

**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, **September 17, 2025**, at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Jay Lazarovich	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services
Stephen Amrhein <i>by Zoom</i>	SOLitude
Alan Wilson <i>by Zoom</i>	SOLitude
Cherrief Jackson	Clarke Midge Control
Residents	

The following is a summary of the discussions and actions taken at the September 17, 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 12:03 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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- **Chairman's Comments** (*Added*)

Mr. Cameron apologized for the lateness in the meeting, as the Poinciana West CDD meeting ran late and reminded everyone that each member of the Poinciana CDD, were homeowners and they take their responsibility as stewards of the stormwater system, seriously. Homeowners could be the Board's eyes and ears, in helping to identify issues of concern, because unlike the HOA, there were no full-time employees onsite daily, but request that they bring issues to the Board in a civil and respectful manner. Unfortunately, at the August meeting, a homeowner made comments that were inappropriate and out of line, to get a humorous response from the audience, but it evolved into a cheap personal attack on an employee. As Chairman, it was his responsibility to intervene, but he failed to do so in a timely manner and apologized to the Board, residents that were in attendance and the employee who was unjustly attacked. This Board would not allow that behavior to occur and in the future, they would stop anyone who could not address this Board in a respectful and civil manner. Regarding the Fishing Policy, in accordance with Florida Statutes, the developer of Solivita, created two CDDs, to be able to pass off the cost of the development and ongoing maintenance and operations of the pond stormwater system and two tunnels, to future homeowners of Solivita. Since the ponds were part of the overall protected wetlands, they must adhere to permits issued by the South Florida Water Management District (SFWMD) and follow all regulations of the Florida Department of Environmental Protection (FDEP) and Federal regulations. The ponds in Solivita were not developed for and have never been recreational ponds. They were for storm flood protection. The ponds have never allowed fishing and the permits do not specifically authorize fishing.

Mr. Cameron recalled that years ago the CDD approved a policy, based on the permits that prohibit the fishing. The fact that developer sold waterfront lots at a premium and advertised fishing, was only exacerbated by a last-minute change that they made in the governing document, right before turnover to the homeowners. They changed the documents to allow fishing in all ponds in Solivita, even though they didn't have the legal ability to do so. The Board was trying to work around the permits and regulations, while at the same time provide some guidelines for everyone to follow. Contrary to what was recently on Nextdoor, the Board was not trying to ban fishing in Solivita but simply trying to find a way to allow fishing in areas that were easily accessible to people without encroaching on the adjacent homeowners. Mr. McKelvey on behalf of this Board, has been working with the Solivita Fishing Club, to come up with a

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framework for the Board to review and consider, which he appreciated, as well as members of the club. The Board was not interested in rushing into a decision and wanted to get it right, for the overall benefit of those interested in fishing, while at the same time protecting the privacy of adjacent homeowners. There were also Nextdoor comments that any policy that the Board adopted, had no enforcement mechanism, which was true, but adherence to any policy or law, was incumbent on everyone to respect and follow a policy by everyone who was impacted by these policies. Lastly, the Board was here to listen to those who had comments and observations regarding the CDD, specifically on agenda including the draft Fishing Policy. Furthermore, as all homeowners were looking for positive solutions, the Board would not tolerate yelling, arguing, name calling or any other appropriate inappropriate behavior. If that occurred, Mr. Cameron would immediately call a five-minute recess of the meeting and was willing to call as many recesses as necessary, to maintain decorum and respectful dialogue. He did not anticipate that happening, but this was in light of what occurred last month, as they were all here to work together.

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

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

- Mr. Jim Jeffries of 346 New River Drive recalled that he was before the Board at several meetings, discussing midges on Pond B-16 and at the last meeting, the Board instructed the vendor that controlled the midges, to provide an estimate to add B-16 to the midge control. *Ms. Adams indicated that midge treatments would be discussed under the Field Manager's Report.*
- Mr. Harold Barrett of 245 Grand Canal Drive reported that the pond behind his house, A-9, had muck from the bank to 30 feet out and was all around the pond. *Mr. Cameron requested that Mr. Blanco address that during the Field Manager's Report.*
- Mr. Jim Clogh of 236 Bay Drive and President of the Solivita Fishing Club provided a handout to the Board on guidelines that they follow regarding fishing in the ponds. One of the guidelines had to do was fishing behind residents' homes. If they were confronted by an owner who did not want fishing behind their house,

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the members of the club would quietly move on and not confront that homeowner. However, this only happened once or twice per year. As an alternative to the policy, Mr. Clogh requested that the guidelines be considered. *As the Board liaison, Mr. McKelvey would work with the Fishing Club. If such a policy was adopted, the Fishing Club offered to train people from outside of the club and encourage them to join. Mr. Cameron confirmed that the Board was not in a hurry to adopt a policy, as they wanted to get it right.*

- Mr. Mike Schouten of 939 Glendora Road South and the Vice President of the Fishing Club reported that one of his duties was to fish for trash. *Ms. Nelson appreciated it.* Mr. Schouten indicated that last year, they fished over 600 pounds of trash out of the ponds. There were non-residents fishing, which turned out to be employees of the golf course. Three ambassadors teach excellent fishing guidelines. *Mr. McKelvey noted confusion over the policy but felt that the Fishing Club did a good job of educating their members, which they hoped to expand to the general public.*
- Mr. Ted Hamlin of 381 Lake Butler Drive moved into the community in January of 2024, as his in-laws lived in the community and noticed that fishing was allowed on the ponds. If he could not fish, he would not live there. If they did not have the fish for trash program, he questioned who would clean the ponds and the cost for doing so.
- Mr. Bob Thut of 943 Umbria Drive lived in the community for two years and loved to fish. He fished on quite a few of the ponds and never had any resident express a concern about fishing behind their home. As an engineer for 45 years in a manufacturing facility, he had to make many decisions that were based on facts and would like to better understand the number of complaints in the last two years and what the complaints were about.
- Mr. Robert Bugelski of 1066 Harbor Ridge Drive provided the Declaration to Solivita Ponds, to the Board, which was on the HOA website and noted that the Board may change the rules and residents and guests were allowed to fish on waterways, without any mention of rules of where fishing was or was not allowed. To change the rules, there must be a 66% vote of residents, as the

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developer of Solivita granted easements for the CDDs to control and provide stormwater protection within Solivita. It also granted the rights for residents to fish in waterways, which included ponds. It was unfortunate that some of the residents who purchased property adjacent to ponds, did not inquire about the rights of fishing. Furthermore, it was discussed if a resident did not want someone to fish behind their home, they would need to call security.

Mr. McKelvey clarified that the declarations were changed in December. Ms. Nelson recalled that they did this without consulting the CDDs. Mr. McKelvey indicated that he did not email pictures of fishermen that were behind people's houses, but some of the houses come close to the pond and the fishermen were 15 feet from their lanai. The residents in that case, felt that they lost privacy, which was an issue. They should have a way to enforce it, without the fisherman getting angry at them. Ms. Nelson received an email about a resident that confronted someone fishing behind their home and they got agitated with her. She called security and was told that they were allowed to fish, according to the HOA policy. Mr. Bugelski felt that fishing etiquette would help. Mr. Cameron pointed out that it was not good to make policy based on anecdotal situations; however, he also received some phone calls about it and felt that people had privacy rights behind their home. One woman who was home alone, was spooked after seeing someone fishing behind her home and the Board had an obligation to look at that situation. Mr. McKelvey did not want someone's privacy to be violated and felt that they should take this into account. However, there were 20 ponds that had no houses around them and spoke with the Fishing Club about encouraging fishing on some of those ponds.

- Ms. Sunshine Croce of 1930 Molise Drive had a problem with several people coming into her backyard and fishing. She asked them not to fish, but they continued to do so. She recently called security, because of kids in her backyard fishing and requested that consideration be given to people that have homes and wanted to sit on their lanai. They were also driving golf carts across her lawn, which she had a video of. She was in favor of people fishing, but not behind her home. *Mr. Cameron encouraged Ms. Croce to stay for the presentation of the stormwater system.*

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- Mr. Jim Clogh of 236 Bay Drive clarified that in the policy, if a resident preferred to not have someone fish behind their home, the fisherman should respect the homeowner and move on.
- Mr. Joe Bodziony of 729 Glendora Road felt like they were creating something that was not enforceable. *Mr. Cameron indicated that there was no way to enforce it, but there was self-enforcement such as respecting the policy, respecting the privacy and education.*
- Ms. Sunshine Croce clarified that she called security for the kids and not for the gentlemen fishing. It took security 20 minutes to come and ask the kids to leave. *Mr. Cameron pointed out that he looked at the area and made recommendations to the Security Committee on fencing that could help mitigate some of that.*
- Mr. Mike Schouten of 939 Glendora Road South indicated that according to the fishing guidelines, golf carts was not permitted behind houses and recommended that fishermen stay 15 feet from the pond edge. However, the other day, he witnessed a golf ball retriever guy parked on a pond, fall into a pond and golfers had to rescue him. *Mr. McKelvey pointed out that it had to do with education and enlisted the communication Chair for the HOA to assist him.*
- Ms. Rose Kerr of 389 Sorrento Road recalled mentioning last month about a new resident that lived on the golf course across her pond, who walks across the golf course at 5:00 p.m. every night to fish and questioned whether they were permitted to do so. *Ms. Adams indicated that the CDD did not control golf course property.* Ms. Kerr reported that the midges were back on her pond and asked if Clarke could spray. It may have to do with a water leak nearby.
- Mr. Mike Kugman of 626 DaVinci Pass recalled at another CDD meeting, fishing and boats in ponds were discussed. It was mentioned that these lakes were open to the public and questioned who owned them, if they could stop people from going to them and if the public was permitted. *Mr. Lazarovich advised that the CDD owned the ponds, but they were governed by the Water Management District permit, which did not permit fishing in the ponds. Technically anything that was owned by the CDD was opened to the public. They must present their ID to*

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security to get onto the property. Mr. McKelvey understood that coming to fish was not a legitimate reason for security to allow them access.

- Mr. Joe Bodziony of 729 Glendora Road questioned whether workers were permitted to fish. *Mr. Lazarovich indicated that they would be treated like anyone that was a member of the public.*

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

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 20, 2025, Board of Supervisors Meeting

On MOTION by Mr. Zimbardi seconded by Mr. McKelvey with all in favor the Minutes of the August 20, 2025, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Discussion of Proposed Fishing Policies

- A. Proposed Fishing Policies**
- B. Proposed Fishing Location Map**

Ms. Nelson pointed out on the map of the designated areas for fishing, Pond D-9, which she lived on, did not have any houses that backed up to it, but they were limiting the fishing area to the end of Shorehaven Drive and Bell Tower Crossing West and wondered why the entire pond was not designated as fishing. Mr. McKelvey agreed, as there were several ponds like this and felt that the Fishing Club could assist with finding ponds where people could fish. Ms. Adams indicated that the proposed fishing locations were presented to Board Members in prior agenda packages, but ultimately, they received some comments from Mr. McKelvey, which were incorporated into a revised version, but if there were other locations, they should let her know. Mr. Reed did not see any other issue with fishing on Pond B-5; however, according to Item 10 of the report, parking on any grass or landscaped area near the pond was prohibited, which was not possible, as there was no other way to get to some of the ponds in a golf cart. Mr. Reed had no issues with them but requested that Item 10 be re-evaluated. Ms. Adams would remove the words, “*grassy area.*” Mr. Reed pointed out that landscaped areas could include mulched areas and did not see any problem parking on mulch. The only time that there would be enforcement,

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was if someone gets physical and then the Sheriff would get involved. Mr. McKelvey requested that this item be tabled to the next meeting, so that Board Members had time to review it.

SIXTH ORDER OF BUSINESS**Consideration of Aerator Project Proposals****A. Electrically Powered Aerators****B. Solar Powered Aerators**

Mr. Blanco provided a PowerPoint presentation on the Aerator Project, which was included in the agenda package on Page 31. It included additional information from the prior presentation, to include solar powered aerators. A cost comparison was provided for electric power versus solar power. The cost was less for a solar powered aerator and there was less legwork. There would be two locations for the two aerators being proposed. Both locations would have a mounting system that would be in an area free of any tree limb shrubbery, to install the main post. They would trench the mount to the pond's edge for each airline diffuser and install the airlines while backfilling the trench after installation. They would install that mounting system to the post, install and secure the solar panels and then install the controller panel towards the back of the post with connections to both panels and airline. Finally, they would connect the diffusers to the airline, start the system and stage the diffusers throughout the pond. The initial cost for the electric would be \$44,951. The actual aerator and diffuser would be \$22,866, the meter can breaker, panel breakers and wiring were \$10,000 and establishment of the power, including the pedestal installation, was \$12,000 and \$85 for the establishment of a physical address with Polk County. In comparison, the solar powered initial cost was \$57,602, which included the aerator, diffuser, mounting bracket and solar panels. In addition, there was a reoccurring cost for both types of aerators of \$800 annually, but with the electric, there was an annual cost for electricity of \$7,200. Mr. Reed asked if they would run 24/7. Mr. Blanco replied affirmatively.

Mr. Stephen Amrhein and Mr. Alan Wilson of SOLitude were present via Zoom, to answer questions. Mr. Zimbardi felt that it was a high number for electrical. Mr. McKelvey did some calculations and for two years of operation, the initial cost for electric power was \$60,951, whereas a solar one would cost \$59,202, for a savings of over \$1,700. Every year after that, they would save approximately \$7,200. While solar initially was higher in cost, in the short amount of time, it paid for itself. This was a way of dealing with algae and other growth in the ponds, other

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than just spraying them. It would be for the pond right inside of the main entrance, which had many issues with algae. The plan was to have a pilot program in one of their much-troubled ponds. Mr. Amrhein reported that the solar power was four separate systems, as they only run two heads at a time, at a max depth of 20 feet, but that was not to say that there were deeper pockets. Within the day, they could have them running 24/7. Mr. Zimbardi questioned the number of cabinets and where they would be located. Mr. Amrhein believed that they would be towards the roadside or the end of the pond. Mr. Blanco referred to a diagram on Page 36 of the agenda package, showing where the electric cabinet would be situated. The solar panel map was on Page 61, showing two locations for the four cabinets, with each location holding two cabinets. Mr. Cameron asked if they would need two solar panels for one pond. Mr. Blanco confirmed that it would be a two mounted system that would hold two solar panels. Mr. Cameron questioned the homeowner response to seeing those panels. Ms. Nelson did her own research and was not sure about them, as it was a great deal of money for taxpayers to pay, when there were other things that could help that pond like TryMarine. Mr. Blanco indicated that they had five options per pond; three may work for a specific pond and the purpose was to provide options to the Board. It could be more than an algicide that was needed for some of these ponds.

Ms. Nelson felt if they were going to be spending this kind of money, they needed to have a consultant evaluate the ponds and determine what needed to happen in the next 20 years. Ms. Leo confirmed that this was an expensive option, which may work, but there were no guarantees and suggested taking it in the order of most effective least invasive and going from there. There were other options that might be effective like plantings and fish and getting a university to do a study, but there may be reclaimed water issues, from irrigation going into the ponds. It may be worth looking at the irrigation system, as it did not meet the new codes. Mr. McKelvey agreed, as sprinklers were going out into the street, down the drains and into the ponds. Mr. Cameron wanted to investigate other options such as more plantings and fish. Mr. Amrhein pointed out that TryMarine would look at the phosphorus and nitrogen and aggressively attack it. Ms. Leo sees the advantage of having aerators on B-1, as it was upstream and the end of their stormwater system. Mr. Reed did not want to start any project until they understood the chemistry of the pond that they were dealing with and what the alternatives were. Mr. Zimbardi liked getting a university involved in a project like this one. Ms. Leo recommended between now and the next meeting, allowing her and Mr. Blanco to observe what was occurring with the

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irrigation around Pond B-1 and seeing if there was an issue. *There was Board consensus.* Mr. Amrhein would provide a proposal for water quality testing but estimated that it would cost \$2,000. Discussion ensued.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Grass Carp Stocking from Solitude**

Ms. Adams requested taking Items seven and eight together, as stocking the ponds with grass carp, required the barrier screen. Mr. Blanco pointed out that Ms. Cherrief Jackson of Clarke Midge Control was present, in case the Board had any questions regarding midges. Ms. Nelson requested an answer regarding Pond B-16. Ms. Jackson recalled that at the last meeting, the Board requesting a quote for this pond, but did not receive it and would follow up. She would find out which home on Amalfi Lane and Sorrento, had an issue, so they could do some barrier treatments. Residents may not always see them, but they were there weekly, but part of the problem was by the time they come out, the midges may be dead and gone. However, they could do a special treatment. In addition, it was not midge eradication but compared to what it was before larviciding and before spraying, they would see a difference. Mr. Jeffries pointed out that there was no reduction at all. Ms. Jackson indicated that they would be out there on Friday and requested a backpack spray around Mr. Jeffries home. Mr. Reed asked if there were fish in this pond. Mr. Blanco would have to investigate the last time that it was stocked with gambusia fish. Ms. Jackson would confer with her team about the cost for adding Pond B-16 for larvicide.

Regarding the grass carp and barrier screen, Mr. Blanco was made aware that as opposed to the clam, gambusia and grass shrimp fish stocking, the grass carp stocking would require a permit. No proposal was provided to the Board, because the price fluctuates. Mr. Amrhein pointed out that the CDD needed to apply for the permit and then the Florida Fish and Wildlife Conservation Commission (FWC) would inspect it and provide a location for the barriers, as well as the size and the number of fish. In talking with Mr. Wilson, they provided a maximum rate of \$3,500 to stock the entire pond, but this depends on what FWC comes back with. The permit was free and was not a difficult or lengthy process. Ms. Adams pointed out that she went through this process with other Districts and found that a vendor may recommend a certain number of grass carp to be effective with treating the algae, but FWC permitted a smaller number of fish to the point where the fish were not effective and asked if this changed in the past few years. Mr. Amrhein did not know but would find out from his fisheries. However, it did not

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matter, because sometimes they agreed with FWC, but the fish did not do well and sometimes it was at the lower rate and the fish worked phenomenally. Ms. Adams requested that Mr. Amrhein provide a written proposal to Mr. Blanco with the different options, such as a cost per fish and what they would recommend, as well as the cost per barrier. Mr. Zimbardi questioned the purpose of the barrier. Ms. Adams indicated that it kept the fish from going outside of the stormwater pond. Mr. McKelvey requested educational materials on the grass carp and for Mr. Amrhein to provide it at the next meeting, along with a cost breakdown.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Barrier Screens from Solitude

This item was discussed.

NINTH ORDER OF BUSINESS

Consideration of Work Authorization for Fiscal Year 2026 District Management and Field Management Services

Ms. Adams presented a work authorization for Fiscal Year 2026 for District management and field services, which were included in the agenda package on Page 73. GMS's typical procedure was to have an automatic renewal of the District management service, in accordance with the amount that the Board budgets for the upcoming fiscal year. However, this year there was a special request from the Poinciana West CDD, to prepare a work authorization. Since this request was made for the Poinciana West CDD, it was being brought before this CDD Board as well. A proposed fee schedule for Fiscal Year 2026, was provided to the Board, showing a 3% increase. To prepare this agreement, Ms. Adams conferred with the owners of GMS, including the Vice President in the Central Florida office, reviewing past fees. At the time that GMS was hired in 2017, they received compensation of \$45,000 annually. The amount being proposed is \$46,768 for Fiscal Year 2026. This fee was in keeping with market conditions and was reflective of the amount of labor and support that was required to manage this project. Mr. McKelvey pointed out that the number of ponds increased significantly. Ms. Adams indicated that this proposal also included field services, which were \$11,474 annually. Ms. Nelson did not realize that they were only paying for two visits per month on the field operations management side and questioned whether it was enough and if they should change this contract to reflect what services Mr. Blanco was providing. Ms. Adams indicated that the Board could increase the contract but

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was not suggesting that. Ms. Nelson wanted to ensure that GMS was getting paid for the services they were providing. Ms. Adams appreciated that but pointed out that Mr. Blanco could serve two Districts in tandem, which provided some economy of scale and cost savings for both Districts. In addition to the work authorization, up to date information on GMS leadership was provided to the Board.

On MOTION by Mr. McKelvey seconded by Mr. Reed with all in favor the Work Authorization for Fiscal Year 2026 District Management and Field Management Services was approved.

Ms. Adams thanked the Board for approving GMS' proposal and noted it was a pleasure to work with them. Mr. Reed pointed out that Ms. Adams had a great team.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich reported that he heard from Eminent Domain counsel. There were no major updates; however, they were going to work with Ms. Leo, based on a recommendation from Eminent Domain counsel, to investigate some of the bonds. Ms. Nelson indicated that she had a long conversation with Ms. Lita Epstein last week about that. Ms. Epstein was very concerned about the permitting that was provided by Avatar and felt that the District needed to look at it. Ms. Adams received the email from Ms. Epstein which was distributed to the Board. Ms. Leo indicated that she was told to hold off on it until she met with the Board today but had a drawing showing where the connections were from Cypress Parkway to their system, which was from 1998, when Cypress Parkway was widened. She wanted to work with Ms. Jan Carpenter on finding whatever agreement was put into place, as they were small connections and affected the median drainage. Ms. Nelson was informed by Ms. Epstein about the effect that it would have on the rest of the Poinciana ponds, as they flow from north to south. Ms. Leo pointed out that whatever happened with the expansion of this project, would have to go through a permitting process, demonstrating that there was no impact to any of the ponds. Mr. Reed would like to know how that was done, as the District roads were connected to county property and hazardous materials would go into their ponds and hoped that the county would bypass Solivita, while they were widening Marigold Avenue.

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Mr. Lazarovich reported that Ms. Carpenter circulated an email to all the Supervisors regarding a summons that was received against the District, based on pending litigation. Mr. Cameron requested the address. Ms. Adams confirmed that the summons was just received yesterday and was distributed last night. Mr. Cameron wanted the address of where the incident occurred, which Mr. Lazarovich would provide. Mr. Lazarovich was working on an easement agreement with Avatar for the tunnel, which was discussed at the last meeting and would provide it at the next meeting. Mr. Zimbardi asked if Avatar was a subsidiary of Taylor Morrison. Ms. Adams confirmed that Taylor Morrison acquired Avatar.

B. Engineer

i. Presentation on Poinciana CDD Stormwater System

Ms. Leo recalled that the presentation on the Poinciana CDD stormwater system was supposed to be given some time ago but was delayed due to the meeting length. It was included in the agenda package. The ponds had a function, as they were governed through permitting with SFWMD. The intent was to control flood waters. Every time that a community was developed, it was required to create stormwater ponds for treatment of the runoff that was produced. They were part of SFWMD and at the upper end of an area that flows through the Kissimmee River down to Lake Okeechobee. The role of the SFWMD, was to monitor conditions and manually control pumps and gates downstream in the event of a storm. The CDD ponds were functional systems, that collect water from the neighborhoods. They were designed to take that water and pass it through the canal system to South Florida. It starts with their drainage inlets. Solivita had a very good system, especially with the amount of rain. There may be some ponding, but it flows out of the system very quickly. Based on the stormwater design criteria, they should expect some standing water, but generally the roads would be passable. However, if they get more into a hurricane type of situation, there would be some roadway flooding until things drain, but buildings would remain dry. Mr. Cameron questioned whether they were in the 100-year or 500-year storm. Ms. Leo indicated that most homes were no longer in the 100-year storm. Blockages would occur, but that was part of the life with a stormwater system.

Ms. Leo reported that the stormwater ponds function differently, depending on the time of year. In the dry season, the ground had more ability to absorb, versus the wet season, when things were completely saturated. Some of the old areas of Poinciana had some of these problems. Residents should not block the drains and should maintain their banks. The CDD was

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doing a much better job of maintaining the banks for erosion. This was a natural system that ebbs and flows and when something goes wrong, the CDD did a good job of making repairs. Ms. Nelson asked if this CDD had the corrugated pipe problem that the Poinciana West CDD had. Mr. Blanco indicated that the two corrugated pipes that were reported in the Engineer's Report, were not randomly floating corrugated pipes. These were long, as opposed to the short ones in the Poinciana West CDD. Staff cut them down and added an atrium grade to the end, so nothing would go inside of it. Ms. Leo pointed out that the pond map provided a great deal of background of what the CDD had but wanted to put into perspective where they were in the grand scheme of things. Everything flows generally south from pond to pond, ultimately to wetland streams. The CDD had an interesting system that was complicated, but very functional, as all the ponds were interconnected. However, there were areas where there were wetland connection points, where they needed to do some cleaning along the roadway edge, where the water flowed under the road through a pipe or narrow culvert. Ms. Adams would have Mr. Blanco provide a proposal for any maintenance work that needed to be performed based on areas identified by the District Engineer.

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.

ii. Approval of Check Register

Ms. Adams presented the Check Register for August 11, 2025, through September 8, 2025, totaling \$276,353.84, which was included in the agenda package, along with the detailed invoices and Check Run Summary. Ms. Nelson asked about Check 300, which was written on August 22, 2025, for several residents. Ms. Adams explained that it was regarding bond debt payoff payments. Hancock Whitney, the trustee, would not allow for payments to be made directly from property owners and required checks to be deposited directly into the CDD General Fund. They were the only bank that had this requirement for debt fee lump sum payment.

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On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the August 11, 2025, through September 8, 2025, Check Register in the amount of \$276,353.84 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2025, which was included in the agenda package. The District was in a very good cash position and staying on budget. Assessment collections were 100%.

On MOTION by Mr. Zimbardi seconded by Mr. McKelvey 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 completed maintenance repair at the stormwater inlet on Balboa Drive and Bell Tower Crossing. Staff dug out the affected areas of the wash out towards the backside and sides of the inlet structure. A buried irrigation head was discovered pointing towards the sidewalk. The HOA was notified, and they performed their own repairs, including backfilling the sidewalk area and patching the exterior and interior cracks of the structure. The marked cones were removed and placed in a storage closet near Solivita and staff followed up with the HOA on dirt that was left on the sidewalk, which has now been removed. Mr. Cameron thanked Mr. Blanco and his team for handling this right away. Mr. Blanco reported that maintenance items as noted in the Engineer's Report, were completed, prior to distributing the Field Manager's Report. It included installation of a French drain on the corner of C-1. The two floating corrugated pipes on Ponds A-6 and C-14, were metered drains. The resetting of a fallen grate on Pond B-6, was not completed, due to the amount of vegetation from the golf course not maintaining their side of the pond. Floralawn was asked to remove all the vegetation, so staff could reset the grate.

Mr. Blanco reported that staff also replaced defective light bulbs in the Venezia and Bella Viana tunnels. Pictures would be included in next month's Field Manager's Report. Staff was performing landscaping reviews, primarily focusing on the areas that were noted at the June meeting. The CDD owned sloped area by the retention wall on Umbria Drive, has been consistently mowed. The buffer tract on Vineyard Drive, that was previously reported as overgrown, has been mowed consistently. The Venezia cart path and Venezia Way exit have

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been mowed. The overgrown bushes on the corner of Vio Toledo, which was reported by a resident, was scheduled to be trimmed. Mr. Blanco would follow up with Floralawn. Overall pond bank mowing, was consistently mowed. Mr. McKelvey received an email from a resident, stating that the fence behind her backyard, had been damaged and the CDD was responsible for repairing it. Mr. Reed confirmed that the CDD did not own the fence, and the HOA was responsible for the maintenance.

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

Mr. Blanco presented the Pond Maintenance and Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Field staff continues to review ponds throughout the District. Ponds PA-9 and A-10 had several boat treatments, as there were aggressive weeds, but it now looked better. Pond C-12, which was experiencing aggressive hydrilla, had several boat treatments and looked better, with most of the hydrilla decaying and brown in color. Pond C-20, which also had aggressive weeds and vegetation, had several treatments and looked better. Pond P-8 had cattails, which were sprayed. At the request of the Board, pictures were provided. Ms. Nelson was notified by the golf course over the weekend, that they would be retrieving golf balls out of Pond C-1; however, she received erroneous information. They complained that this pond had not been sprayed for a while, and they could not reach the balls. However, a ranger had a boat and retrieved the balls. Mr. Blanco felt that the vegetation was minimal. Mr. McKelvey questioned the feasibility of turning that pond over to Taylor Morrison. Mr. Blanco had communicated with Taylor Morrison about this, but it had not progressed; however, he could investigate it. Mr. Cameron noted on the customer complaint log, for the past two months, when he made concerns, he showed up on it. It had nothing to do with him, but on the status of things. Ms. Adams pointed out that the complaint log was for documentation and tracking purposes. The name provided was included unless directed otherwise by the Board.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Zimbardi reported on a phone call that he received from a resident that lived on Pond B-1, who requested a pond fountain. He informed the resident that this was addressed a while ago and the Board was told that they would have minimal benefit to the pond. The resident was

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willing to donate one for aesthetic value and questioned the cost. Mr. Blanco indicated that Lake Doctors provided a quote but could not recall the amount and would search his emails for it. Mr. McKelvey indicated that he was the Vice President of the Solivita Wildlife Advocate and at their Monday meeting, they were informed about bats in the area. It turned out that at least one of their ponds had all kinds of bats flying around it. Bat houses were recommended, but they did not need them, because their bats would nest in the Spanish moss or trees. However, Mr. McKelvey had a concern about Pond D-9 off Glendora Road, which had the tall fire bushes. This was the season when the fire bushes go dormant and this was one of their most used ponds for people walking around it with their dogs and wondered if they could have a different type of littoral. Ms. Adams pointed out that Fire flag is considered a beneficial native Florida plants. The challenge was that they grow taller than many of the littoral plants that they recommend. Staff can provide a proposal to remove those and install a lower profile plant such as Spikerush, Pickerelweed or Duck Potato. Mr. Reed felt that they needed to have a project management concept, in order to keep track of things, such as the experiment with the aerators on Pond E-3, the clams in the pond and the evaluation of the fish and provide periodic summary reports about how well they were doing, whether it was worth the investment and whether or not they were getting anything out of it. In addition, to clean out the storm drains, without knowledge of the chemistry, they did not know the biggest culprit, which could be the irrigation water or decaying matter. He wanted to see the data and understand it.

When he was on vacation, Mr. Reed noticed a truck on the street, sucking out all the drains. It turned out after the leaves drop in the Fall; they go down every street and suck out the leaves from the drains. In the Spring, they would suck out sand from the drains. Each drain takes five minutes. Someday, he hoped to consider a project like this. The only way that the community in Canada could afford it, was to have a contract and a reasonable price. Therefore, if Solivita was having vegetation decay as a major contributor to their ponds, they should investigate the cost to have a major contract for a truck to suck out the vegetation. Ms. Nelson recalled that a street sweeper cost \$30,000 every time that they would come out to sweep. Mr. Blanco pointed out that he was periodically checking the ponds, and his plan was to provide a comprehensive plan on a specific pond and his overall recommendation. Mr. Cameron reported that he finally spoke to Taylor Morrison regarding the issue with the three bridges on the golf course that were deteriorating. They did have an engineer look at them and did some minor

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repairs. There was a change in the mowing, which he and Mr. Blanco would get resolved. There were some ongoing questions about how the Accounting Department does the reporting and suggested that Ms. Katie Costa and Ms. Nelson have a meeting to discuss any issues. Ms. Adams would obtain any agenda items from Ms. Nelson and schedule a meeting.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

General Audience Comments

Ms. Sunshine Croce of 1930 Molise Drive asked if the CDD could clean her grass clippings, as the landscaper was throwing them in the pond. Mr. Blanco would address this with Floralawn.

FOURTEENTH ORDER OF BUSINESS

Next Meeting Date – October 15, 2025, 12:00 P.M.; The Gator Room

Mr. Cameron reported that the next meeting was scheduled for October 15, 2025, at 12:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
John Cameron
C3C19ED9E27C4AF...

Chairman/Vice Chairman