,D-6,7 | TAPATIO POND |
| C-11 | B,C,-8 | MONTAGE POND |
| C-12 | B-9 | VINEYARD POND |
| C-13 | D-9 | BALBOA POND SOUTH |
| C-14 | E-9 | BALBOA POND EAST |
| C-15 | F-9 | HAMRICK POND |
| C-16 | E-9,10 | MAYFAIR POND |
| C-17 | C,D-8 | ROCKWELL POND |
| C-18 | F-11 | HAMMOCK POND |
| C-19 | C-7,8 | LEMON GROVE POND |
| C-20 | B-10 | ARCADIA POND |
| D-1 | B-11 | INDIAN WELLS POND |
| D-2 | A-13,14 | VISTA POND |
| D-3 | C-13 | PORTOFINO POND |
| D-4 | C-10,11 | VERONA POND |
| D-5 | C,D-12,13 | ROME POND |
| D-6 | C,D-14 | DAVINCI PASS POND |
| D-7 | D,E,F-14 | GLENDORA POND |
| D-8 | F-13 | SHOREHAVEN POND |
| D-9 | F-11,12 | AUBURN POND |
| D-10 | D-10 | ROBIN POND |
| D-11 | B-13,14 | PRIMA POND |

| POND | LOCATION | PROPOSED NAME |
|---|---|---|
| E-1 | K-3 | GENOA POND |
| E-2 | L-4 | SORRENTO POND |
| E-3 | L,M-4,5,6 | CORSICA POND |
| E-5 | M-4 | WOOD POND |
| E-6 | N-3,4 | GREEN POND |
| E-8 | M-3 | DRIVER POND |
| E-11 | M,N-1,2,3 | CADDY POND |
| E-15 | L,M-1 | COUNTRY POND |
| E-18 | N-5 | WEDGE POND |
| E-19 | N-5,6 | MIDIRON POND |
| E-21 | M,N-6 | APIAN POND |
| E-31 | L-2 | PRESTWICK POND |
| F-2 | B,C-4 | VILLAGE POND |
| F-5 | E-4 | FISH HOOK POND |
| F-7 | E-4 | TRAWLER POND |
| P-3 | D-5 | VIA MAZZINI POND |
| P-4A | A-4 | VESTRELLA POND EAST |
| P-4B | B-4 | VESTRELLA POND WEST |
| P-5 | D-5 | VIA RIZZOLI POND |
| P-6 | E-4 | VIA GALUPPI POND |
| P-8 | E-3 | LOMBARDI POND |
| P-9 | A-3 | OLYMPUS POND |
| P-10 | B-3 | BELLA CORTINA POND |
| P-11 | A-2 | SOLIVIA POND |
| P-13 | C-2 | LAGO MATISSE POND |
| P-14 | C-3 | VIA ABRUZZI POND |
| P-15 | D-3 | ST. AUGUSTO POND |

DARK GREEN dots indicate proposed "Fishing Areas."

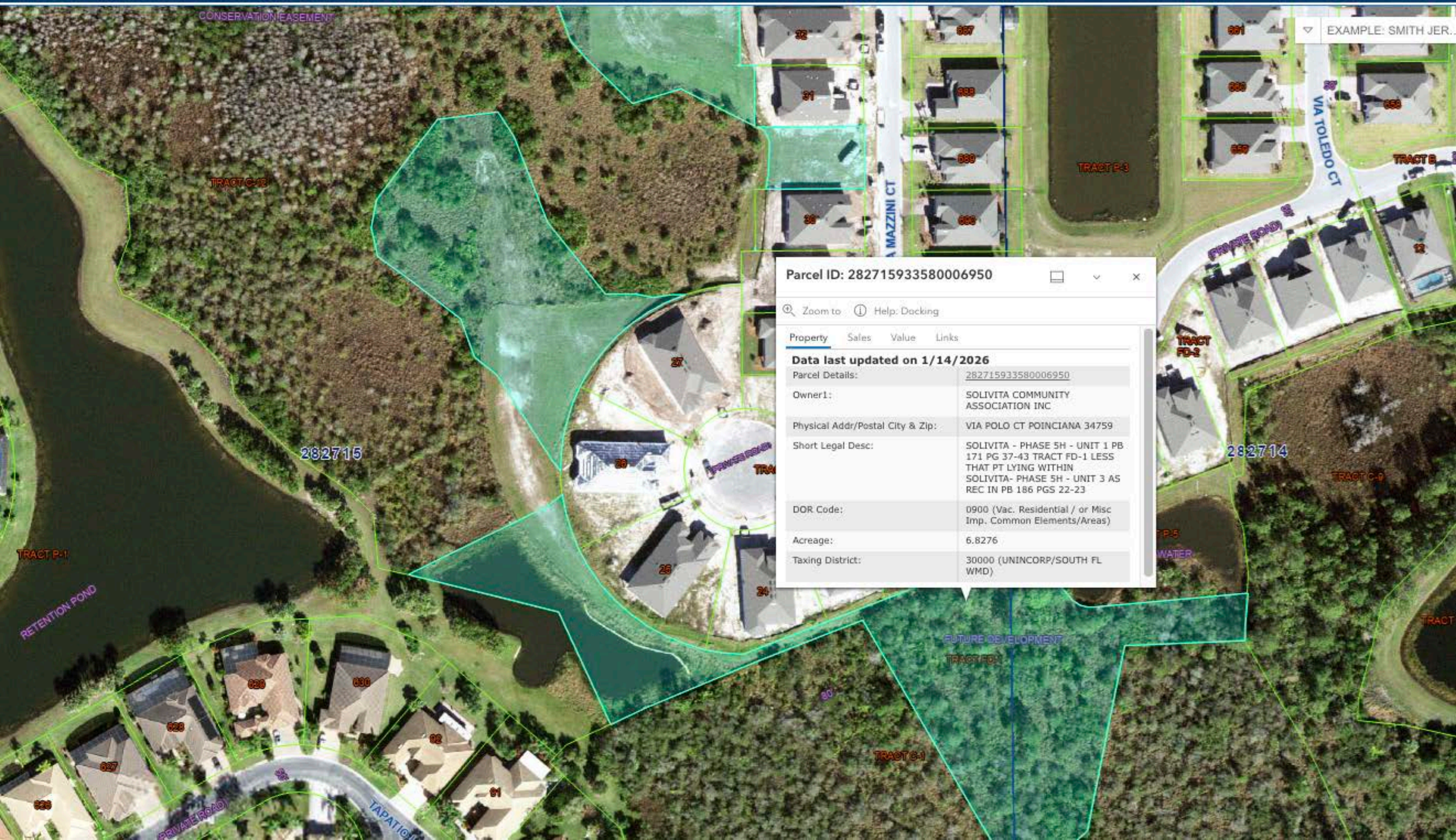
SOLIVITA

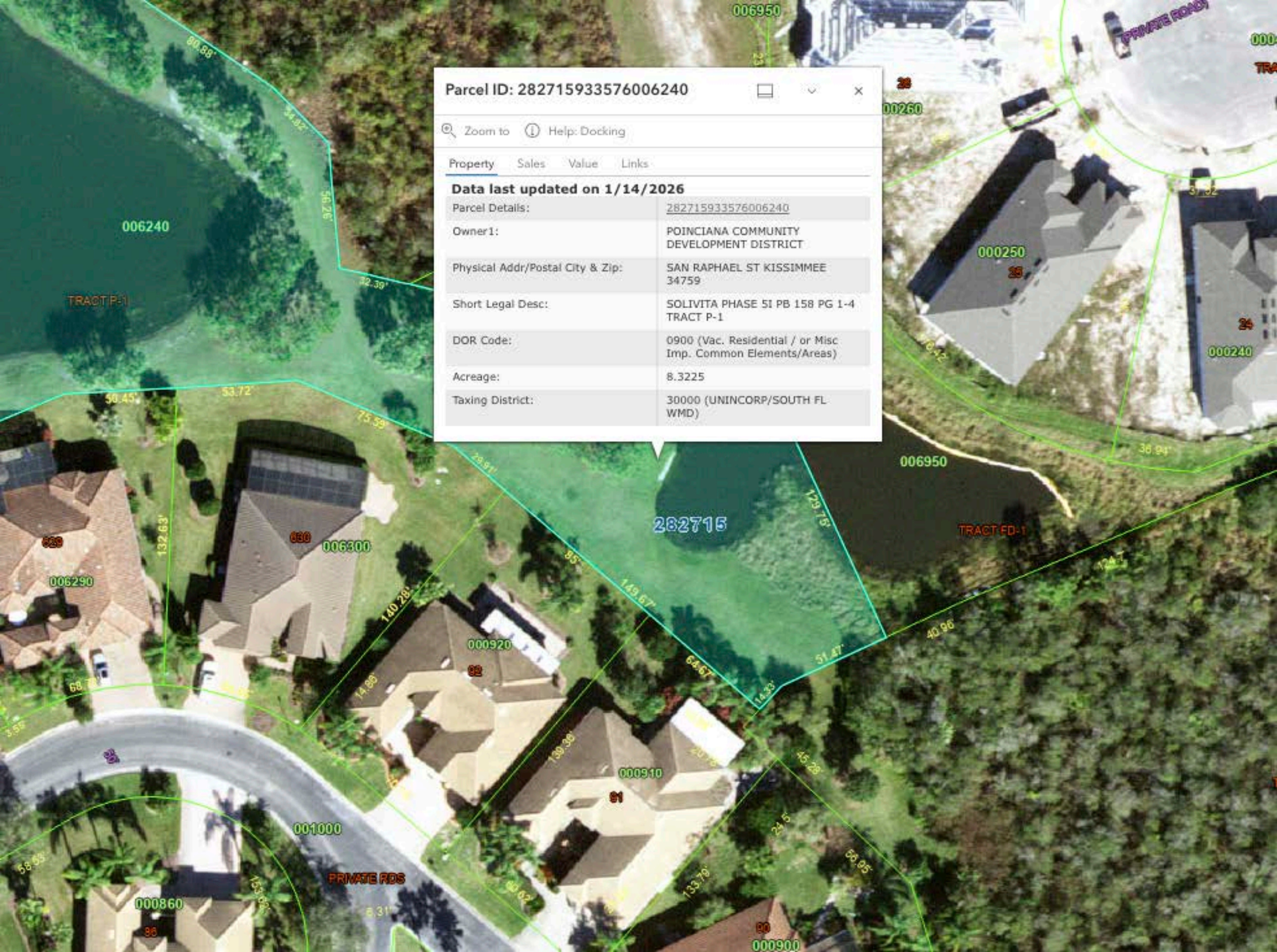
# POINCIANA CDD WETLAND & POND OWNERSHIP MAP

MARCH 2025

gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

# SECTION VI


CONSERVATION EASEMENT
TRACT C-12
TRACT P-1
RETENTION POND
282715
282714
TRACT P-3
VIA TOLEDO CT
MAZZINI CT
TAPATIO
PRIVATE ROAD
TRACT B
TRACT FD-2
TRACT C-9
TRACT C-1
FUTURE DEVELOPMENT
TRACT FD-1
EXAMPLE: SMITH JER...
Parcel ID: 282715933580006950
Zoom to
Help: Docking
Property
Sales
Value
Links
Data last updated on 1/14/2026
Parcel Details: 282715933580006950
Owner1: SOLIVITA COMMUNITY ASSOCIATION INC
Physical Addr/Postal City & Zip: VIA POLO CT POINCIANA 34759
Short Legal Desc: SOLIVITA - PHASE 5H - UNIT 1 PB 171 PG 37-43 TRACT FD-1 LESS THAT PT LYING WITHIN SOLIVITA- PHASE 5H - UNIT 3 AS REC IN PB 186 PGS 22-23
DOR Code: 0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage: 6.8276
Taxing District: 30000 (UNINCORP/SOUTH FL WMD)




## Parcel ID: 282715933576006240

Zoom to  Help: Docking

Property | Sales | Value | Links

**Data last updated on 1/14/2026**

| | |
|---|---|
| Parcel Details: | 282715933576006240 |
| Owner1: | POINCIANA COMMUNITY DEVELOPMENT DISTRICT |
| Physical Addr/Postal City & Zip: | SAN RAPHAEL ST KISSIMMEE 34759 |
| Short Legal Desc: | SOLIVITA PHASE 5I PB 158 PG 1-4 TRACT P-1 |
| DOR Code: | 0900 (Vac. Residential / or Misc Imp. Common Elements/Areas) |
| Acreage: | 8.3225 |
| Taxing District: | 30000 (UNINCORP/SOUTH FL WMD) |

# SECTION VII

**POLK COUNTY**
Property Appraiser
Neil Combee

Revised 12/2025
ADA Compliant

# 2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Poinciana Community Development District hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

***For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.***

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," **will be protected as follows**:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026,** and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

Signature: Neil Combee
Print: Neil Combee
Title: Polk County Property Appraiser
Date: January 1, 2026

Agency: Poinciana Community Development District
Signature: Signed by: Tricia Adams 3F3E5FA5C67E43B...
Print: Tricia Adams
Title: District Manager
Date: 2025-12-09

**Please email the signed agreement to pataxroll@polk-county.net.**

# SECTION VIII

floralawn

## Proposal

**Date: 1/16/2026**
**Work Order #19609**
**PO #**

**Customer:**

Poinciana Community Development District
c/o Governmental Management Services
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

**Property:**

Poinciana Community Development District

, FL

## Cypress Tree Removal and Grinding-981 Glendora Rd

### Breakdown

**Tree Work**

| Items | Quantity | Unit |
|---|---|---|
| Stump Grinding by Inch | 44.00 | IN |
| Debris Disposal | 0.60 | ea |

**PROJECT TOTAL: $2,998.32**

### Terms & Conditions

**By** _____
**Scotty Sharpe**

**Date** 1/16/2026
**Floralawn**

**By** _____

**Date** _____
**Poinciana Community Development District**

# SECTION X

Proposal #: 415 Proposal Date: 01/21/26

Governmental
Management Services
Tampa and CF

Maintenance Services
Joel Blanco
Phone: 786-238-9473
Email:
jblanco@gmscfl.com

| Bill To/District: | Prepared By: |
|---|---|
| Poinciana CDD | GMS CFL<br>219 E Livingston St.<br>Orlando, FL 32801 |

Job name and Description

Job Name: Clam Stocking Pond B-1
Description: (2,500) Freshwater clams will be purchased and stocked by our maintenance staff at pond B-1.

| Qty | Description | Unit Price | Line Total |
|---|---|---|---|
| 4 | Labor | $55.00 | $220 |
| 1 | Mobilization | $65.00 | $65 |
| | Equipment | | $45 |
| | Materials | | $2,443.75 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | Total Due: | $2,773.75 |

This Proposal is Valid for 30 days.

Client Signature: _____

# SECTION XI

SOLITUDE
LAKE MANAGEMENT

**SERVICES AGREEMENT**

PROPERTY NAME: **Poinciana CDD**
CUSTOMER NAME: **Poinciana CDD**
SERVICE DESCRIPTION: Removal of all fire flag from site D9. Replant with duck potato, pickerelweed, and gulf spikerush
EFFECTIVE DATE: **11/5/2025**
SUBMITTED TO: Joel Blanco
SUBMITTED BY: Alan Wilson

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably

and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

[PCDD]

Signature: _____

Printed Name: _____

Title: _____

Date: _____

***Please Remit All Payments to:***

***SOLitude Lake Management, LLC***
***1320 Brookwood Drive Suite H***
***Little Rock AR 72202***

***Please Mail All Notices and Agreements to:***

***SOLitude Lake Management, LLC***
***1253 Jensen Drive, Suite 103***
***Virginia Beach, VA 23451***

***Customer's Address for Notice Purposes:***

_____


**SCHEDULE A – SCOPE OF SERVICES**

1) All fireflag will be sprayed with herbicide, flush cut to the ground, and all cuttings hauled offsite for disposal.
2) In the areas where the fire flag was removed, 1000 bare root pickelweed, 1000 bare root duck potato, and 1000 bare root gulf spikerush will be planted. 3000 plants total will be planted to replace the fire flag.

## SCHEDULE B – PRICING SCHEDULE

Total Price: **$7,330.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price
Due upon completion of the services: remaining 50% of the Total Price

# SECTION XII

**From:** dean deanmurphy.net
**Subject:** CDD pond A-12 between Rialto Road and Grand Canal Drive
**Date:** January 14, 2026 at 11:32 AM
**To:** Iman Sakalla isakalla@gmscfl.com

Iman: With whom at CDD should I speak regarding obtaining permission to plant two cypress trees at water edge at Pond A-12 behind 581 Grand Canal Drive. The attached photos are from February 2025 when the water level was low and depict that cypress roots had prevented bank erosion. The third photo depicts a white bucket where I propose to plant one of the cypress trees. Another will be planted 15 feet away from that location, to reduce erosion of the slope.

Should you have any questions, please contact me. Thank you.

*Write on!*

**L. Dean Murphy**
581 Grand Canal Drive
Poinciana, Florida 34759

**When there's nothing left, write**

---

**From:** dean deanmurphy.net
**Sent:** Tuesday, October 21, 2025 8:09 PM
**To:** 'isakalla@gmscfl.com' <isakalla@gmscfl.com>
**Subject:** CDD ponds A-12 and A-13 between Rialto Road and Grand Canal Drive
**Importance:** High

Iman: Lake midges are swarming at 581 Grand Canal Drive, although I spray insecticide daily. They harbor on the south-side screening of the lanai. Pond algae/lily infestation eased with treatment two months ago, but "green gunk" still carpets the pond bed.

Later in the dry season, I'd like to get permission at my expense to plant two cypress trees at the drop-off of pond A-12 behind 581 Grand Canal Drive. This is to reduce erosion of the bank. There is a cluster of cypress further down. Roots have grown into the water, and the bank hasn't eroded at that location. The three attached photos depict from last April cypress roots that reduce erosion and harbor aquatic life. Turtles climb onto the larger roots to sunbathe. The bucket depicted in the third photo is where I propose to plant the two cypress trees. If not you, whom should I contact for permission to do this?

Thank you for your assistance.


2025/02/21 12:05


2025/02/21 12:06

# SECTION XIII

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Poinciana Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Poinciana Community Development District.

3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

_____
Special District Representative

_____
Print name

_____
Title Date

Neil Combee
Polk County Property Appraiser
By:

Neil Combee, Property Appraiser

# SECTION XIV

*Item will be provided under separate cover.*

# SECTION XV

# SECTION C

# SECTION 1

Poinciana Community Development District
Action Items December 2022

| Meeting Assigned | Action Item | Assigned To | Status | Comments |
|---|---|---|---|---|
| Ongoing | Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector | Former Chairman Lita Epstein | **In Process** | Presentation facilitated 01.15.2025. Various CFX updates sent to BOS via electronic mail when received. |
| Ongoing | Monitor Polk County Road Design for Impact to PCDD Tunnels | District Engineer | **On Hold** | |
| Ongoing | Review of Wetlands and Ponds Owned by Developer and HOA | District Engineer | **On Hold** | On hold as there is no current application for conveyance. |
| 03.20.2024 | Pond Water Quality Improvements | Field Staff/Vice Chairman McKelvey | **In Process** | Field staff to provide proposals for littoral plantings, gambusia/grass shrimp, aerators, bacterial agents, and other interventions. Clam stocking approved for Ponds E16 and PC2 04.16.2025. Clams installed May 2025. Aerator Project and Try Marine proposals presented 07.16.2025. Board advised Aerator project top interest and Try Marine on backburner. Pond B1 Aerator project to be presented with solar option 09.17.2025. Aerators put on back burner 09.17.2025. Board requested information for Grass Carp and Screens to be presented 11.19.2025. DE to review contributing factors to Pond B1 water quality issues. Pond Dye to be discussed 01.21.2026 |
| Ongoing | Educate residents regarding beneficial pond vegetation and best maintenance practices and key CDD contact details | | **Ongoing** | PCDD Pond Specification flyer and CDD contact details released for electronic mail distribution 09.12.2025. |
| 11.20.2024 | Eminent Domain Cypress Parkway | District Counsel | **In Process** | BOS approved retention letter with Gray Robinson 11.20.2024. |
| 07.16.2025 | Stormwater Maintenance | Field Manager | **In Process** | BOS approved proposals #405 (resetting grate B6, trench, pipe restore topsoil sod C1, remove plastic pipe A6 and C14 immediate repairs) COMPLETED 09.16.2025 and #406 (MES repairs to be facilitated when water level is low). |
| 07.16.2025 | Proposed Fishing Policies | Vice Chair McKelvey | **In Process** | Revised draft with legal and Board comments reviewed 08.20.2025. Board received comments from Solivita Fishing Club 09.17.2025 to be reviewed 10.15.2025. Proposed fishing location map circuated to BOS for comment and review 10.17.2025. **Counsel preparing updated policy for review 01.21.2026.** |
| 07.16.2025 | Midge Management | Field Manager | **In Process** | Considering Gambusia and Grass Shrimp |
| 10.15.2025 | Pond Study | Tony Reed | **In Process** | Investigating options for pond study. |
| 10.15.2025 | Apian Place/E21/Fence/Gate Area License Agreement | Jay Lazarovich | **In Process** | Counsel to determine if easement agreement is needed for perpetual maintenance access. |
| 10.15.2025 | License Agreement for Maintenance of Tunnels | | **In Process** | BOS approved agreement 10.15.2025. Execution pending. Avatar to be billed for maintenance on Avatar property. Proposal for ACPLM striping maintenance approved pending executed agreement. |
| 10.15.2025 | Evaluate ownership and maintenace of Pond 1B at Via Rizzoli Drive | | **In Process** | Confirm pond partially owned by HOA. License agreement needed? Or conveyance? |
| 10.15.2025 | Erosion Repair Amalfi Lane | Joel Blanco | **In Process** | BOS approved Solitude Proposal 10.15.2025. HOA to be billed $8,800 12.19.2025. |

# SECTION 2

# Poinciana
# Community Development District

## Summary of Check Register

November 8, 2025 to January 12, 2026

| Fund | | Date | Check No.'s | | Amount |
|---|---|---|---|---|---|
| General Fund | | | | | |
| | Truist | 11/18/25 | 326-327 | $ | 6,601.84 |
| | | 11/20/25 | 328 | $ | 4,401.00 |
| | | 12/1/25 | 329-331 | $ | 44,866.73 |
| | | 12/9/25 | 332-334 | $ | 19,776.96 |
| | | 12/16/25 | 335-337 | $ | 11,015.52 |
| | | 12/29/25 | 338-339 | $ | 24,524.31 |
| | | | | $ | 111,186.36 |
| | Hancock Whitney | 12/18/25 | 29 | $ | 552,665.37 |
| | | | Autopays | $ | 373.39 |
| | | | | $ | 553,038.76 |
| | Money Market | 11/18/25 | 9 | $ | 3,518.22 |
| | | 12/1/25 | 10 | $ | 100,000.00 |
| | | | | $ | 103,518.22 |
| Payroll | | **November 2025** | | | |
| | | Anita L Nelson | ACH | $ | 184.70 |
| | | Anthony Reed | ACH | $ | 84.70 |
| | | Jon R Cameron | ACH | $ | 184.70 |
| | | Richard B McKelvey | ACH | $ | 184.70 |
| | | Robert W Zimbardi | 50233 | $ | 184.70 |
| | | | | $ | 823.50 |
| | | | | **$** | **768,566.84** |

*** CHECK DATES 11/08/2025 - 01/12/2026 ***
POINCIANA - GENERAL FUND
BANK B MONEY MARKET

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11/18/25 | 00013 | 11/12/25 | 11122025 | 202511 | 300-20700-10000 | | | * | 3,518.22 | | |
| | | | FY25 ASSESSMENT TSFR | | | | | | | | |
| | | | | | | | POINCIANA CDD | | | 3,518.22 | 000009 |
| 12/01/25 | 00013 | 12/01/25 | 12012025 | 202512 | 300-10100-10200 | | | * | 100,000.00 | | |
| | | | TSFR FFS FROM MM TO CDD | | | | | | | | |
| | | | | | | | POINCIANA CDD | | | 100,000.00 | 000010 |
| | | | | | | | TOTAL FOR BANK B | | 103,518.22 | | |

*** CHECK DATES 11/08/2025 - 01/12/2026 *** POINCIANA - GENERAL FUND
BANK C GENERAL FUND

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 11/18/25 | 00004 | 11/14/25 | 35912 | 202511 | 320-53800-46200 | | * | 1,500.00 | | |
| | | | ONE TIME CLEAN UP 11/14 | | | | | | | |
| | | | | | | FLORALAWN 2 LLC | | | 1,500.00 | 000326 |
| 11/18/25 | 00001 | 11/01/25 | 309 | 202511 | 320-53800-12000 | | * | 956.17 | | |
| | | | FIELD MANAGEMENT NOV 25 | | | | | | | |
| | | 11/01/25 | 310 | 202511 | 310-51300-34000 | | * | 3,898.83 | | |
| | | | MANAGEMENT FEE NOV 25 | | | | | | | |
| | | 11/01/25 | 310 | 202511 | 310-51300-35200 | | * | 74.42 | | |
| | | | WEBSITE ADMIN NOV 25 | | | | | | | |
| | | 11/01/25 | 310 | 202511 | 310-51300-35100 | | * | 111.58 | | |
| | | | INFORMATION TECH NOV 25 | | | | | | | |
| | | 11/01/25 | 310 | 202511 | 310-51300-51000 | | * | .36 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 11/01/25 | 310 | 202511 | 310-51300-42000 | | * | 60.48 | | |
| | | | POSTAGE | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,101.84 | 000327 |
| 11/20/25 | 00044 | 11/20/25 | WO-00913 | 202511 | 320-53800-49000 | | * | 4,401.00 | | |
| | | | 50% DEP E3DRAINSOX REPAIR | | | | | | | |
| | | | | | | SOLITUDE LAKE MANAGEMENT | | | 4,401.00 | 000328 |
| 12/01/25 | 00011 | 11/17/25 | 00103856 | 202511 | 320-53800-47100 | | * | 15,722.31 | | |
| | | | AQUATIC MAINT NOV 25 | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO | | | 15,722.31 | 000329 |
| 12/01/25 | 00004 | 12/01/25 | 36239 | 202512 | 320-53800-46200 | | * | 16,322.42 | | |
| | | | LANDSCAPE MAINT DEC 25 | | | | | | | |
| | | | | | | FLORALAWN 2 LLC | | | 16,322.42 | 000330 |
| 12/01/25 | 00044 | 11/19/25 | PSI22024 | 202511 | 320-53800-47000 | | * | 12,822.00 | | |
| | | | AQUATIC MAINT NOV 25 | | | | | | | |
| | | | | | | SOLITUDE LAKE MANAGEMENT | | | 12,822.00 | 000331 |
| 12/09/25 | 00017 | 11/03/25 | 2227149 | 202510 | 310-51300-31100 | | * | 2,688.00 | | |
| | | | ENGINEER SVCS OCT 25 | | | | | | | |
| | | | | | | GAI CONSULTANTS, INC | | | 2,688.00 | 000332 |
| 12/09/25 | 00027 | 11/12/25 | 147119 | 202510 | 310-51300-31500 | | * | 4,266.96 | | |
| | | | GENERAL COUNSEL OCT 25 | | | | | | | |
| | | | | | | LATHAM LUNA EDEN & BEAUDINE | | | 4,266.96 | 000333 |
| 12/09/25 | 00044 | 12/01/25 | PSI22497 | 202512 | 320-53800-47000 | | * | 12,822.00 | | |
| | | | AQUATIC MAINT DEC25 | | | | | | | |
| | | | | | | SOLITUDE LAKE MANAGEMENT | | | 12,822.00 | 000334 |

*** CHECK DATES 11/08/2025 - 01/12/2026 *** POINCIANA - GENERAL FUND
BANK C GENERAL FUND

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 12/16/25 | 00001 | 12/01/25 | 311 | 202512 | 320-53800-12000 | | * | 956.17 | | |
| | | | FIELD MANAGEMENT DEC 25 | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-34000 | | * | 3,898.83 | | |
| | | | MANAGEMENT FEES DEC 25 | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-35200 | | * | 74.42 | | |
| | | | WEBSITE ADMIN DEC 25 | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-35100 | | * | 111.58 | | |
| | | | INFORMATION TECH DEC 25 | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-51000 | | * | .15 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-42000 | | * | 3.72 | | |
| | | | POSTAGE | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-42500 | | * | 35.70 | | |
| | | | COPIES | | | | | | | |
| | | 12/01/25 | 312 | 202512 | 310-51300-42500 | | * | 30.91 | | |
| | | | UPS COPIES BOARD MEETING | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,111.48 | 000335 |
| 12/16/25 | 00017 | 12/04/25 | 2228920 | 202511 | 310-51300-31100 | | * | 1,938.00 | | |
| | | | ENGINEER SVCS NOV25 | | | | | | | |
| | | | | | | GAI CONSULTANTS, INC | | | 1,938.00 | 000336 |
| 12/16/25 | 00027 | 12/10/25 | 148474 | 202511 | 310-51300-31500 | | * | 3,966.04 | | |
| | | | GENERAL COUNSEL NOV 25 | | | | | | | |
| | | | | | | LATHAM LUNA EDEN & BEAUDINE | | | 3,966.04 | 000337 |
| 12/29/25 | 00011 | 12/15/25 | 00103862 | 202512 | 320-53800-47100 | | * | 15,722.31 | | |
| | | | AQUATIC MAINT DEC 25 | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO | | | 15,722.31 | 000338 |
| 12/29/25 | 00044 | 12/16/25 | PSI22688 | 202512 | 320-53800-49000 | | * | 8,802.00 | | |
| | | | EROSION REPAIR | | | | | | | |
| | | | | | | SOLITUDE LAKE MANAGEMENT | | | 8,802.00 | 000339 |

TOTAL FOR BANK C 111,186.36

*** CHECK DATES 11/08/2025 - 01/12/2026 ***
POINCIANA - GENERAL FUND
BANK D GENERAL FUND-HW

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 12/18/25 | 00013 | 12/17/25 | 12172025 | 202512 | 300-20700-10000 | | | * | 552,665.37 | | |
| | | | FY26 ASSESSMENT TSFR | | | | | | | | |
| | | | | | | | POINCIANA CDD | | | 552,665.37 | 000029 |

TOTAL FOR BANK D 552,665.37

*** CHECK DATES 11/08/2025 - 01/12/2026 *** POINCIANA - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11/10/25 | 00062 | 11/06/25 | 91008797 | 202510 | 320-53800-43000 | | | * | 34.99 | | |
| | | | 1051 CYPRESS TUNNEL OCT25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 34.99 | 080006 |
| 11/10/25 | 00062 | 11/06/25 | 91008797 | 202510 | 320-53800-43000 | | | * | 72.14 | | |
| | | | 1051 CYPRESS LITES OCT25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 72.14 | 080007 |
| 11/10/25 | 00062 | 11/06/25 | 91017299 | 202510 | 320-53800-43000 | | | * | 14.25 | | |
| | | | 500 GENOA DR OCT 25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 14.25 | 080008 |
| 12/08/25 | 00062 | 12/04/25 | 3720-11. | 202511 | 320-53800-43000 | | | * | 32.48 | | |
| | | | 1051 CYPRESS PK TUN NOV25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 32.48 | 080009 |
| 12/08/25 | 00062 | 12/04/25 | 3960-11. | 202511 | 320-53800-43000 | | | * | 65.11 | | |
| | | | 1051 CYPRESS PKY LI NOV25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 65.11 | 080010 |
| 12/08/25 | 00062 | 12/04/25 | 9846-11. | 202511 | 320-53800-43000 | | | * | 19.50 | | |
| | | | 500 GENOA DRIVE NOV 25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 19.50 | 080011 |
| 1/12/26 | 00062 | 1/07/26 | 3720-12. | 202512 | 320-53800-43000 | | | * | 36.91 | | |
| | | | 1051 CYPRESS PK TUN DEC25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 36.91 | 080012 |
| 1/12/26 | 00062 | 1/07/26 | 3960-12. | 202512 | 320-53800-43000 | | | * | 77.60 | | |
| | | | 1051 CYPRESS PK LIT DEC25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 77.60 | 080013 |
| 1/12/26 | 00062 | 1/07/26 | 9846-12. | 202512 | 320-53800-43000 | | | * | 20.41 | | |
| | | | 500 GENOA DR DEC 25 | | | | | | | | |
| | | | | | | | DUKE ENERGY | | | 20.41 | 080014 |

TOTAL FOR BANK Z 373.39

TOTAL FOR REGISTER 767,743.34

# SECTION 3

# *Poinciana*

## *Community Development District*

## *Unaudited Financial Reporting*

*November 30, 2025*

# Table of Contents

# Poinciana

## Community Development District

### Combined Balance Sheet

### November 30, 2025

| | General Fund | Debt Service Fund | Capital Reserve Fund | Totals Governmental Funds |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash | | | | |
| Operating - Hancock Whitney | $ 623,241 | $ - | $ - | $ 623,241 |
| Operating - Truist | $ 68,372 | $ - | $ - | $ 68,372 |
| Money Market - Bank United | $ 435,448 | $ - | $ 215,888 | $ 651,336 |
| Investments | | | | |
| Series 2022 | | | | |
| Reserve | $ - | $ 134,145 | $ - | $ 134,145 |
| Revenue | $ - | $ 438,319 | $ - | $ 438,319 |
| Interest | $ - | $ 18 | $ - | $ 18 |
| Principal | $ - | $ 124 | $ - | $ 124 |
| Prepayment | $ - | $ 679 | $ - | $ 679 |
| Due from General Fund | $ - | $ 332,184 | $ - | $ 332,184 |
| **Total Assets** | **$ 1,127,060** | **$ 905,467** | **$ 215,888** | **$ 2,248,416** |
| **Liabilities:** | | | | |
| Accounts Payable | $ 41,770 | $ - | $ - | $ 41,770 |
| Due to Debt Service | $ 332,184 | $ - | $ - | $ 332,184 |
| **Total Liabilites** | **$ 373,954** | **$ -** | **$ -** | **$ 373,954** |
| **Fund Balance:** | | | | |
| Assigned for: | | | | |
| Capital Reserves | $ - | $ - | $ 215,888 | $ 215,888 |
| Restricted for: | | | | |
| Debt Service | $ - | $ 905,467 | $ - | $ 905,467 |
| Unassigned | $ 753,106 | $ - | $ - | $ 753,106 |
| **Total Fund Balances** | **$ 753,106** | **$ 905,467** | **$ 215,888** | **$ 1,874,462** |
| Total Liabilities & Fund Balance | $ 1,127,060 | $ 905,467 | $ 215,888 | $ 2,248,416 |

# Poinciana

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

| | Adopted Budget | Prorated Budget Thru 11/30/25 | Actual Thru 11/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments - Tax Roll | $ 886,925 | $ 238,447 | $ 238,447 | $ - |
| Interest | $ 8,673 | $ 445 | $ 2,670 | $ 2,225 |
| **Total Revenues** | **$ 895,598** | **$ 238,892** | **$ 241,217** | **$ 2,325** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisors Fees | $ 12,000 | $ 2,000 | $ 3,000 | $ (1,000) |
| FICA Expense | $ 918 | $ 153 | $ 230 | $ (77) |
| Engineering | $ 20,000 | $ 3,333 | $ 4,626 | $ (1,293) |
| Attorney | $ 35,000 | $ 5,833 | $ 8,233 | $ (2,400) |
| Annual Audit | $ 3,200 | $ - | $ - | $ - |
| Trustee Fees | $ 4,000 | $ - | $ - | $ - |
| Assessment Administration | $ 5,408 | $ 5,408 | $ 5,408 | $ (1) |
| Management Fees | $ 46,786 | $ 7,798 | $ 7,798 | $ (0) |
| Information Technology | $ 1,339 | $ 223 | $ 223 | $ 0 |
| Website Maintenance | $ 893 | $ 149 | $ 149 | $ (0) |
| Telephone | $ 100 | $ 17 | $ - | $ 17 |
| Postage | $ 2,600 | $ 433 | $ 111 | $ 322 |
| Printing & Binding | $ 500 | $ 83 | $ 13 | $ 70 |
| Insurance | $ 8,927 | $ 8,927 | $ 8,228 | $ 699 |
| Legal Advertising | $ 5,500 | $ 917 | $ - | $ 917 |
| Other Current Charges | $ 2,400 | $ 400 | $ 302 | $ 98 |
| Office Supplies | $ 400 | $ 67 | $ 1 | $ 66 |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ 175 | $ - |
| **Total General & Administrative:** | **$ 150,146** | **$ 35,916** | **$ 38,496** | **$ (2,580)** |

# Poinciana

## Community Development District

## General Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

### For The Period Ending November 30, 2025

| | Adopted Budget | Prorated Budget Thru 11/30/25 | Actual Thru 11/30/25 | Variance |
|---|---|---|---|---|
| ***Operations & Maintenance*** | | | | |
| Field Services | $ 11,474 | $ 1,912 | $ 1,912 | $ - |
| Property Insurance | $ 25,494 | $ 25,494 | $ 22,722 | $ 2,772 |
| Electric | $ 1,800 | $ 300 | $ 238 | $ 62 |
| Landscape Maintenance | $ 205,665 | $ 34,278 | $ 34,145 | $ 133 |
| Aquatic Control Maintenance | $ 165,444 | $ 27,574 | $ 25,570 | $ 2,004 |
| Aquatic Midge Management | $ 191,733 | $ 31,956 | $ 30,866 | $ 1,090 |
| Pressure Washing | $ 12,000 | $ 2,000 | $ - | $ 2,000 |
| Lift Station Maintenance | $ 3,000 | $ 500 | $ - | $ 500 |
| R&M - Plant Replacement | $ 10,000 | $ 1,667 | $ - | $ 1,667 |
| Storm Structure Repairs | $ 41,616 | $ 6,936 | $ - | $ 6,936 |
| Stormwater Water Quality/Landscape Improvements | $ 23,500 | $ 3,917 | $ - | $ 3,917 |
| Contingency | $ 12,000 | $ 2,000 | $ 4,662 | $ (2,662) |
| **Total Operations & Maintenance:** | **$ 703,727** | **$ 138,533** | **$ 120,115** | **$ 18,418** |
| ***Other Expenditures*** | | | | |
| Transfer Out - Capital Reserve | $ 41,726 | $ - | $ - | $ - |
| **Total Other Expenditures** | **$ 41,726** | **$ -** | **$ -** | **$ -** |
| **Total Expenditures** | **$ 895,598** | **$ 174,449** | **$ 158,611** | **$ 15,838** |
| **Net Change in Fund Balance** | **$ -** | | **$ 82,606** | |
| **Fund Balance - Beginning** | $ - | | $ 670,500 | |
| **Fund Balance - Ending** | $ - | | $ 753,106 | |

# Poinciana

## Community Development District

### Debt Service Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

| | Adopted Budget | Prorated Budget Thru 11/30/25 | Actual Thru 11/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments - Tax Roll | $ 1,278,850 | $ 332,184 | $ 332,184 | $ - |
| Interest | $ 20,000 | $ 3,333 | $ 4,262 | $ 929 |
| **Total Revenues** | **$ 1,298,850** | **$ 335,517** | **$ 336,446** | **$ 929** |
| **Expenditures:** | | | | |
| **Series 2022** | | | | |
| Interest - 11/1 | $ 85,738 | $ 85,738 | $ 85,518 | $ 221 |
| Special Call -11/1 | $ - | $ - | $ 15,000 | $ (15,000) |
| Principal - 5/1 | $ 1,124,000 | $ - | $ - | $ - |
| Interest - 5/1 | $ 85,738 | $ - | $ - | $ - |
| **Total Expenditures** | **$ 1,295,477** | **$ 85,738** | **$ 100,518** | **$ (14,779)** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 3,373 | | $ 235,928 | |
| **Net Change in Fund Balance** | **$ 3,373** | | **$ 235,928** | |
| **Fund Balance - Beginning** | $ 523,210 | | $ 669,539 | |
| **Fund Balance - Ending** | $ 526,583 | | $ 905,467 | |

# Poinciana

## Community Development District

### Capital Reserve Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

| | Adopted Budget | Prorated Budget Thru 11/30/25 | Actual Thru 11/30/25 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Interest | $ 5,000 | $ 833 | $ 1,313 | $ 480 |
| **Total Revenues** | **$ 5,000** | **$ 833** | **$ 1,313** | **$ 480** |
| **Expenditures:** | | | | |
| Capital Outlay | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 5,000 | | $ 1,313 | |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ 41,726 | $ - | $ - | $ - |
| **Total Other Financing Sources/(Uses)** | $ 41,726 | $ - | $ - | $ - |
| **Net Change in Fund Balance** | **$ 46,726** | | **$ 1,313** | |
| **Fund Balance - Beginning** | $ 214,104 | | $ 214,575 | |
| **Fund Balance - Ending** | $ 260,830 | | $ 215,888 | |

# Poinciana

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Assessments - Tax Roll | $ - | $ 238,447 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 238,447 |
| Interest | $ 1,379 | $ 1,290 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,670 |
| **Total Revenues** | **$ 1,379** | **$ 239,838** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 241,217** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisors Fees | $ 2,000 | $ 1,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,000 |
| FICA Expense | $ 153 | $ 77 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 230 |
| Engineering | $ 2,688 | $ 1,938 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,626 |
| Attorney | $ 4,267 | $ 3,966 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,233 |
| Annual Audit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Trustee Fees | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Assessment Administration | $ 5,408 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,408 |
| Management Fees | $ 3,899 | $ 3,899 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,798 |
| Information Technology | $ 112 | $ 112 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 223 |
| Website Maintenance | $ 74 | $ 74 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 149 |
| Telephone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Postage | $ 50 | $ 60 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 111 |
| Printing & Binding | $ 13 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 13 |
| Insurance | $ 8,228 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,228 |
| Legal Advertising | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Other Current Charges | $ 201 | $ 101 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 302 |
| Office Supplies | $ 0 | $ 0 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1 |
| Dues, Licenses & Subscriptions | $ 175 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 175 |
| **Total General & Administrative:** | **$ 27,269** | **$ 11,227** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 38,496** |

# Poinciana

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Operation and Maintenance*** | | | | | | | | | | | | | |
| Field Services | $ 956 | $ 956 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 1,912 |
| Property Insurance | $ 22,722 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 22,722 |
| Electric | $ 121 | $ 117 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 238 |
| Landscape Maintenance | $ 16,322 | $ 17,822 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 34,145 |
| Aquatic Control Maintenance | $ 12,748 | $ 12,822 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 25,570 |
| Aquatic Midge Management | $ 15,143 | $ 15,722 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 30,866 |
| Pressure Washing | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | - |
| Lift Station Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | - |
| R&M - Plant Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | - |
| Storm Structure Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | - |
| Contingency | $ 11 | $ 4,651 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 4,662 |
| **Total Operations & Maintenance:** | **$ 68,024** | **$ 52,091** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **120,115** |
| ***Other Expenditures*** | | | | | | | | | | | | | |
| Transfer Out - Capital Reserve | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | - |
| **Total Other Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **-** |
| **Total Expenditures** | **$ 95,293** | **$ 63,318** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **158,611** |
| **Net Change in Fund Balance** | **$ (93,913)** | **$ 176,520** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **82,606** |

# Poinciana

## Community Development District

### Special Assessment Receipts

### Fiscal Year 2026

**MAINTENANCE ASSESSMENTS**

| | |
|---|---|
| Gross Assessments | $ 953,675.91 |
| Certified Net Assessments | $ 886,918.60 |

| Date | Distribution | Gross Assessments Received | Discounts/Penalties | Commissions Paid | Interest Income | Net Assessments Received | 100% General Fund |
|---|---|---|---|---|---|---|---|
| 11/10/25 | 10/20/25-10/21/25 | $ 15,058.65 | $ (776.33) | $ (285.64) | $0.00 | **$ 13,996.68** | **$ 13,996.68** |
| 11/14/25 | 10/1/25-10/31/25 | $ 11,830.18 | $ (709.76) | $ (227.20) | $0.00 | **$ 10,893.22** | **$ 10,893.22** |
| 11/21/25 | 11/1/25-11/7/25 | $ 132,152.26 | $ (5,286.30) | $ (2,537.32) | $0.00 | **$ 124,328.64** | **$ 124,328.64** |
| 11/26/25 | 11/8/25-11/15/25 | $ 95,077.27 | $ (4,027.43) | $ (1,821.00) | $0.00 | **$ 89,228.84** | **$ 89,228.84** |
| **Total Collected** | | **$ 254,118.36** | **$ (10,799.82)** | **$ (4,871.16)** | **$ -** | **$ 238,447.38** | **$ 238,447.38** |
| **Percentage Collected** | | | | | | | **27%** |

**DEBT SERVICE ASSESSMENTS**

| | |
|---|---|
| Gross Assessments | $ 1,372,863.26 |
| Certified Net Assessments | $ 1,276,762.83 |

| Date | Distribution | Gross Assessments Received | Discounts/Penalties | Commissions Paid | Interest Income | Net Assessments Received | 100% Debt Service Fund |
|---|---|---|---|---|---|---|---|
| 11/10/25 | 10/20/25-10/21/25 | $ 22,016.31 | $ (1,144.50) | $ (417.44) | $0.00 | **$ 20,454.37** | **$ 20,454.37** |
| 11/14/25 | 10/1/25-10/31/25 | $ 16,206.58 | $ (1,009.76) | $ (311.27) | $0.00 | **$ 14,885.55** | **$ 14,885.55** |
| 11/21/25 | 11/1/25-11/7/25 | $ 181,359.38 | $ (7,255.08) | $ (3,482.09) | $0.00 | **$ 170,622.21** | **$ 170,622.21** |
| 11/26/25 | 11/8/25-11/15/25 | $ 134,532.89 | $ (5,735.34) | $ (2,575.95) | $0.00 | **$ 126,221.60** | **$ 126,221.60** |
| **Total Collected** | | **$ 354,115.16** | **$ (15,144.68)** | **$ (6,786.75)** | **$ -** | **$ 332,183.73** | **$ 332,183.73** |
| **Percentage Collected** | | | | | | | **26%** |

# SECTION D

## Poinciana CDD Field Management Action Items List

| Description | Vendor | Status | Proposal $ | Completion | Notes |
|---|---|---|---|---|---|
| Removal of Fire Flags & Installation of Littoral Plantings on D9 | Solitude | Pending | $7,330 | | Approved at the last meeting. Vendor clarified warranty for 30 days. |
| Restriping Entrance & Exit Ramps on Bella Viana Tunnel | ACPLM | Pending | $1,606 | | Approved at the Oct. meeting. Pending agreement with TM to start job. |
| Repairing (2) MES sections at B-6 & B-15 | GMS | Pending | $3,515.45 | | Approved in the July meeting. B-15 MES is still slightly underwater. Scheduling repair for week of Feb. 23rd. |
| Removal & Stump Grind of (3) Cypress Trees Behind 981 Glendora Rd. S. | Floralawn | Discussion | Pending | | Pending proposal from the vendor. |
| Clam Stocking in B-1 | GMS | Discussion | Pending | | Pending proposal. (Note: Recommending planting some littorals to the small amount currently on the pond prior to clam stocking.) |
| Light Fixture Replacement in Bella Viana & Venezia Tunnel | GMS | Discussion | Pending | | Pending proposal. |

| Estancia CDD Completed Action Items List | | | | | |
|---|---|---|---|---|---|
| ***Description*** | ***Assigned to*** | ***Status*** | ***Proposal $*** | ***Complete*** | **Notes** |
| Install for electrical service for Aerator | Mr. Electric | Complete | $ 9,153.00 | July 2023 | Power service for aerator has been installed. |
| Review and inventory of Lighting Control Boxes | Field Staff/Maintenai | Complete | | July 2023 | Inventoried and created a report of all control box locations |
| Pressure wash and sealing of Boardwalks | Everglades Pro- | Complete | $ 6,500.00 | July 2023 | Reviewed work and completed satisfactorily. |
| Entry Way Nebula Lighting | Field | Complete | | August 2023 | Lighting was experiencing issues. This has been repaired. |
| Benches and Table Refurbishment | Jayman Enterprises | Complete | $ 4,125.00 | July 2023 | Reviewed work and completed satisfactorily. |
| Sod Warranty Replacement | LMP | Complete | | August 2023 | vendor to replace sod that did not establish - No date |
| Additional Site Mulching | LMP | Complete | $40,000 | July 2023 | Additonal Mulching Approved BOS June 2023 - Vendor |
| Street Light Review | Maintenance Staff | Complete | | August 2023 | Discussed with vendor providing Marked poles and pole |
| Midge Fly proposal for pond 15 - larvicide treatment | Steadfast | Complete | $ 1,140.00 | August 2023 | Vendor to treat pond 15 - 45 day treatment program has |
| Main Entrance lighting work | Mr. Electric | Complete | | July 2023 | lighting. Reviewing completion. |
| Onsite Cart Maintenance | Field Staff | Complete | $ 577.00 | September 2023 | some other issues. Maintenance staff is coordinating dropping |
| Landscaping in the back of homes in Sortino | Field Staff | Complete | | August 2023 | Hog damage has recovered. |
| Boring work on Matera - run power to two poles | FLM | Complete | $ 22,863.63 | 2023 | marked out but vendor is scheduling work date. Completed 9 - |
| Oil Based treatent for Pond 18 and 19 | Steadfast | Complete | $ 612.00 | August 2023 | Natural oil based Surfactant treatment test of Pond 18 and 19 |
| Hardscape Options for center of fountain | Field Services | Cancelled | | August 2023 | matching entry tower, matching amenity building, or a clock tower. |
| New Fixture Option for Street lights | Field Services/Tami | Complete | $ 565,500.00 | | per fixture installed. Considering batches of 20-25 when lights go |
| Midge Adulticide Spraying Program | Steadfast | Complete | $ 48,000.00 | | Treatments in January, February, March, June, July, August, |
| Fish Kill Management | Maintenance | Complete | Contract hours | | relatively minor in scale and Steadfast reviewed. GMS |
| Entry Way Nebula lighting | Nebula/field Services | Complete | | | default bright white. Vendor to be onsite 9/14 or 9/15 for repairs. |
| Aerator Installation | Steadfast | Complete | $ 15,400.00 | | **Scheduled for September 20th.** |
| Temporary Streetlgting | Field Maintenance | Complete | $ 4,088.38 | | 1000w Solar fixtures to be installed. 16 have been ordered for |
| Installation of No Trespassing and Fishing Signage | Maintenance Staff | Complete | | | Installed 27 total signs in the community. |
| New Park Cans Emptying | LMP | Complete | $300 Monthly | | Add 6 cans to contract for emptying. 1x per week - Contract |
| Park Trash Cans | Field Services | Complete | $ 4,271.36 | | Many pocket parks do not have trash cans. Request to |
| Installation of additional Temporary lights and relocating | Field Maintenance | Complete | | | Installing 7 extra lights and moving a few on fixtures that |
| Street Line Painting | Field Staff/Line | Complete | $30,392.00 | 11.1.23 | **Work scehduled to begin 10.23.23.** Additional quote |
| Nebula Lighting Issues | Field Maintenance | Complete | | 10.31.23 | Working to restore Nebula Lighting. Email sent to Nebula |
| Internal Lighting Review | Field Maintenance | Complete | | 11.6.21 | All streetlights were inventoried. |
| New Palm lighting | Field Maintenance | Complete | | 11.3.23 | Repaired low voltage around palms in median founta. Installed outlet for holiday lights. |
| Grass Replacement for Conveyance Area Entrances | LMP | Cancelled | | 11.1.23 | Gathering quote to replace St Augustine with Bermuda. It should be noted this will likely be a very significant cost and there are already several areas within Estancia that do not have Bermuda but have Zoysia or St Augustine. - **Communicating with developer.** |
| Street Light Repairs | FLM | Complete | $ 30,000.00 | | FLM was onsite performing repairs on 8/18/23, 8/25/23 , 9/1/23. They will be onsite again 9/15/22. They were performing the boring work on 9/9 and 9/11 instead. They were onsite 9/28-9/29 and they were onsite week of 10/2. Many lights have been restored. Still several to go. Waiting on final inventory from vendor or we will do our own. **Onsite 10/16-10/18** -Inventory of lights shown power restored to all but around 30 fixtures. Out of the 75+ fixtures out 32 still remain with issues. |
| Additional Annual beds | LMP | Complete | $ 4,170.00 | | Annual Install completed. Additional CDD entrance Lagona added. |
| Holiday Lighting | Events Done Bright | Complete | $ 9,900.00 | | Additional decor added to cover new palm trees in center fountain. Install of decor 11/10/23 - 11/12/23 |
| Toscana Gate Monument Repairs | Field Services | Cancelled | $ 2,664.00 | | Documented damages to monument on 8/25/23. Working on collecting proposals for repairs. - info sent to three vendors. One vendor declined work. Not CDD responsibility. |
| Landscape Enhancement - End of Tavira CT | LMP | Complete | $ 1,788.20 | December 2023 | Add Fakahatchee grasses x 68 - Week of 12/18/23 |
| Matera Downed pole - Picana Ln | FLM | Complete | $ 5,704.37 | December 22, | Per notes* deposit paid and pole ordered. Interfacing with vendor on details and updates. - Check style of fixture with vendor - Week of 9/25 - Did not happen. Waiting on new timeframe. Updating on timeframe 10/18 - **Week of 11/13/23 - Week of 12/11/23 - Update - December 22nd.** |
| Walking Trail Bridges | GMS Maintenance | Complete | | January 2024 | -Repair uneven grade at bridge entrances and exits. -Added additional aggregate |
| Repair Hog Damage | LMP | Complete | $ 2,700.00 | | Repair Hog damage on pond bank behind Casella Dr. - Area graded and seeded |
| LED Drivers and Diodes | FLM | Complete | $ 10,237.00 | | Vendor to order 15 repair kits for streetlights - Should be inhand soon. Vendor received. |
| Street Light Repairs - Phase 2 | FLM | Complete | $ 15,000.00 | | NTE approved. New updated action item list sent out. Entirety if Isola Ct, Lagona Ln, and Southern Picana Ln Loop were made clear to be prioroty. Vendor stated they would have techs onsite week of 1/15/24. Onsite 1/16/24 - NTE Exhausted |
| Alamdad LN Pocket Park Drainage issues | Maintenance Staff | Complete | $ 5,136.00 | | Pocket park had dirt and debris piled on the sidewalk. This was cleared. - Underdrain system installed. |
| Repair Hog Damage | LMP | Complete | $ 2,700.00 | | Repair Hog damage on pond bank behind Casella Dr. - Area graded and seeded |
| LED Drivers and Diodes | FLM | Complete | $ 10,237.00 | | Vendor to order 15 repair kits for streetlights - Should be inhand soon. Vendor received. |
| Street Light Repairs - Phase 2 | FLM | Complete | $ 15,000.00 | | NTE approved. New updated action item list sent out. Entirety if Isola Ct, Lagona Ln, and Southern Picana Ln Loop were made clear to be prioroty. Vendor stated they would have techs onsite week of 1/15/24. Onsite 1/16/24 - NTE Exhausted |
| Alamdad LN Pocket Park Drainage issues | Maintenance Staff | Complete | $ 5,136.00 | | Pocket park had dirt and debris piled on the sidewalk. This was cleared. - Underdrain system installed. |
| Street Light Repairs - Phase 3 | FLM | Complete | $ 15,000.00 | March 2024 | Streetlight repairs in progress. Major headway has been made and we should be down to about 22 lights out. Will need more diodes. Overall recommendation is let FLM finish out repairs then put a maintenance contract in place for monthly service. |
| Modifications to Dog Park Sign | Field Maintenance | Complete | $ 356.22 | March 2024 | -Sign to be changed. Getting quote for new sign. -New sign ordered. - IN process 2/26/24 -New signage Installed |
| Signage Maintenance for JTEA | Field Maintenance | Complete | | March 2024 | Report obtained 12/11/22 - Maintenance services will begin on the list immediately. -All repairs from list completed. |
| Insurance Recommendations | Maintenance Staff | Complete | | March 2024 | -Slippery when wet signs added to bridges - "No climbing" signs added to fountain area - sidewalk grinded - Other odds and ends completed from the report. |

| | | | | | |
|---|---|---|---|---|---|
| Turf Aeration | LMP | Cancelled | $ 5,200.00 | Feb 2024 | 4 times aeration of Toscana, Rovello Sortino and Cortana parks. 2.6 acres.<br>-$1300 one time<br>-getting overall program. |
| Additional Boring - Picana Pole #67 and Bel Verde #152 | FLM | Complete | $ 20,477.00 | March 2024 | Repair Lighting circuits on Pole #67 Near 29494 Picana and #152 near 28611 Bel Verde Ct<br>**-Expected completion March 22nd.** |
| Pond Plantings - Midge control/Algae Management | Steadfast | Complete | $ 29,000.00 | April 2024 | Proposal for site wide planting. 36,300 pickerelweed with 18" off center. **April 1st install date set.** |
| Turf Aeration one time property wide | LMP | Complete | $ 5,000.00 | March 2024 | -One time turf aeration per map. |
| Remove Dead wiregrass and Wax myrtle | Steadfast | Complete | $ 1,880.00 | April 2024 | Dead plants had to be remove so as to not interfere with new plantings. |
| Streetlights Phase 5 | FLM | Complete | $ 25,000.00 | April 2024 | Few lights remain out. Still some repairs to proceed. Diodes and Drivers ordered, still waiting on arrival. |
| Boring # 3 San martino and Bareltt CT | FLM | Complete | $ 19,790.40 | | Boring to restore lighting circuit to poles #184, #185, #189-191, 247-249 |
| Striping on San Romano | Tampa Bay Striping | Complete | $ 7,215.00 | | Proposal for Striping along San romano from Estancia BLVD. - **Scheduled for 4/22** |
| Park near 4667 San Martino - Drainage issues | Maintenance Staff | Complete | $ 6,700.00 | | Work beginning 3/15/24<br>-Extra efforts being done to drain the park which appears to be working.<br>-Finalizing drainage week of 4/15/24 |
| Low Ponds in Matera and Ravello | Field Staff/Engineer | Complete | | | Ponds were reviewed to determine cause of low levels. Cause is solely linked to lack of rain. When the rainy season comes the ponds will be refilled. |
| Bollards on Bella Corsa | Field Staff | Cancelled | Delinator - $596.86 | Bollard - $1 | Quote to add bollards or delineators to west end of bella corsa.<br>-Interface with legal and engineering on possibility.<br>-Engineering discussing with county |
| Property Conveyance Wiregrass Blvd | LMP | Complete | $750 Monthly | May 2024 | Fontana Dr and Bella Corsa Reviewed Landscaping. **2 Oak Trees were replaced.**<br>**The turf Has been replaced with Bermuda. Not a great time for changing turf and laying sod but it appears to be establishing.** |
| Cleaning up around Pond 28 | Steadfast/Maintena | Complete | $ 4,130.00 | May 2024 | quote to clean up around pond 28. Dead foliage and debris around the pond. |
| LMP Enhancement Proposals - Entrances and Pocket Parks Etc | LMP/Field Management | Complete | $ 61,892.40 | June 2024 | Plants are being installed as weather is conducive to do so. |
| Streetlights Phase 6 | FLM | Complete | $ 15,000.00 | June 2024 | Most repairs completed. Waiting on Diodes and drivers to finish the rest. Very few lights remain out at this time. There should be under 20 lights out and we have 25 diodes coming. Portion of NTE still remains to install diodes. |
| Additional Solar Lighting Options | Field Staff | Cancelled | | June 2024 | Collecting info on additional solar light options. Searching for vendors.<br>-FLM and Vendor that supplied parking lot lights do not recommend.<br>-contacting solar light vendor.<br>-Cost prohibitive |
| Straightening Light Pole on San Martino | FLM/Field Staff | Complete | $ 195.00 | July 2024 | While FLM was setting the pole that was run over it was requested they straighten the leaning pole on San Martino. That has been completed. |
| Walking Trail Project | Engineering | Complete | | June 2024 | -Dynamic Project Will require different phases and different approaches to certain areas.<br>-Approach and plan discussed. Moving off field action list for now. |
| FLM Maintenance service Contract | FLM | Complete | $2500 Monthly | June 2024 | -Monthly bucket truck with two man crew and fault finding equipment<br>-Assess outages and make repairs<br>-Will need to have diode plates on hand to use as needed (to be purchased by CDD/HOA in advance)<br>-Includes labor, secondary electrical materials and equipment for up to (2) days<br>-Exploring for after FY |
| Damaged Pole On Bella Corsa | FLM | Complete | $ 4,136.18 | July 2024 | Quote to Replace damaged pole. Some old parts can be salvaged. A spare fixutre will be used.<br>-Waiting on pole delivery<br>-Pole was completed |
| Palm Uplighting | Field Staff | Complete | $ 3,729.00 | June 2024 | -Materials ordered. Some items had a longer lead time.<br>-Prior Lighting removed.<br>**-Installed on Bismarks in fountain more modification to complete** |
| Sortino Entry Lighting | Field Staff/FLM | Complete | | July 2024 | -The entry lighting for the sortino monument was not working. We had maintenance assess but issue appeared to be deeper. FLM diagnosed and repaired. |
| Granulated Moisture manager | LMP | Future project | $ 9,040.00 | June 2024 | Application of granulated moisture manager to all bermuda turf just prior to dry seasons.<br>-Consider for future applications discuss in Feb |
| Turf Aeration For Entire Site | LMP | Complete | $ 18,000.00 | August 2024 | Some delays due to weather. Project expected to be completed by August 1. All flags will be removed by then. |
| Pond level Monitoring | Field Staff/Engineering | Complete | | August 2024 | Monitoring pond levels to measure significant water level rise. Some ponds appear to be going up at a much slower rate.<br>-Storm has raised the pond levels to satisfactory levels. |
| Plantings Warranty | LMP | Complete | | August 2024 | Warranty for various plants that did not establish. Many were successful but LMP is replacing those that did not survive.<br>-Several plants were replaced. Reinspecting |
| Estancia Blvd Roundabout fountain | Elite Commercial Pools | Complete | $ 164,880.00 | August 2024 | -Work Beginning week of 2/19/24<br>**-Plaster done**<br>**-Lights done**<br>**-Fountain was filled and tested**<br>**-Electrical being finalized - fountain being tested** |

| | | | | | |
|---|---|---|---|---|---|
| Sante Luce and Wiregrass Ranch Street signs | Field Maintenance | Complete | | August 2024 | Missing signs were replaced. |
| Santeri Park Bed Space | LMP | Complete | | August 2024 | Adjust Liriope into two clean rows. |
| Significant Irrigation Repairs | LMP | Complete | $ 7,605.01 | September 202 | Some significant irrigation repairs needed due to surge damage. |
| Canino Lp Sidewalk inspection and grinding | Field Maintenance | Complete | | September 202 | Completed a review for trip hazards and grinded 9 locations. |
| Sod Fill in Proposal | LMP | Cancelled | $ 61,854.00 | August 2024 | LMP to provide pricing for declined sod areas. Some areas will be replaced with bedspace where that is more cost effective.<br>-Consider more cost effective options |
| Nebula Lighting Repair | Field Staff | Complete | | November 202 | Nebula Lighting Was repaired |
| Trail site reivew with Developer Representative | Field Staff | Complete | | October 2024 | Reviewed trail with developer representative. Brought GMS 4x4 cart for access. |
| Milton Storm Prep | Field Staff | Complete | | October 2024 | Prior to the Storm the site was reviewed and documented. Additionally steps were taken to protect the fountains. Vendor was onsite to shut them down. We gather a generator to power the sump pumps if needed. Field staff also dug out around the vaults to ensure sheetflow of water did not damage pump systems. |
| Fault Finding and Repairs | FLM | Complete | $ 3,900.00 | October 2024 | Restore correct voltage to poles 16 and 188. May repair others in the area. |
| October and September Lighting Maintenance | | Complete | | October 2024 | -A few sections of lights were out<br>-FLM repaired several groups of lights. They stated all are repaired except for those waiting on Diodes/Drivers. |
| Speed Limit Signs | Field Maintenance | Complete | | September 202 | Reviewed speed limit signs. Two 25 MPH signs were noted and need to be replaced with 20 MPH. New ones were ordered. |
| Annual Change out | LMP | Complete | $ 3,840.00 | October 2024 | Normal annual rotation with price now including Lagona. |
| Fountain Maintenance | Field Staff | Complete | $1500 per mor | October 2024 | Scopes Sent out to vendors for pricing. Waiting on final pricing.<br>-quotes received from two vendors one is the incumbent - Chose west coast aquatics |
| Paver Repair at Estancia Blvd Fountain | Field Staff | Complete | $ 7,900.00 | September 202 | -Some areas completed<br>-final review. |
| A Few Additional Landscape Enhancements | LMP/Field Staff | Complete | $1673.40$152 | September 202 | -Santeri monument - remove shillings repair bed<br>-Sortino Monument - remove bushes and replace with more aestehtically pleasing plants.<br>-Plantings are scheduled for completion. |
| Site Wide Mulching | LMP | Complete | $ 107,250.00 | October 2024 | 1950 cubic yards installed - October Install after FY rolls over. |
| Boardwalk Pressure Washing and Sealing | Everglades Pro Wash | Complete | $ 6,500.00 | November 202 | -Delays from storm, vendor is nearly complete. |
| Milton Storm Repairs | LMP/Field Staff | Complete | $ 25,000.00 | November 202 | Milton brought significant damages to landscape elements. LMP is in the process of removing all fallen trees and standing up those that are viable. After that they will be grinding stumps and filling in the missing areas with sod. This is expected to be a somewhat lengthy process as it is a lot of work and requires machinery that is in high demand. |
| Holiday Lighting | Field Staff | Complete | $ 11,200.00 | November 202 | Quotes obtained, working within budget. Having what we did last year completed with some add-ons.<br>-Approved Festive Glow Option 3 - $11,200.00 - Before thanksgiving install |
| Sortino Fountain | Elite Commercial Pools | Complete | $ 284,310.00 | December 202 | -Sortino fountain repairs are nearly complete.<br>-Major storm delays, but the systems are up and running.<br>-A final review is completed. |
| New Diodes/Drivers | FLM | Complete | $ 26,000.00 | November 202 | -45 Diodes ordered - Expected to arrive 11/20 |
| Golf Cart Repairs | Maintenance Staff | Complete | $500 | ############ | Starter relay replacement, gas service and oil change, spark plugs. |
| Estancia Blvd Fountain Lighting repairs and Fill valve | Elite Commercial Pools | Complete | None | December 202 | -Elite repaired several lights and fixed the fill valve. |
| Monthly Lighting Repairs - December | FLM | Complete | | Decemeber 202 | Numerous lights repaired. Diodes and drivers replaced. Stated all lights repaired at this time. |
| Removal of Holiday Decor | Vendor/GMS | Complete | | January 2025 | All Holiday decor removed. Lights turned back to white. |
| Cleaning and detailing of fountain vaults | Maintenance Staff | Complete | | December 202 | Cleaning, removing trash, setting up for future onging maintenance. |
| Residential Drain locations around ponds | Field Staff | Complete | | January 2025 | Complete review of all resident caused erosion and drain issues<br>-Report Compiled - 25 items reported. |
| Damage at Bella Corsa Entrance | Field Staff/LMP | Complete | | January 2025 | LMP has repaired the damages at no cost. |
| Yield Sign Adjustments | Maintenance Staff | Complete | | January 2025 | Removed roundabout signs at 7 locations and raised yield sign per engineer instructions. |
| Milton - Additional Storm Cleanup | LMP | Complete | $ 5,625.00 | Feb 2025 | Additional storm tree removal and stump grinding/removal through property. Replacement proposals to follow. |
| Dog Park Gates Straightening | Maintenance Staff | Complete | | Feb 2025 | Straightened and repaired all dog park gates |
| Roadway Sediment Build Up removal | Maintenance Staff | Complete | | Feb 2025 | Removed built up debris and sediment in curbs along main roads |
| Milton Decorative fence panel Repair | Maintenance Staff | Complete | $ 1,065.00 | January 2025 | Replaced section of fence damaged during Milton. |
| Milton Final Review Report | Field Manager | Complete | | Feb 2025 | Completed thorough site inventory of Milton Action items. |
| Chevron Median Sign Replacement And Roundabout Sign Removal JTEA | Maintenance Staff | Complete | | Feb 2025 | Replaced Missing Median Chevron Signs and removed roundabout signs causing compliance issues. |
| Bella Corsa/Cortona Plant enhancements | LMP | Complete | $ 6,956.60 | March 2025 | Approved Proposal in progress. Winter freezes is pushing this project back to late Feb. |
| Sortino Monument Lights | FLM | Complete | | March 2025 | Monument Lights repaired per FLM.<br>Pending final review |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fill in Washout on Pond 20 | Field Maintenance | Complete | $ 150.00 | March 2025 | Filled in washout that was approaching lot. Resident had major concerns. | | | | | | | | | | | | | | | |
| Hog Services | Field Services | Complete | $150 per hog | March 2025 | Install cameras, bait a few locations, only show up when pigs in the area. vast majority of the time they just hunt with bows. Only use dogs when they need to track a difficult one.<br>-Attempting to finalize agreement.<br>-Vendor to provide Sunbiz Info | | | | | | | | | | | | | | | |
| Sidewalk 4687 San Martino Dr | Field Manager | Complete | | Feb 2025 | Sidewalk holds water. Likely due to overwatering and lot drainage. Reacurring issue through community.<br>-Address on case by case basis - no furthur issues noted | | | | | | | | | | | | | | | |
| Abridged Bermuda Replacement | LMP | Complete | $ 11,040.00 | April 2025 | Replace 3680 sqft of bermuda between main entrance and fountain rounabout. Areas have been measured. - Installed 3/28/25 | | | | | | | | | | | | | | | |
| District Cart - Replacement | Field Staff | Complete | $ 14,950.00 | April 2025 | -Proceeding with CF moto option through Pasco Powersports. Finalizing all docmumetation and wiring.<br>-cover and wheel blocks purchsed<br>-Options for storage?<br>-Options for current cart? | | | | | | | | | | | | | | | |
| Fountain Surge Protection | Field Staff | Complete | $ 3,355.95 | March 2025 | Install Scheduled for when next onsite lighting Service in March. | | | | | | | | | | | | | | | |
| Bermuda Seed W/ Aeration | LMP | Cancelled | $ 5,053.30 | April 2025 | Apply 240lbs of bermuta seed covering approximately 60,000sq ft. | | | | | | | | | | | | | | | |
| Bermuda Plugs | LMP | Cancelled | $ 4,650.00 | April 2025 | Cost to install sufficient plugs to fill in 1000 sq ft area. Vendor Recommends using sod. | | | | | | | | | | | | | | | |
| Reclaimed Water Service | LMP/Field Management/OLM | Cancelled | $16,000 Month | April 2025 | -Explore options for surface drawn water<br>-LMP is looking into fire hydrant service options.<br>-Water Truck options for dry season<br>-Waterlock product quotes for Feb meeting.<br>-Hydrant meters cost not included | | | | | | | | | | | | | | | |
| ANY STREET sign Replacement | Field Maintenance | Complete | | May 2025 | Improper colored "ANY STREET" sign replaced. | | | | | | | | | | | | | | | |
| Milton - Final checklist Items | LMP | Complete | | May 2025 | LMP was provided a comprehensive report with the final Milton items. This action item list is still pending at this time. Nearly complete and will be reviewed with LMP.<br>-Review scheduled for 4/18/25 | | | | | | | | | | | | | | | |
| Moisture Manager Application | LMP | Complete | $ 9,040.00 | May 2025 | Install to begin immediately after aeration is complete. Coordinating with irrigation team to ensure it is sufficiently "Watered in". | | | | | | | | | | | | | | | |
| Site turf Aeration | LMP | Complete | $ 18,000.00 | May 2025 | In Progress. Flagging of irrigation has begun and formal aeration will start week of 4/21/25 | | | | | | | | | | | | | | | |
| LMP Landscape proposals | LMP | Complete | | April 2025 | Pending proposals:<br>-Entrance Island plants<br>-headlight Hedge<br>-2 wax myrtles and 2 slash pines<br>-Expected week of 4/21/25 | | | | | | | | | | | | | | | |
| FLM April Streetlight Visit | FLM | Complete | $ 2,500.00 | April 2025 | FLM is working on streetlights on site week of 4/14/25. They are working in various areas where we have outages. | | | | | | | | | | | | | | | |
| Damaged Flock Camera - San Vito | Flock | Complete | $ 1,100.00 | May 2025 | Reported to vendorTicket ## 01049425 - Flock Camera Repaired | | | | | | | | | | | | | | | |
| Picana Pond Fishing Signage | Field Maintenance | Complete | | May 2025 | 2 signs installed around pond edge. The signs were moved to accomodate differing view points around the pond.<br>-Signs were installed between homes and low to the ground wit the top being only 3'. | | | | | | | | | | | | | | | |
| Nebula Lighting Issues | Maintenance Staff | Complete | | | All nebula lighting was reset to the desired color. It appears at times due to power outages or other issues it may reset on its own and we just have to set it back to the preferred setting. | | | | | | | | | | | | | | | |
| Fountain Generators/Battery back up | Field Staff | Complete | $ 2,200.00 | | Materials Ordered - Installing at first availability. Waited for surge protection to be installed. Scheduling install | | | | | | | | | | | | | | | |
| Remove two Leaning trees on Santa Luce | LMP | Complete | $ 966.40 | | Remove two trees on Santa Luce - Replacement to follow. | | | | | | | | | | | | | | | |
| Remove Tree behind 4425 Albero Place | LMP | Complete | $ 999.98 | | Very Large tree leaning towards home | | | | | | | | | | | | | | | |
| Chancey Rd Entrance Lighting | Field Maintenance | Complete | $ 850.00 | | Replace all broken or failed lights ground lights and bullet lights. Replace 4 light bars infront of Estancia pond sign with LED light bars. Materials cost<br>-Low voltage lights have been done. ordered light bars pending install | | | | | | | | | | | | | | | |
| Picana Flashing Light | FLM | Complete | $ 8,902.80 | | Proposal to repair underground wire for flashing light. - Claim is that conduit is crushed and faulting under driveway. This is to bore new wire.<br>-Work completed - pending review | | | | | | | | | | | | | | | |
| Summer Annual Rotation | LMP | Complete | $ 3,840.00 | | Replace 1920 annuals. | | | | | | | | | | | | | | | |
| Diagnose Culdesac Lighting Pillar Isola CT | FLM | Complete | $ 1,500.00 | June 2025 | FLM has provided a NTE of $1500 to diagnose pillar lights. Additional proposals would then be provided.<br>-Coordinating with HOA on the vendor they use.<br>-Numerous options for solar lights. We have ordered some to try. | | | | | | | | | | | | | | | |
| Paver repairs around Sortino fountain | Field Services | Complete | $ 8,500.00 | June 2025 | Scheduled for June 27 and 28th. | | | | | | | | | | | | | | | |
| Replace Damaged Roundabout Crosswalk sign | Maintenance Staff | Complete | $ 2,170.00 | July 2025 | Crosswalk Sign struck by vehicle was replaced | | | | | | | | | | | | | | | |
| Enhancement - On San Romano along fence replace dead Viburnum | LMP | Complete | $ 2,925.00 | August 2025 | On San Romano along fence, remove dead viburnum and replace with 25 - 7gal. new plant material. NOTE any modifications or repairs will be a separate cost for time and material. | | | | | | | | | | | | | | | |
| Replace Two Leaning trees on Santa Luce | LMP | Complete | $ 3,955.00 | August 2025 | Replace oak trees that were removed on Santa Luce - NTE of $4k approved.<br>-3-4" caliper 14-16' tall | | | | | | | | | | | | | | | |

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|---|---|---|---|---|---|
| Amenity Pond Fishing Signage | Field Staff | Complete | | September 202 | Created proof for fishing signs for amenity. These signs have been approved by insurance company in the past. - Signs to be installed by 9/12/25 |
| Major Bee Removal | Florida Bee Removal | Complete | $ 1,740.00 | August 2025 | A massive behive had been formed at the entrance side monument at Chancey and Estancia Blvd. This had to be removed to repair nebula lighting and other aspects of the monument. Over 100lbs of honey and comb was removed. Bees were safely captured and relocated. |
| LMP Maintenance Contract Correction | LMP | Complete | $ 54,014.37 | August 2025 | There are some needed corrections to the LMP contract that LMP needs to make. The updated proposal will be presented at the next meeting. In the meantime the previous contract amount will be approved. |
| Additional County Inspection Signage adjustements. | Field Staff/Maintenance | Complete | | August 2025 | Assessing additional requests from the county. Various height adjustments requested.Ordered reflective "Any Street" Sign. |
| Dog Park Safety Initiatives | Field Staff | Complete | | August 2025 | Snake Fence is in process of being installed. Applying "Snake Scram" behind dog park fence area. Working within $1500 NTE. |
| Fishing Signs Pond 14 | Field Staff | Complete | | September 202 | Request by resident to add pond signage behind homes.<br>-Ordered Signs |
| Enhancement - Estancia Blvd before 2nd roundabout on right side revamp bed | LMP | Complete | $ 6,665.00 | August 2025 | On Estancia Blvd entrance side before 2nd roundabout remove old declining Juniper and 1 declining Ligustrum and replace with 8X8" Ligustrum and new plant material. NOTE- Any modifications will be a separate cost for time and material. |
| Additional Tree Replacement | LMP | Cancelled | | August 2025 | Pricing additional tree replacements around property. Limits to to size and costs of trees. Likely will not provide shade for some time. |
| Isola CT pocket park sod replacement | LMP | Complete | $ 5,170.00 | September 202 | 3200 sq ft of bermuda to replace. Damaged by sandhill cranes and grubs. |
| Isola CT Park Aerate and Top Dress | LMP | Complete | $ 921.84 | September 202 | Aerate and top dress damaged areas in Isola Ct park |
| Tavira Bore Shot | FLM | Complete | $ 9,004.29 | September 202 | Ground and directional bore work - excavate and bore from pole #108 to pole #109 nearest address 4371 Ortona Ln - pull new wire and terminate into pole. |
| Nebula Lighting System Upgrades | Illuminations | Complete | $ 1,770.00 | September 202 | Upgrade to Gen2 Controller with more functionality and features.<br>Repair spliced data wire<br>Additional other minor repairs |
| Sortino Gazebo Founain Seating- Damaged Stones | Field Staff/Vendor | Complete | | October 2025 | 9/17- Field Manager MA reaching to vendor for stones and pricing for repair.<br>9/22- Elite Pavers does not offer this option seeking further options for replacement- Field Manager MA |

# Poinciana CDD

## Field Management Report – Photo Supplement

## MES Repair at B-15

Photo Description:

- MES at B-15 was found currently, slightly, underwater.

## Fish Kill Clean Up at D6/D7

Photo Description:

- Vendor was on the boat removing fish kill from the middle and edges of the pond.

# E3 Drainsox Repair by Amalfi Ln.

Photo Description:

- Drainsox repair completed in Dec.

# Recurring Mowing on Tract E-21

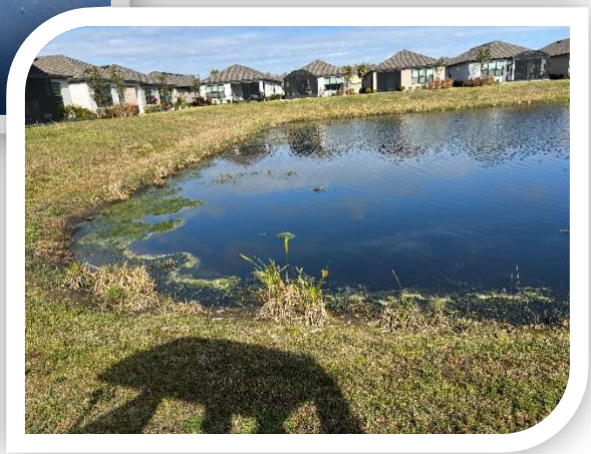
Photo Description:

- Mowed area bordering E-21.

# Current Conditions of P-C2 & P-16 (Progress of Clam Stocking)

Photo Description:

- Top (2) pictures are from P-C2 and bottom (2) pictures are from P-16.



# Current Conditions of B-1(Clam Stocking & Littoral Planting)

Photo Description:

- Current conditions of B-1 with some, present littorals and treated algae.

# SECTION 1


# Aquatics Maintenance Report

## Poinciana CDD

## January 2026

# Inspection Report

## Pond: D-5


Comments: Well grasses are dead and little algae, but to be able to get a proper hydrilla treatment, I need to use my boat, until then I will do my best not to kill littorals, but spraying over them to kill hydrilla will result in secondary kill.

## Pond: D-6


Comments: Grasses are brown and dead, alligator weed need to be with the duckweed, I am planning boat treatment week of Jan 20-23.

# Inspection Report

## Pond: D-7


Comments: Grasses are brown and dead, alligator weed need to be with the duckweed, I am planning boat treatment week of Jan 20-23.

## Pond: D-8


Comments: Grasses are brown and dead, alligator weed need to be with the duckweed, I am planning boat treatment week of Jan 20-23.

# Inspection Report

## Pond: D-9


Comments: Grasses are brown and dead, alligator weed need to be with the duckweed, I am planning boat treatment week of Jan 20-23.

## Pond: A-12


Comments: Complete 180, looks great, let the grasses grow and hit in March. I will be watching to make sure the algae and hydrilla stay under control as well.

# Inspection Report

## Pond: A-13

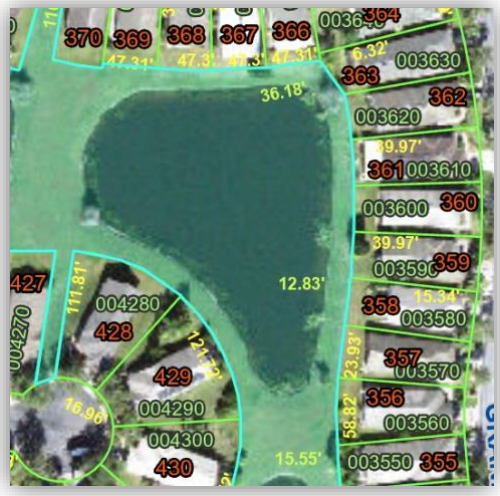

Comments: Looks great and since I treated the floating last time, it hasn't come back. I will monitor this pond closely to hit the floating heart asap.

## Pond: C-12


Comments: Very little hydrilla and grasses look great, again I am trying to let the grasses in deeper water grow untouched, so I am able to get a good kill on in March.

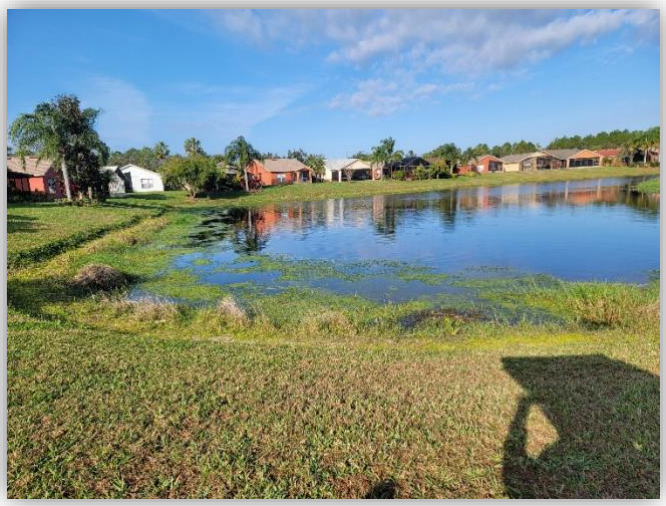
# Inspection Report

## Pond: A-10A




Comments: A10A-looks great, allowing grasses to grow to kill in March.

## Pond: A-9




Comments: Looks a lot better I was able to get a couple of great treatments on it and it shows, I have a little ring of algae and hydrilla left, grasses are brown and we are the time of year I hope for no rain, to expose the banks and come in March and getting a good kill to start the season.

| | Poinciana CDD - Nov. 2025 - Aquatics Treatment Log | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Pond # | Date Serviced | Algae | Grasses | Submersed Wee | No Treatment Ne | Comments | INSPECTED | |
| OD-01 | | | | | | | | |
| OD-02 | | | | | | | | |
| OD-03 | | | | | | | | |
| OD-04 | | | | | | | | |
| OD-05 | | | | | | | | |
| OD-06 | 11-7/ | | AN-ECO | | | CHARA IS DYING WILL RETREAT WITH BOAT WEEK OF NOV 10-14 | | |
| OD-07 | 11-7/ | | AN-ECO | | | CHARA IS DYING WILL RETREAT WITH BOAT WEEK OF NOV 10-14 | | |
| OD-08 | 11-7/ | | AN-ECO | | | CHARA IS DYING WILL RETREAT WITH BOAT WEEK OF NOV 10-14 | | |
| OD-09 | 11-7/ | | AN-ECO | | | CHARA IS DYING WILL RETREAT WITH BOAT WEEK OF NOV 10-14 | | |
| OD-10 | | | | | | | | |
| OD-11 | | | | | | | | |
| OC-01 | | | | | | | | |
| OC-02 | | | | | | | | |
| OC-03 | | | | | | | | |
| OC-06A | 11-7 | | AN-ECO | | | SMALL RING OF ALGAE-WILL REVISIT WEEK OF 17-20-MAMA GATOR WITH BABIES | | |
| OC-06B | 11-7 | | AN-ECO | | | SMALL RING OF ALGAE-WILL REVISIT WEEK OF 17-20-MAMA GATOR WITH BABIES | | |
| OC-08 | | | | | | | 11-7 | |
| OC-09 | | | | | | | 11-7 | |
| OC-10 | | | | | | | 11-7 | |
| OC-11 | | | | | | | | |
| OC-12 | | | | | | | | |
| OC-13 | | | | | | | | |
| OC-14 | | | | | | | | |
| OC-15 | | | | | | | | |
| OC-16 | | | | | | | | |
| OC-17 | | | | | | | | |
| OC-18 | | | | | | | | |
| OC-19 | | | | | | | | |
| OC-20 | | | | | | | | |
| OB-01 | 11-5 | | | | | GRASSES LOOK GOOD-CUT DOWN SMALL PRIMROSE-SMALL RING OF ALGAE, H2O GETTING LOW FOR BOAT LAUNCH | | |
| OB-05 | 11-5 | | AN-ECO | | | SPRAYED SMALL SWATH-POND LOOKS GOOD-WILL TREAT WITH BOAT TO GET GRASSES ON THE OUTSIDE OF LITTORALS | | |
| OB-06 | 11-5 | | AN-ECO | | | GOLF COURSE MOWED-I WILL REVIST WEEK OF NOV 17-20 | | |
| OB-11 | | | | | | | | |
| OB-15 | | | | | | | | |
| OB-16 | | | | | | | | |
| OF-07 | | | | | | | | |
| OA-01 | 11-5 | | AN-ECO | | | GOLF COURSE FINALLY MOWED,TREATED GRASSES WITH GATOR-WILL USE BOAT FOR HYDRILLA IN NOV | | |
| OA-02 | | | | | | | | |
| OA-03 | | | | | | GRASSES LOOK GOOD/ | 11-4/ | |
| OA-04 | | | | | | GRASSES LOOK GOOD/ | 11-4/ | |
| OA-05 | | | | | | GRASSES LOOK GOOD/ | 11-4/ | |
| OA-06 | | | | | | GRASSES LOOK GOOD/ | 11-4/ | |
| OA-07 | | | | | | GRASSES LOOK GOOD/ | 11-4/ | |
| OA-08 | | | | | | GRASSES LOOK GOOD/ | 11-4/ | |
| OA-09 | | | | | | | | |
| OA-10A | | | | | | | | |
| OA-10B | | | | | | | | |
| OA-11 | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| OA-12 | | | | | | | | |
| OA-13 | | | | | | | | |
| OA-20 | | | | | | | | |
| OA-21 | 11-4 | | AN-ECO | | | SPRAYED GRASSES-WILL REVISIT WEEK OF NOV 17-20 | | |
| OA-22 | 11-4 | | AN-ECO | | | SPRAYED GRASSES-WILL REVISIT WEEK OF NOV 17-20 | | |
| OO-POLK | Club Pond | | | | | | | |
| OE-01 | | | | | | | | |
| OE-02 | | | | | | | | |
| OE-03 | | | | | | | | |
| OE-05 | | | | | | | | |
| OE-06 | | | | | | | | |
| OE-08 | | | | | | | | |
| OE-11 | | | | | | | | |
| OE-15 | Golf Course pond | | | | | | | |
| OE-18 | | | | | | | | |
| OE-19 | | | | | | | | |
| OE-21 | | | | | | | | |
| OE-31 | | | | | | | | |
| P-1A/P-1B | | | | | | | 11-4-HYDRILLA WILL TREAT WEEK OF NOV 17-20 | 1B-WILL BE TREATED WEEK OF NOV 10-13 |
| P-2 | | | | | | | | |
| P-3 | | | | | | | | |
| P-4/P-4B | | | | | | | | |
| P-5 | | | | | | | | |
| P-6 | | | | | | | 11-4-ALGAE WILL TREAT WITH BOAT WEEK OF NOV 10-13 | |
| P-8 | 11-4 | | | | | SPRAYED 90% OF GRASSES-WILL REVISIT WEEK OF NOV 17-20 | | |
| P-9 | | | | | | | | |
| P-10 | | | | | | | | |
| P-11 | | | | | | | | |
| P-13 | | | | | | | | |
| P-14 | | | | | | | | |
| P-15 | | | | | | | | |
| 5A-P-16 | | | | | | | | |
| 5C-P-16 | | | | | | | | |
| OS-3 | | | | | | BOAT TREATMENT WEEK OF 17-20 | | |
| 5E-W-C-3 | | | | | | | | |
| P-1F | | | | | | | | |
| Canal 1 | | | | | | BOAT TREATMENT WEEK OF 17-20 | | |
| C-3 | | | | | | | | |
| C-4 | 11-4/ | | AN-ECO | | | GOLF COURSE MOWED GRASSES-I GOT A GOOD TREATMENT ON THE GRASSES-WILL REVISIT WEEK OF NOV.17-20 | | |

| | Poinciana CDD - Dec. 2025 - Aquatics Treatment Log | | | | | |
|---|---|---|---|---|---|---|
| Pond # | Date Serviced | Algae | Grasses | Submersed Wee | No Treatment Ne | Comments |
| OD-01 | 12-12 | | AN/ECO | | | |
| OD-02 | 12-12 | | AN/ECO | | | |
| OD-03 | 12-12 | | AN/ECO | | | |
| OD-04 | 12-12 | | AN/ECO | | | |
| OD-05 | 12-12 | | AN/ECO | | | |
| OD-06 | 12-12 | | AN/ECO | | | |
| OD-07 | 12-12 | | AN/ECO | | | |
| OD-08 | 12-12 | | AN/ECO | | | |
| OD-09 | 12-12 | | AN/ECO | | | |
| OD-10 | 12-12 | | AN/ECO | | | |
| OD-11 | 12-12 | | AN/ECO | | | |
| OC-01 | 12-17 | | | | INSPECTED | |
| OC-02 | 12-17 | | | | INSPECTED | |
| OC-03 | 12-17 | | | | INSPECTED | |
| OC-06A | 12-3 | | AN/ECO | | | |
| OC-06B | 12-3 | | AN/ECO | | | |
| OC-08 | 12-3 | | AN/ECO | | | |
| OC-09 | 12-3 | | AN/ECO | | | |
| OC-10 | 12-3 | | AN/ECO | | | |
| OC-11 | 12-4 | | AN/ECO | | | |
| OC-12 | 12-4 | | | | INSPECTED | |
| OC-13 | 12-4 | | AN/ECO | | | |
| OC-14 | 12-4 | | AN/ECO | | | |
| OC-15 | 12-4 | | AN/ECO | | | |
| OC-16 | 12-4 | | AN/ECO | | | |
| OC-17 | 12-4 | | AN/ECO | | | |
| OC-18 | 12-16 | | AN/ECO | | | |
| OC-19 | 12-4 | | AN/ECO | | | |
| OC-20 | 12-4 | | | | INSPECTED | |
| OB-01 | 12-17 | | | SECLEAR | | |
| OB-05 | 12-17 | | AN/ECO | | | |
| OB-06 | 12-17 | | AN/ECO | | | |
| OB-11 | 12-3 | | AN/ECO | | | |
| OB-15 | 12-3 | | AN/ECO | | | |
| OB-16 | 12-3 | | AN/ECO | | | |
| OF-07 | 12-9 | | | | INSPECTION | |
| OA-01 | 12-10 | | | | INSPECTION | |
| OA-02 | 12-10 | | | | INSPECTION | |
| OA-03 | 12-3 | | AN/ECO | | | |
| OA-04 | 12-3 | | AN/ECO | | | |
| OA-05 | 12-3 | | AN/ECO | | | |
| OA-06 | 12-3 | | AN/ECO | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| OA-07 | 12-3 | | AN/ECO | | | |
| OA-08 | 12-3 | | AN/ECO | | | |
| OA-09 | 12-16 | | AN/ECO | | | |
| OA-10A | 12-16 | | AN/ECO | | | |
| OA-10B | 12-16 | | AN/ECO | | | |
| OA-11 | 12-16 | | AN/ECO | | | |
| OA-12 | 12-16 | | AN/ECO | | | |
| OA-13 | 12-16 | | AN/ECO | | | |
| OA-20 | 12-10 | | AN/ECO | | | |
| OA-21 | 12-10 | | | | INSPECTED | |
| OA-22 | 12-10 | | | | INSPECTED | |
| OO-POLK | Club Pond | | | | | |
| OE-01 | 12-10 | | | | INSPECTED | |
| OE-02 | 12-10 | | | | INSPECTED | |
| OE-03 | 12-22 | | AN/ECO | | | |
| OE-05 | 12-10 | | | | INSPECTED | |
| OE-06 | 12-10 | | | | INSPECTED | |
| OE-08 | 12-10 | | | | INSPECTED | |
| OE-11 | 12-10 | | | | INSPECTED | |
| OE-15 | Golf Course pond | | | | INSPECTED | |
| OE-18 | 12-10 | | | | INSPECTED | |
| OE-19 | 12-10 | | | | INSPECTED | |
| OE-21 | 12-10 | | | | INSPECTED | |
| OE-31 | 12-10 | | | | INSPECTED | |
| P-1 | 12-19 | | | | INSPECTED | |
| P-2 | 12-9 | | | | INSPECTED | |
| P-3 | 12-9 | | | | INSPECTED | |
| P-4 | 12-9 | | | | INSPECTED | |
| P-5 | 12-9 | | | | INSPECTED | |
| P-6 | 12-9 | | | | INSPECTED | |
| P-8 | 12-9 | | | | INSPECTED | |
| P-9 | 12-9 | | | | INSPECTED | |
| P-10 | 12-9 | | | | INSPECTED | |
| P-11 | 12-9 | | | | INSPECTED | |
| P-13 | 12-9 | | | | INSPECTED | |
| P-14 | 12-9 | | | | INSPECTED | |
| P-15 | 12-9 | | | | INSPECTED | |
| 5A-P-16 | 12-16 | | | | INSPECTED | |
| 5C-P-16 | 12-16 | | | | INSPECTED | |
| OS-3 | 12-10 | | | | INSPECTED | |
| 5E-W-C-3 | 12-10 | | | | INSPECTED | |
| P-1F | 12-3 | | | | INSPECTED | |
| Canal 1 | 12-16 | | | | INSPECTED | |
| C-3 | 12-17 | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| C-4 | 12-17 | | AN/ECO | | | |

# SECTION 2

Run By: kissasst

# All Services By Customer Summary


Monday, December 1, 2025
8:25:32 AM

*Poinciana Community Development Dist (S07800)*

*Filter Date between 11/01/2025 and 11/30/2025*

| Customer | Work Type | Service Item | Service Item Description | Start Date | End Date | Used Quantity | Unit Of Measure | Ponds Treated |
|---|---|---|---|---|---|---|---|---|
| S07800 - Poinciana Community Development Dist | Comfort Pack | KIS2911 - BP Barrier | | 11/07/2025 | 11/07/2025 | 0.13 | mi | |
| S07800 - Poinciana Community Development Dist | Comfort Pack | KIS2911 - BP Barrier | | 11/21/2025 | 11/21/2025 | 0.63 | mi | |
| S07800 - Poinciana Community Development Dist | Municipal Back Pack | KIS1818 - Strike Pellets 10lbs/acre | | 11/24/2025 | 11/24/2025 | 9.67 | acr | 1,3,5,18,21,23 |
| S07800 - Poinciana Community Development Dist | Municipal Back Pack | KIS1768 - Nat G30 10 lbs per acre | | 11/26/2025 | 11/26/2025 | 1.14 | acr | 16 |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 11/06/2025 | 11/06/2025 | 16.50 | mi | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 11/07/2025 | 11/07/2025 | 11.30 | mi | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 11/21/2025 | 11/21/2025 | 12.20 | mi | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 11/21/2025 | 11/21/2025 | 17.00 | mi | |

Run By: kissasst

# All Services By Customer Summary


Monday, January 5, 2026
8:34:20 AM

*Poinciana Community Development Dist (S07800)*

*Filter Date between 12/01/2025 and 12/31/2025*

| Customer | Work Type | Service Item | Service Item Description | Start Date | End Date | Used Quantity | Unit Of Measure | Ponds Treated |
|---|---|---|---|---|---|---|---|---|
| S07800 - Poinciana Community Development Dist | Municipal Back Pack | KIS1768 - Nat G30 10 lbs per acre | | 12/19/2025 | 12/19/2025 | 15.99 | acr | 2,4,6,7,8,9,10,11,12,13,14,15,16,17,19,20,22,B16,P03,P10,P01F |
| S07800 - Poinciana Community Development Dist | Municipal Back Pack | KIS1818 - Strike Pellets 10lbs/acre | | 12/19/2025 | 12/19/2025 | 9.67 | acr | 1,3,5,18,21,23 |
| | | | | | | 25.66 | | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 12/04/2025 | 12/04/2025 | 17.00 | mi | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 12/05/2025 | 12/05/2025 | 11.90 | mi | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 12/16/2025 | 12/16/2025 | 11.08 | mi | |
| S07800 - Poinciana Community Development Dist | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 12/18/2025 | 12/18/2025 | 17.00 | mi | |
| | | | | | | 56.98 | | |

# SECTION 3

# Poinciana CDD - Customer Complaint Log

| Date | Resident | Address | Contact Given | Pond | Complaint | Assigned To | Resolution | Date Resolved |
|---|---|---|---|---|---|---|---|---|
| 11/12/2025 | Debbie Noyce | 1152 Via Galuppi St | | P6 | Algae growth in pond | Joel | Requested treatment with the aquatics vendor. | 11/15/25 |
| 11/17/2025 | Barbara Reinhold | 3639 Via Monte Napoleone Dr. | | C4 | Midge outbreak persistent | Joel | Requested treatment with the midge management vendor. | 11/18/25 |
| 11/17/2025 | Gloria Cardenas | 109 Terra Visa Lane | | PD7 | Bushes around edges of lake too high; requesting cut back | Joel | Description was of fire flag; explained it might removed in the future per previous board discussion. | 11/18/25 |
| 11/19/2025 | Sharon Burns | 328 Sorrento Road | | E21 | Midge outbreak; requesting spraying close to home | Joel | Requested treatment with midge management vendor and added her name to the list. | 11/19/25 |
| 11/21/2025 | Rosa Morla | 3431 Fallbrook Dr. | | | Requesting maintenance/ trimming of plants & trees on preserve area | Joel | Explained that conservation areas aren't trimmed but remained untouched per state requirement. | 11/21/25 |
| 11/24/2025 | Ronda Davis | 112 Verona Dr | | PD4 | Algae growth in pond, high edge grasses | Joel | Requested treatment of pond with the aquatics vendor. | 11/24/25 |
| 11/25/2025 | Jim Wallace | 365 Acadia Dr. | | PC12 | Requesting update | Joel | Provided an update. Pond is free of algae and hydrilla. | 12/1/25 |
| 12/1/2025 | Carol Turner | 231 Treviso Dr. | | P1F | Hole in grass from mowing/erosion | Joel | Reviewed area, area was a rut. Landscaping vendor restored the area. | 12/4/25 |
| 12/1/2025 | Cynthia Sieckman | 614 Vineyard Way | | PC20 | Floating debris in pond | Joel | Description is of grass island. Request treatment with the aquatics vendor. | 12/4/25 |
| 12/3/2025 | Margery Weldy | 108 Tivoli Trace Ct | | PE3 | Requesting to be added to list for spraying close to home | Joel | Added to list with the midge management vendor. | 12/4/25 |
| 12/5/2025 | Dr. Porter | 668 Shorehaven Dr. | | PD8 | Requesting removal of large bush behind home | Joel | Description was of fire flag; explained it might removed in the future per previous board discussion. | 12/5/25 |
| 12/16/2025 | Donna & Wayne Hamilton | 219 Treviso Dr | | P1F | High edge grasses/weeds | Joel | Reviewed pond and requested treatment of grasses. | 12/18/25 |
| 12/21/2025 | Barbara Reinhold | 3639 Via Monte Napoleone Dr. | | C4 | Requesting midge treatment | Joel | Explained that treatment is now on schedule for the larvicide. | 12/23/25 |
| 12/22/2025 | Johanna Cummins | 747 Glendora Rd | | PD7 | Algae bloom present; overgrowth | Joel | Requested treatment of pond with the aquatics vendor. | 12/23/25 |
| 1/5/2026 | Judy Lipkin | 1361 Milan Ln | | D1 | Algae bloom present | Joel | Reviewed pond and requested treatment of algae blooms. | 01/13/26 |
| 1/11/2026 | Donna & Wayne Hamilton | 219 Treviso Dr | | P1F | Requesting update; high weeds/edge grasses & dead vegetation around pond | Joel | Reviewed pond and requested additional treatment of grasses. | 01/13/26 |