

**MINUTES OF MEETING  
POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **August 20, 2025**, at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Jay Lazarovich	District Counsel
Joel Blanco	Field Services
Cherrief Jackson	Clarke Midge Control
Stephen Amrhein	SOLitude
Residents	

*The following is a summary of the discussions and actions taken at the August 20, 2025, Poinciana Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll at 12:02 p.m. Four Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

Ms. Adams opened the public comment period. The following residents addressed the Board:

- Ms. Nancy Mason of 573 Villa Park Road voiced concern about Pond C-12, due to amount of plant growth, which extended 10 to 15 feet out. According to Next-door, other residents had the same concern about the level of pond maintenance. When she spoke to Mr. Blanco, he indicated that the plant growth had been treated.
- Mr. Harold Barrett of 245 Grand Canal Drive lived behind Pond A-9 and had similar maintenance issues. It used to be clear, but it now had slime.
- Mr. Jim Jeffries of 346 New River Drive voiced concern about midge control and questioned whether action would be taken regarding Pond B-16.
- Ms. Nancy Harvey of 337 Grand Canal Drive had the same pond maintenance concerns. She lived in the community for 20 years and have never seen anything like this.
- Ms. Rose Kerr of 389 Sorrento Road noted that her pond was finally in good shape but wanted to see if Mr. Blanco could address the tunnels, as both sides were painted. They stripped the middle of the tunnel, but not going both ways. *Mr. Blanco would discuss this later in the meeting.*
- Ms. Maureen Myers of 1385 Lombardi Court indicated that her pond, E-6, was neglected by the developer. There were cattails and weeds. It was sprayed, but now it was brown and voiced concern that the decomposing, decaying material would collapse into the pond.
- Mr. Jim Wallace of 365 Acadia Drive started contacting Mr. Blanco at the end of May regarding his pond and how terrible it looked. He was told by someone in Mr. Blanco's office that within a week, there would be a boat, and the pond would be treated, but he was still waiting. Somone on Next-door also complained and was told the same thing. The ponds were getting worse. If Mr. Blanco could not do the job, they needed to get someone else.

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

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**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 16, 2025,  
Board of Supervisors Meeting**

Mr. Cameron presented the minutes of the July 16, 2025, Board of Supervisors meeting, which were included in the agenda package. Corrections were provided by Ms. Nelson, which were incorporated.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the Minutes of the July 16, 2025, Board of Supervisors Meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Annual Contract  
Renewal with Clarke**

Ms. Adams reported that in the process of working on the Fiscal Year 2026 budget, Mr. Blanco was in communication with each of the vendors, asking if they could hold their prices for the upcoming fiscal year. Ultimately all the vendors requested increases, citing increased costs for labor and chemicals. The first agreement for consideration was the Midge Management Agreement with Clarke Midge Control (Clarke), a draft of which was included in the agenda package. Ms. Cherrief Jackson of Clarke was present to answer any questions. Any approval was subject to District Counsel preparing a form of agreement, including protections for the District. Mr. Blanco indicated that the scope of services for Clarke, was the same as the prior year, with the general service, larvae midge control and adult midge control and program payment plan, showing the increase per month. Ms. Adams noted that Pond B-16 was not scheduled for larvae treatment but questioned whether it could be treated with an adulticide. Ms. Jackson indicated that they only treated it when there were complaints. One phone call was received regarding Pond B-16 in March and in May and was not aware that it was a consistent problem, as only 12 requests were received this year in total but could have someone come out and look at it. Ms. Nelson questioned who answered the phone calls. Ms. Jackson explained that the phone call goes into their operations office. Ms. Nelson pointed out that residents were told to call GMS. Ms. Jackson preferred that residents call GMS, so GMS had a record of the call. Mr. Blanco indicated that the call was placed on the Customer Complaint Log.

Mr. Zimbardi felt that their basic problem was that residents did not know who to call and suggested sending out an e-blast every month for the next six months, on what to do if there were issues with a pond. A Resident recalled that there was a list of numbers to call in

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*Reflections* this month. Mr. Zimbardi wanted more exposure than that. Mr. Cameron questioned the ponds that were listed in the agreement. Ms. Jackson indicated that these were the ponds that received a larvicide every month. Mr. Cameron asked if it was the same list as before. Ms. Jackson confirmed that Ponds P-1 and P-1F were added, but it had not changed since last year. Mr. Cameron requested that Pond B-16 be added to receive early treatment instead of responding to problems but wondered how to take ponds off the list. Ms. Jackson did not recommend adding to it, based on having one call here and there. Mr. Cameron pointed out in the proposal for larvae control, at least 26 ponds were listed and questioned what 'at least' meant and if they had a system where they periodically looked at all the ponds, rather than waiting for complaints. Ms. Jackson explained that midge hatch offs were random. If they checked all 150 ponds once a year, they may have no problems at the time, it would be pointless, but they could do it. However, the plan was to check on ponds that they received complaints on, because there were some ponds that never had issues and one that would have hatch offs in March, April and May, which was their indicator to do something. Therefore, in the best interest of the CDD and the customer, they probably should not add it, because it had a hatch off one time. Mr. Blanco was informed once they get a record of consistent calls of a specific pond that had midge outbreaks, this was an indication that the pond needed to be added to the larvicide and adulticide list.

Ms. Nelson pointed out that the issue was that people did not know who to call and asked if there was a water test that they could do, to tell if a pond needed to be treated for midges. Ms. Jackson indicated that it was not an exact science to tell if there was there a midge outbreak or if a pond had midges. She would have to dig around the soil, to see if she could find the bloodworms, as there were different types of midges. However, she could tell if a pond was conducive to midges, based on the nutrients. The original ponds were based on a full study that took place 20 years ago, but over time, as some continued to be a problem, they added a few over the years and were happy to add additional ponds, based on good faith. Mr. Zimbardi felt that it needed to be based on the list of calls that come in. Ms. Nelson questioned the cost to add Pond D-16. Ms. Jackson indicated it was per acre. Ms. Nelson pointed out that even though the budget has been approved, money was available. Ms. Adams confirmed that not only did the budget include the contract increase with Clarke, but there were some contingency funds. Mr. Jim Jeffries asked if it was too late to treat Pond B-16. Ms. Jackson confirmed it was not too late to treat this pond and would inform her team to treat it. Mr. Jeffries requested that they treat it

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carefully, because when they sprayed, it went away from the houses. Ms. Jackson would see if they were using the same technician. Ms. Nelson understood what Mr. Jeffries was going through, as she had the same issue on her pond. Mr. Jeffries appreciated the Board addressing it. Ms. Jackson would let her team know to come by and spray it and then she would find out the cost to include Pond B-16 regularly. Mr. Jeffries asked if Pond B-16 was a pond that could have Gambusia fish. Mr. Blanco must check on the last time that they stocked this pond and if there were enough littorals to make a habitat for it. Ms. Adams would get clarification from Board Members on the type of monthly communication. Mr. Zimbardi would like to see Clarke's call logs on a quarterly basis. Ms. Jackson would provide them. Mr. Cameron asked if Clarke was requesting a 2.8% increase or \$5,000 and if it was within the budget that the Board already approved. Ms. Adams replied affirmatively.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor renewing the annual contract with Clarke Midge Control in the amount of \$181,719.98, subject to District Counsel preparing a form of agreement, including protections for the District was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Annual Contract Renewal with Floralawn**

Ms. Adams recalled that Floralawn maintains certain CDD property, primarily around the perimeter of the pond. They requested a 1.5% price increase from \$192,974.40 to \$195,869.02 for Fiscal Year 2026. Mr. Zimbardi asked how Floralawn was doing. Ms. Nelson noticed that they were doing a good job on the big park area on Shorehaven. Mr. McKelvey indicated there were issues earlier, but they were able to work them out. Mr. Zimbardi was concerned about the trimmer who trimmed into the pond rather than away from the pond. Ms. Adams pointed out that Mr. Blanco would inform them. Mr. Cameron recalled that two and a half months ago, there were a series of meetings between the developer, HOA, CDD, Floralawn, Juniper and the golf course, to determine who was supposed to mow what. Most of the problems were between the developer and the golf course, as Floralawn used to do everything, including the out of bounds area of the golf course, but once everything changed over, the golf course was no longer doing the out of bounds areas and the developer had not contracted with Floralawn to do developer owned lands. The meetings were productive, and the issue got better, but it was noticeable where

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CDD property ended and HOA property started, as the HOA contract specified a length of 4.5 to 5 inches, but the CDD contract specified 3 to 4 inches. This was something that the HOA should address, to make it more consistent. Mr. Blanco indicated that he was overseeing the missed areas and buffer zones, pointing out the areas to Floralawn and they were positive and responsive.

Mr. Cameron pointed out that an additional problem was that Floralawn was only contracted to do club properties, but there were many parcels in Solivita that were owned by the developer, that were not on the golf course or part of the club. That has now been resolved. Ms. Adams noted any contract more than \$195,000 required a public bid process and this contract now met that threshold. Mr. Cameron recalled that they had a sealed bid process last year under a five-year contract with annual renewals.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the Agreement with Floralawn for Landscape Services in the amount of \$195,869.02, subject to District Counsel preparing a form of agreement, including protections for the District was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Annual Contract Renewal with SOLitude**

Ms. Adams presented an agreement from SOLitude for pond maintenance services from October 1, 2025, to September 30, 2026, in the amount of \$153,864, which was included in the agenda package. Mr. Stephen Amrhein of SOLitude was present to answer any questions. The proposed pricing included an increase, which was planned in the budget. In addition to covering the scope of this agreement, there were contingency funds, if ponds needed treatment outside of the scope. Ms. Nelson questioned what SOLitude does versus what Clarke does. Mr. Amrhein explained that SOLitude looks at weeds, algae and vegetation growth. They could help support Clarke’s efforts to control the midge population by providing Gambusia fish and aeration, to disrupt the midge cycles. Ms. Adams explained that according to the scope, SOLitude was responsible for aquatic weed control, shoreline weed control, algae control and trash removal. Mr. Blanco oversees this agreement, communicates any issues with algae blooms or other invasive plants and the information is provided by SOLitude for treatment. Ms. Nelson pointed

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out that calls should go to Iman in Mr. Blanco's office. Ms. Adams confirmed that they received phone calls and emails, which were forwarded to Mr. Blanco for appropriate action.

Mr. Zimbardi asked if SOLitude does an independent review of the ponds or waits for a complaint. Mr. Amrhein stated it depends on the scenario. Mr. Zimbardi was more concerned about aquatic weed issues. Mr. Blanco pointed out that according to the aquatic treatment log, all ponds were reviewed by SOLitude within a month. He would review problematic ponds and provide any updates and coordinate with the Operations Manager for a technician to treat the ponds. Mr. Zimbardi voiced concern about the number of complaints. Mr. Blanco was aware of the condition of some of the Grand Canal ponds and noted it in previous reports. There was always one pond throughout the year, such as Pond E-3 with duckweed and this year the Grand Canal with clover weeds, hydrilla, algae and floating heart. Mr. McKelvey pointed out that Mr. Blanco was onsite once a week but could not inspect 87 ponds and asked if he had a system to ensure that he inspected all the ponds. Mr. Blanco would give more attention to problematic ponds, such as the Grand Canal pond, which he has been onsite every single week for the past two months, gauging the effectiveness of the treatment. He was on Pond C-20 on Acadia Drive, this morning and had been monitoring it for a month or two, as well as any pond that residents reached out to him about. He would also reach out to the SOLitude Operations Technician, who was onsite multiple times per week, to review any type of treatment that was needed and determine if it was treatable. Mr. McKelvey requested that Mr. Blanco be their eyes, as the Operations Technician could not make it to all 87 ponds.

Ms. Nelson asked if the condition of the pond had to do with the age of the pond. Mr. Amrhein indicated that it had to do with the bottom of the pond and mud. The pond had a digestive system, filtering out the junk that had been there forever. This was where they used TryMarine and aeration. A basic treatment plan was one thing, but there were other things that they could do, if they see an issue. If there was a continuous problem, it should be over a year and not a month, because some things could be solved monthly, but if it was a yearly issue, they needed to determine if there was nutrient loading runoff or muck or if it was shallow. Ms. Nelson recalled that there was discussion about whether there needed to be a 20-year action plan, to keep the ponds in good shape. Mr. Amrhein pointed out it was hard to say going out that far, which was why he recommended TryMarine versus dredging, as TryMarine was less expensive. Once they get the ecosystem cleaned out, the price would come down. Long-term, it was a good plan,

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but not in the short-term. Mr. McKelvey questioned the experience that SOLitude had with grass carp to control weeds and algae. Mr. Amrhein stated they were good solutions to clean up a pond, but sometimes they did not do much. It was hit or miss. Mr. Zimbardi voiced concern about other fish eating the grass carp. Mr. Amrhein indicated that bass were predatory fish and would eat everything. Mr. Cameron questioned the cause of the surface condition that everyone was seeing. Mr. Amrhein stated it would vary from pond to pond. They would see what they could do to remedy it. Mr. Cameron requested that someone report at the next meeting about it. Ms. Nelson questioned what lake dye was used for, as it was applied on an as needed basis. Mr. Amrhein indicated it was only necessary for shallow ponds, but would check with operations, as most of the CDD ponds had good depth. Mr. Cameron questioned the amount of the increase in the contract. Mr. Amrhein confirmed that it was \$1,000.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the renewal of the Agreement with SOLitude for pond maintenance services from October 1, 2025, to September 30, 2026, in the amount of \$153,864, subject to District Counsel preparing a form of agreement, including protections for the District was approved.

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**EIGHTH ORDER OF BUSINESS****Consideration of Aerator Project Proposals****A. Electrical Powered Aerators****B. Solar Powered Aerators**

Mr. Blanco presented proposals for solar powered aerators which he recently received from SOLitude. Mr. Amrhein confirmed that the cost for a solar powered aerator was \$57,602, which was significantly more than an electrically powered aerator. Mr. McKelvey asked if the cost was including installation. Mr. Amrhein confirmed that it was with everything installed. Mr. Cameron requested deferring this matter until the Board had something to look at. Ms. Nelson asked if SOLitude could maintain the aerator. Mr. Amrhein confirmed that they would just need to change out the filter and clean out the box. Ms. Nelson questioned the purpose of the aerator. Mr. Amrhein explained that there were many benefits to aeration, such as dissolved oxygen levels, completely eradicating the growth of anaerobic algae. It would disrupt the surface tension of the water and reduce midges and mosquitoes. It should reduce it somewhat, so it could be digested. Ms. Nelson asked if they could use TryMarine and the aerator in the same pond. Mr. Amrhein confirmed that they work better together. Mr. McKelvey questioned how the effectiveness of the solar one compared to the electrically powered one. Mr. Amrhein indicated that the electrical power one would be stronger and better, but it was comparable. Mr. Cameron requested a proposal with the details.

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

Mr. Lazarovich had no updates for the Board.

**B. Engineer**

Mr. Cameron reported that Ms. Leo was at a conference.

**C. District Manager**

Ms. Adams recalled that Mr. Zimbardi requested monthly communication, which was included in *Out and About* and questioned whether the Board wanted to see an independent Poinciana CDD notice provided to the HOA for distribution each month via electronic mail, reminding citizens in the community who to call if they had an issue with the Poinciana stormwater ponds, as well as a hyperlink to the website, a map and helpful information about the

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ponds and who to call. Ms. Nelson felt it was important to include it. Mr. McKelvey wanted to see it included for perpetuity. Ms. Adams would include it on the Action Items list. She had been in contact with Mr. McKelvey regarding the proposed Fishing Policies and at last month's meeting, District Counsel shared some updates, which were circulated to the Board. A comment was received from Mr. Cameron regarding clarifying information about the level of permission that people had, to fish behind people's homes and based on those comments, there was a revised draft of the Fishing Policies, with all the changes from District Counsel, as well as some minor formatting and grammar changes. However, there was a concern last month, that people were saying they had permission to walk behind someone's home, without in fact having permission and proposed the following clarifying language: *"Access to residents' backyards via maintenance easement, was prohibited, unless the person fishing had explicit and verifiable permission from the impertinent private property owner."* Mr. Zimbardi questioned how it would be verifiable. Ms. Adams indicated verifiable meant someone could contact the property owner to verify it.

Mr. McKelvey questioned what recourse he had if someone was behind his house and they did not have permission. Ms. Adams stated in most cases people would call security. Ms. Nelson pointed out that the roving security guard should be able to respond, although they may not be able to do anything. Ms. Adams indicated that they could provide a copy of the report to the District, and the District could send a letter to the violator, if the Board adopted a policy, but if someone was trespassing on private property, the property owner could contact the police. Mr. McKelvey pointed out on the east side of Solivita Boulevard, just north of Tapatio Lane, the lake could be accessed from Solivita Boulevard, but someone could walk on CDD property behind people's homes. Technically they were crossing someone's private property, but they were behind somebody's house, which they could not do without permission. Ms. Adams stated that was a policy issue that was up to the Board, but security could facilitate communication. Ms. Nelson recalled that they were going to designate certain areas. Ms. Adams stated once the document was cleaned up and vetted, it would be provided to the District's insurance provider for additional review, before being on the agenda, along with the proposed locations, for the Board to either adopt the policy or work on them further. Thus far, the Board had taken the steps to review the proposed policy, get feedback from District Counsel and the District Engineer and Mr. McKelvey met with the Wildlife and Solivita Fishing Clubs, to get feedback and as a result,

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these policies were refined. Mr. McKelvey pointed out that the Board just received the policies this morning for review and provided any additional comments and this was more of a status update on where they were and to get feedback on the proposed language. Mr. Zimbardi questioned what Poinciana West was doing about this matter. Ms. Adams confirmed that they were not taking any action. Ms. Nelson was happy that this Board was at least addressing it. Mr. McKelvey pointed out it was a long process, but they were getting there slowly but surely. Ms. Adams appreciated all Mr. McKelvey's work into this matter.

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package and reported on the following:

1. Monitor Central Florida Expressway – Poinciana Parkway Project: Parkway Connector: Ongoing. No updates currently.
2. Monitor Polk County Road Design for Impact to PCDD Tunnels: The District Engineer was in regular communication with Polk County about any nearby road improvements and impact to the CDD tunnels.
3. Review of Wetlands Owned by Developer and HOA: There was some communication from the developer regarding the last conveyance application. They have not submitted an application, but they did request an application packet.
4. Pond Water Quality Improvements: Mr. McKelvey was working with the Field Services Manager. The Board reviewed several options, to address midge management, deter invasive and aquatic undesirable algae, having the most interest in the aerators.
5. Educate Residents Regarding Beneficial Pond Vegetation and Best Maintenance Practices: Mr. McKelvey coordinated Earth Day presentations and outreach to the Solivita Landscape Committee, as well as some website initiatives that were implemented in July.

Mr. McKelvey indicated there was contact information on the Poinciana CDD website, as well as pictures of the ponds.

6. Eminent Domain Cypress Parkway: No updates.

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7. Stormwater Maintenance: At last month's meeting, the Board approved two different proposals for routine maintenance of the stormwater system. It was separated into work to be done immediately and work that needed to be completed during the dry season. When it was dry enough to complete the work, this item would be removed from the Action Items List.
8. Landscape Maintenance Confirmation: An update was provided by Mr. Cameron. Ms. Nelson appreciated Mr. Blanco working with the Director of Golf and new Golf Manager. He did a very good job.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register for July 7, 2025, through August 10, 2025, totaling \$157,153.60, which was included in the agenda package, along with the detailed invoices and Check Run Summary. There were checks from the General Fund, payroll and a transfer from the Money Market account to the Truist account.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the July 7, 2025, through August 10, 2025, in the amount of \$157,153.60 was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through June 30, 2025, which was included in the agenda package. The District was in a favorable cash position, and the Board did a good job controlling expenses. The transfer out to the Capital Reserve Fund did occur. For debt service, this was the first time that the actuals populated for the principal and interest payments due on May 1<sup>st</sup>. The District was fully collected on its assessments. There was nothing to bring to the Board's attention and no Board action was required. Mr. Cameron asked if there were any further expenditures for this fiscal year. Ms. Adams confirmed there would be expenditures for July, August and September. Mr. Cameron meant for the bond. Ms. Adams explained that the special call was not budgeted, but when property owners pay off their debt in lump sum, instead of making a payment on their Tax Bill, monies are set aside. Some of those payments may come in this fiscal year, but the Trustee only did special calls at certain times of the year with no special calls expected for the remainder of this fiscal year.

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On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the July financial statements were approved.

**D. Field Manager's Report**

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. Field staff was made aware of a developing area of erosion at the stormwater inlet on Balboa Drive and Bell Tower Crossing and a proposal was provided to remedy that. However, upon inspection, there was a deep erosion present towards the back right side of that stormwater inlet and further inspection revealed cracks towards the inside of that drain that appear wet with moisture. Field staff reached out to a vendor, but since it's something of a delicate repair, as some of that is underneath some sidewalk, it was better to address it as soon as possible, instead of waiting for a week or so from a vendor. Therefore, GMS would address it. The area was sectioned off with stakes, caution tape and cones, so no one walked over it. Ms. Adams presented Proposal #409 dated August 19, 2027, in the amount of \$2,142.43 for the labor, mobilization and equipment. Mr. McKelvey appreciated staff getting this taken care of right away. Mr. Blanco recalled that a similar repair was made on Largo Drive in 2023. The only difference was this one was close to a sidewalk, and they did not want the sidewalk to collapse. Since this item was not on the agenda published on the website seven days in advance of the meeting, Ms. Adams opened the floor to public comments. There were no public comments. Mr. Cameron was in favor of handling this repair as soon as possible, as it was next to a sidewalk and someone could fall in.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor proposal #409 for the repair of a sidewalk in the amount of \$2,142.43 was approved.

Mr. Blanco reported that field staff coordinated pressure washing of the Bella Viana and Venezia Tunnels. The Bella Viana tunnel was completed on Wednesday, August 13<sup>th</sup> and the Venezia tunnel was completed on Thursday, August 14<sup>th</sup>. The tunnels were reviewed on Friday, August 15<sup>th</sup> and found to be free of spider nests and marks. The tunnel striping crew arrived late in the afternoon and completed the tunnel striping on the same day, and the tunnels were reviewed on Monday, August 18<sup>th</sup>. There were four areas where there was still some

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thermoplastic from the previous job and Mr. Blanco contacted the Account Manager to see why the area was not prepped prior to the striping. He received an email about the ramps, as the CDD owned one side of the ramp. It was not addressed, because when they did the thermoplastic, they only did the middle part, but he could get a proposal to do that side of the ramp and for the HOA to consider the other side, for uniformity. Mr. Cameron pointed out that the developer owned the Solivita side and the CDD owned the Bella Viana side. The developer paid CDD fees, and it was striped before. Ms. Adams did not know if there needed to be an agreement for the CDD to do work on private property. Mr. Lazarovich offered to prepare a form of agreement with the developer and bring back to the Board at the next meeting. Mr. Zimbardi asked if an outside contractor did the work. Mr. Blanco confirmed that All Asphalt did the work. Mr. Cameron was disappointed in their workmanship. Mr. Cameron noticed that some lighting was out in the tunnels and there were cracked light covers; one on the Bella Viana side that was not working and three on the Solivita side and requested that Mr. Blanco check the covers of those lights.

*There was Board consensus for Mr. Blanco to obtain a proposal for dotted striping on both sides of the ramp.* Ms. Adams noted if they could mobilize the contractor with the Chairman's approval and the form of agreement, could be brought back to the Board to ratify. Mr. Cameron would send an email to the developer about it. Field staff continued to review the landscaping throughout the District. The Venezia cart path tract, entrance and exit, have been consistently mowed. A swale area on the backside of Via Monte Napoleone has been string trimmed consistently along the adjacent dry pond. An improvement was required for areas further out of the pond bank and stopping by the golf cart path. The Umbria Drive back swale area has been requested to be consistently trimmed. A buffer tract on Vineyard Drive was found to be overgrown and at the time of inspection, was requested to be mowed. A bank on Pond E-3 on Amalfi Lane, had ruts and wet areas, due to an irrigation break, which was reported to Juniper. Mr. Blanco would be monitoring that track and following up with Juniper, once the irrigation was repaired. Common area gaps in between the Grand Canal ponds, have been consistently mowed.

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

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Mr. Blanco presented the Pond Maintenance and Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Field staff conducted to review the ponds throughout the District. They appear fuller than last month, due to the influx of rain received. Ponds PA-9 and A-10 have continued to experience aggressive weeds, which was noted at the last meeting. When Mr. Blanco was in contact with the technician regarding these ponds, there was a concoction of different types of weeds plus algae that they commonly get on these ponds; baby tears, floating hearts and hydrilla. A bulk treatment was completed yesterday, and further review would be conducted and monitored to see if another treatment was needed. Ponds A-3 and A-4 improved since last month's field report. There has been a reduction of algae. Pond P-8 was serviced for present algae and shoreline weeds and was maintained with the landscaping. They would be monitoring it, because once all the rain gets into the pond, it would choke out the weeds. Field staff has continued to monitor both ponds stocked with freshwater clams, to gauge its effectiveness and results. Pond PC-2 has continued to present better results than P-16. Pond PC-2 has been clearer than P-16, which remained static, but it was slightly better than it was before regarding algae. Mr. Zimbardi requested that Mr. Blanco identify each pond in the pictures. Ms. Nelson received a call from a friend who lived on Catania Lane, at the front of Solivita. In the past, the stuff on one side of the cart path was always maintained by the golf course, but in the past two months, it had not been maintained, and she was told that it was the CDD's responsibility. Ms. Adams would look on the Property Appraiser website after the meeting, to see who owned it and confer with Ms. Nelson.

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

Mr. Cameron noted three wooden bridges on the Cypress course that were over CDD ponds, placed there by the developer of the golf course, that were in bad shape. He met with the developer and provided pictures. They were going to have an engineer look at them by the end of this month and decide what to do with them. The one over by Holes 13 and 12, had boards sticking up. Ms. Adams asked if they were part of the golf cart path. Mr. Cameron confirmed that they go over the CDD ponds and were part of the golf cart path. The edge of the path was eroding away on one of them at the retaining wall. Regarding pond health and pond drainage, there were some issues in Poinciana West about a pond and with hurricane season coming up, questioned whether ponds in Poinciana had adequate drainage. Mr. Blanco would reach out to

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the Operations Technician to see if there was anything alarming and provide that information to the Board, so that they could have an action plan. Ms. Adams pointed out if the drain inlet that is part of the right-of-way, is backing up and not emptying out following heavy rainfall, they should be aware of that right away, as it could indicate a downstream problem. Ms. Nelson noted if a drain or culvert outside of Solivita was blocked, it could make everything back up. Ms. Adams indicated they were not in those circumstances right now, but if a drain inlet was backed up, it was something that the CDD needed to look at.

**ELEVENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS****General Audience Comments**

Ms. Adams opened the Public Comment Period. The following residents addressed the Board:

- Ms. Nancy Mason of 573 Villa Park Road asked if the public use of the easement areas around the ponds, were not accessible to people except for the homeowner that adjoins that easement area. *Mr. McKelvey indicated if the homeowner had company over or knew the fisherman, the homeowner could give them permission to fish behind their house.* Ms. Mason wanted to ensure if the Board mandates it, they inform the HOA.
- Ms. Maureen Myers of 1385 Lombardi Court reported weeds on the retaining wall on Lombardi that Juniper was not maintaining but asked if Floralawn was doing the perimeter of their pond. *Mr. Blanco explained that the tract around the pond, was the responsibility of Floralawn, but the weeds that grow towards the edge on the other side of the fence, was the responsibility of Juniper.* Ms. Myers witnessed Floralawn throwing clippings into the lake and noted that her neighborhood was not listed on the pond information list and suggested that there be a link from the HOA website to the CDD website with pond information.
- Ms. Linda Chulski of 1125 Via Galuppi Street indicated that the Board spent a great deal of time talking about adding ponds to the contract, but there was no discussion about removing ponds from the contract and asked if there were

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defined parameters on when the ponds could be removed. If it was based on square footage, they should be able to remove some and include some for the same cost. *Ms. Nelson confirmed that this was for the midge contract. Ms. Jackson did not recommend taking anything off because it was a layered approach, to keep the midges down. The Board had the same concerns.*

- *Ms. Irene Croce only lived in the community for two months and questioned the number of her pond. Mr. Cameron indicated she lived on Pond B-5. She was happy the Board was discussing fishing, as someone was driving on her pond bank with a golf cart. Ms. Nelson pointed out these were stormwater ponds and no fishing was allowed, but the HOA and the builder allowed fishing. Ms. Croce indicated when Floralawn was moving, they fly through and leave chunks of grass. Mr. Blanco requested pictures. Ms. Croce pointed out that the littorals were getting bigger and looked like they were taking over the entire pond. Mr. Blanco explained that the littorals create a barrier around the actual bank of the pond. They were good for the water quality and wildlife. They never grow higher than 3 feet. Ms. Croce indicated that kids were fishing on her pond. Mr. McKelvey pointed out that they were coming from outside of the community, as the gate was left open. Ms. Nelson advised her to call security.*
- *Ms. Rose Kerr of 389 Sorrento Road pointed out that she lived in the community for 20 years and the way to get things accomplished was to bring it to the Board’s attention. They have not had a midge problem, but today, there was a swarm of midges. Mr. Blanco indicated that her pond, E-3, was on the list for regular treatment of larvicide.*

Mr. Zimbardi requested that staff bring maps to the next meeting, to hand out to residents.

**THIRTEENTH ORDER OF BUSINESS**

**Next Meeting Date – September 17, 2025,  
12:00 P.M.; The Gator Room**

The next meeting was scheduled for September 17, 2025, at 12:00 p.m. at this location.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:

*Tricia Adams*

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Secretary/Assistant Secretary

DocuSigned by:

*John Adams*

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Chairman/Vice Chairman