

Poinciana
Community Development District

Agenda Package

February 18, 2026

AGENDA

Poinciana

Community Development District

Meeting Agenda

Wednesday
February 18, 2026
12:00 PM

The Gator Room
385 Village Drive
Poinciana, Florida

Zoom Information for Members of the Public:

Link: <https://zoom.us/j/88297815550>

Dial-in Number: (646) 876-9923

Meeting ID: 882 9781 5550

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the January 21, 2026 Board of Supervisors Meeting
5. Consideration of Fishing Policies
 - A. Review of the Villages Fishing Policies
 - B. Proposed Policies
 - C. Proposed Map
6. Discussion of Pond Dye with Solitude
7. Discussion of Pond 1B Conveyance from HOA
8. Consideration of Proposal for Clam Stocking on Pond B1
9. Consideration of Proposal for Shrimp & Gambusia Stocking on Pond B1
10. Staff Reports
 - A. Attorney
 - i. Discussion of Draft Fishing Policies Agreement Form
 - 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. Clam Stocking Report on Ponds C2 and P6
 - ii. Pond Maintenance Report
 - iii. Midge Management Report
 - iv. Customer Complaint Log
11. Supervisor's Requests
12. Other Business
13. General Audience Comments
14. **Next Meeting Date: March 18, 2026, The Gator Room**
15. Adjournment

MINUTES

**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, **January 21, 2026** 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
Jan Carpenter	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services
Residents	

The following is a summary of the discussions and actions taken at the January 21, 2026 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 12:05 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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. Mr. McKelvey noted that residents were present representing the Solivita Fishing Club. Their comments would be taken under that agenda item. There being no further comments, Mr. Cameron closed the comment period.

FOURTH ORDER OF BUSINESS

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

Ms. Adams presented the November 19, 2025 meeting minutes. There were no corrections.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the Minutes of the November 19, 2025 Board of Supervisors Meeting were approved.

FIFTH ORDER OF BUSINESS

Review of Fishing Policies

A. Proposed Policies

Ms. Adams recalled at the last Board meeting, Fishing Policy comments and input were provided by District Counsel. It was decided the draft of the Fishing Policies would be sent to the legal team for revision and future consideration by the Board. Ms. Carpenter indicated that she and her team included liability language. The one item that they received some feedback on, was the persons authorized to fish in the Poinciana CDD ponds. They discussed having a permit fee which would be set by a public hearing and the CDD would set the fee, based on the actual cost to administer it. There would also be a fee for individuals that did not pay the CDD maintenance fees. There was some concern about Poinciana West CDD citizens paying higher fees. Mr. McKelvey had several areas of concern. Most of his concerns were addressed but one that was still out there was instead of saying, “*Solivita residents*,” it said, “*PCDD residents*.” Furthermore, he understood that the people in the Poinciana West CDD were not paying for maintenance of the ponds, but to exclude Poinciana West homeowners from this policy and to make them pay a fee, did not sit right with him. He understood the rationale but did not understand the intent, as the idea of having a fee was to discourage people who lived outside of Solivita from coming into the community and fishing.

Ms. Carpenter pointed out that the CDD could not discourage people by having a fee. Rather, the CDD was allowing public access by assessing nonresident users a fair amount based

on benefit and access. Mr. McKelvey suggested requiring a fishing pass and training by the Solivita Fishing Club to fish in Poinciana CDD ponds. That way the CDD did not need to have a fee. Ms. Carpenter pointed out that the Statute requires, if the CDD charged a fee, it must take into consideration what the CDD pays. The Board Members liked this solution. Mr. McKelvey preferred that they go through the training first, in order to be allowed to fish on the ponds. Ms. Carpenter felt that this made sense. Mr. McKelvey asked if they could change the language to Solivita residents. Ms. Carpenter indicated that it needed to remain PCDD residents, since it was the CDD policy, but it could say that anyone can fish. Mr. McKelvey wanted it to say, “*Any Solivita resident or anyone with a pass can fish in CDD ponds.*” Ms. Carpenter pointed out that there must be an explanation on what the pass requires and would change it to say, “*Any Solivita resident or passholders can fish in CDD ponds.*” Mr. Reed proposed adding, “*At your own risk with a fishing pass issued by the Solivita Fishing Club.*” Mr. McKelvey felt that made sense. Mr. Reed provided the following changes:

- Number 1: Adding, “*Fishing is permitted only from the banks of PCDD, in designated areas.*” Ms. Adams recalled that there was a move towards preferred fishing locations, but the Board did not want to restrict any locations, unless a property owner requested that no one fish behind their property. Mr. McKelvey pointed out that they were not excluding any areas. As part of the training, they would be respectful of the homeowners that lived on the ponds.
- Number 2: Did not want to say anything about those under 18 years of age. Ms. Adams clarified that any passholder needed to be 18 years of age or older and if there was a minor fishing, there must be a passholder 18 years of age or older, who was supervising the minor.

Mr. Reed questioned who PCDD personnel was. Ms. Carpenter indicated that there was no way to monitor this, unless Mr. Blanco was onsite. Ms. Adams pointed out the policy included the language, “*or other entity designated,*” which could be Mr. Blanco, or it could be another entity such as the Association or security services because what was contemplated was the District entering into an agreement with the Association to enforce the CDD Fishing Policies. Mr. McKelvey recalled that a homeowner called security because there were people behind their home, but was informed that security could not do anything about it because the HOA allowed it, according to the governing documents. Therefore, the Association security company would have

the authority to approach someone on behalf of the CDD in accordance with the policy. Mr. Cameron did not want Mr. Blanco serving as a police officer. Ms. Adams pointed out that Mr. Blanco in his professional capacity, could communicate CDD policy on behalf of the Board and was trained to do so. Ms. Nelson had a problem with this language, as homeowners should not have to ask someone to move from behind their house because they were fishing. Ms. Adams felt that this was a significant issue, as the policy as written, did not differentiate and the Solivita Fishing Club would maintain a list of property owners who did not want people adjacent to their backyard. Ms. Nelson agreed, as there were homeowners who did not feel comfortable asking people to move and hoped that training would solve the problem. Ms. Adams recalled that the policy was originally written, so there was no fishing on property that abutted private residential property, but the Board directed the policy to be changed to allow for fishing on all CDD ponds. Mr. McKelvey pointed out that the policy was more of an educational tool than an enforcement tool. Mr. Cameron asked if this policy would prohibit officers of the Solivita Fishing Club, if they see someone fishing, from asking for their pass. Ms. Carpenter indicated that the Board must designate who would be authorized to enforce it. Mr. Cameron pointed out if they did not have a pass, they could be reminded that they needed one. If they did not leave, security could be called.

- Number 3: Requested clarification, as he was concerned about people calling Florida Fish and Wildlife Conservation Commission (FWC) for nuisance alligators.

Ms. Carpenter advised that FWC would not remove them unless they determined that they were a nuisance, which were alligators over 6 feet or were becoming aggressive, but anyone should be able to make a report and allow FWC to make the determination. Mr. Cameron suggested removing the word, “*Encourage.*” Resident Mike Schouten of 939 Glendora Road South and the Vice President of the Fishing Club pointed out that FWC would not do anything unless it was an aggressive alligator.

- Number 4: Requested “*Catch and release,*” be highlighted.
- Number 10: Questioned “*locations where fishing may be preferred.*” Ms. Carpenter would change, “*may be*” to “*is.*”
- Number 10: “*User shall immediately relocate to another pond at another location.*” Ms. Carpenter would add, “*or relocate.*”

B. Proposed Map

Ms. Adams reported that there has been feedback from Board Members, from time to time, on the proposed preferred fishing location map and as a result, the map was revised. Mr. McKelvey pointed out that the Solivita Fishing Club was working on the training program, which Mr. Schouten was involved with. Mr. Schouten indicated that the Solivita Fishing Club was established in 2012 and they fished on Poinciana CDD (PCDD) ponds, Polk Lake, HOA and Avatar properties. They had set guidelines for fishing and did not ask their members whether they had a fishing license. That was up to FWC. They ask their members to get a license, but it was not mandatory to have one, to fish in Solivita. In addition, it is okay to fish behind a resident's home, 15 feet from the water's edge on PCDD property. At the last meeting that the Solivita Fishing Club had, Mr. Schouten showed the members how to access the Polk County map, to see where there were common access areas, so members were aware of where they could enter and park their carts. At a prior CDD meeting, an individual voiced concern about a belligerent member. They request that their Solivita Fishing Club members move on and not have a conversation, if a homeowner asked them not to be there. They also recommended that members not fish in any pond adjacent to a golf course, for safety reasons. However, there were golfers fishing in ponds along the golf course, which they did not have control over. These guidelines were addressed at every meeting. There were 90 current members in the Solivita Fishing Club. They had an ambassador program, to show safe handling of the water's edge.

Mr. McKelvey understood if the Board implemented these proposed policies, the Solivita Fishing Club would have training available for residents, without being members of the Solivita Fishing Club. Mr. Schouten confirmed that their master program was restricted to members only, but when they decided to take this role on for the PCDD, they decided to offer it, if requested. Ms. Carpenter questioned how they would keep records of who gets a pass. Mr. Schouten indicated that it has not been addressed. The only records that they had, was for their current members, which was not shared beyond their Board. Ms. Carpenter pointed out that there must be a way of it getting to GMS, as anything done for the CDD, needed to be a public record. Mr. Reed asked if his grandson wanted to fish behind his home, whether he needed to obtain a Solivita fishing pass. Ms. Carpenter confirmed that this was the case, or he needed to be accompanied by someone who had a pass. Mr. McKelvey pointed out if Mr. Reed's grandkids

were fishing on the ponds, they should go through the training. Mr. Schouten recommended that anyone 18 years or younger be accompanied by an adult. Ms. Rose Kerr of 389 Sorrento Road felt that all of this sounded great but questioned how they were going to get residents to adhere to it, as some people would not get a fishing pass and would do what they want when they wanted. Mr. McKelvey pointed out that it was an educational tool that was hard to enforce. Mr. Cameron noted that the Board recognized from Day 1 that they could not legislate someone to do the right thing, but this was why they needed education, so people understood the parameters. Ms. Kerr questioned how this would be presented to the community. Mr. Cameron indicated that they would work on that part of it.

Mr. Schouten pointed out what whenever he sees someone fishing that he did not recognize, he would go over and talk to them. Mr. McKelvey wanted the first step to be adoption of the policy and then the training. Ms. Adams asked if the Board wanted to adopt the policy as amended or to see all the revisions in the next agenda package. *There was Board consensus for the changes to be made and presented to the Board at the next meeting.* When it comes time to present it to the community, Ms. Adams recalled that the tool that the Board used in the past, was communication with the neighborhood captains as well as electronic mail distribution. Mr. Reed pointed out that the Poinciana West CDD was not interested in any type of policy. Mr. Cameron recalled advising the Poinciana West CDD Board at their meeting, during the public comment section, that this Board was working on a policy, but they were not interested. However, Ms. Adams would provide the policy to the Board. Ms. Kerr admired what this CDD Board was doing with the Solivita Fishing Club but did not see how this would work if the Poinciana West CDD was not involved. Mr. McKelvey did not think that should stop this CDD Board from implementing the training and adopting this policy. Ms. Kerr felt that it was a good policy. Mr. Cameron pointed out that Ms. Adams would make the changes and provide it to the Board.

SIXTH ORDER OF BUSINESS

Discussion of Pond 1B Conveyance from HOA

Mr. Cameron recalled that a few months ago, Mr. Blanco brought up the issue of the CDD owning part of Pond 1B and the HOA owning a part of it and the question of who was responsible for the mowing on both sides. There was discussion about whether the CDD should own the entire pond or proceed with a License Agreement. Ms. Adams pointed out that staff

provided maps from the Property Appraiser's office, which was included in the agenda package. The subject area was a butterfly shaped pond. Half of the pond was owned by the HOA and the other half by the CDD, which created confusion on who was maintaining it. The question for the Board was whether to ask the HOA to parse out the pond and convey it to the CDD, so that the CDD owned and maintained the entire pond or if there should be a License Agreement or Access Agreement. Ms. Carpenter recalled that the CDD owned the big pond to the left and a small sliver. Mr. Cameron understood that it was all one parcel. Ms. Adams confirmed that it was one parcel. Ms. Carpenter asked if Ms. Leo looked at the permit for the pond. Ms. Leo confirmed that she reviewed it and it was part of the stormwater system. There were two ponds that were part of the same design package. The one in the agenda package, was part of the permit package, but did not serve any drainage function. Ms. Carpenter pointed out if it did serve any drainage purposes, the CDD should own it, because they must maintain it to Water Management District standards. However, she questioned whether there was a roadway on the shoreline that was part of the HOA parcel. Ms. Leo confirmed that it was for construction access. Mr. Blanco recalled when he looked at it with an HOA representative, he noticed that there was a decorative fence, but it ended at some point to where it could be accessed with a golf cart.

Ms. Adams asked if there was access to the adjacent CDD pond other than going through the butterfly shaped pond and if it was necessary for CDD access. Mr. Blanco confirmed that it was not required for access. Ms. Leo noted there was some activity with the wetland and would need to review the permit to confirm this. Ms. Adams questioned whether the Board wanted to control the maintenance of this pond and address any midge issues. Mr. McKelvey assumed if there was an issue, the HOA would come to the Board and therefore it made sense for the CDD to control the pond. Ms. Adams pointed out that an addendum could be added to the License Agreement for the maintenance of HOA improvements on CDD property. Mr. Blanco pointed out that the fence ends on the resident lot line. Ms. Carpenter confirmed if it was on the lot, it was considered to be private. Ms. Adams questioned the most streamlined legal process, if the Board desired for the CDD to own this pond in its entirety. Ms. Carpenter felt that the HOA should deed it to the CDD with a deed and Bill of Sale, with their willingness to pay for title work and recording costs, in exchange for the CDD taking on the ownership and maintenance. Mr. Cameron pointed out that a majority of it was wetlands, which the CDD should own. Ms. Carpenter indicated on her map, it showed part of the lake but did not connect to the wetland

parcel. Mr. Reed preferred to own all of the ponds and the wetlands associated with flood protection in Solivita, but questioned how the boundaries were established. Mr. Cameron wanted to see a meets and bounds, to see how the boundaries were established. Mr. Blanco pointed out that the CDD had access through Solivita Boulevard.

Mr. McKelvey preferred to do additional research, so the Board knew exactly what they were voting on. Ms. Adams indicated if there was Board consensus to move towards ownership of the pond, District Counsel could communicate with the HOA. Ms. Carpenter felt that made sense, to see if there were any conservation lands, since it was not technically a stormwater pond. Ms. Nelson voiced concern if there were midges, they would go onto the CDD portion of the pond. Ms. Carpenter did not think that was a problem, as the CDD owned half of the pond. Mr. Cameron questioned the resolution of the mowing. Mr. Blanco confirmed that at this time, the HOA was mowing both sides of the pond, but it was not a permanent long-term solution, as they were mowing it until there was a final resolution regarding ownership. Ms. Carpenter pointed out that the CDD must be cautious about maintaining private property, but if it was a shared pond, they could do it for convenience. However, they could not use government funds to maintain a large parcel of private property. Mr. Reed indicated that the CDD should not be mowing the conservation areas, due to their permit. Ms. Carpenter pointed out for the conveyance of conservation lands, they would need a real estate survey and a survey of all the conservation boundaries and questioned if Polk County allows for the breaking up of a platted parcel, as some counties allow for the conveyance of a portion of a platted parcel. Ms. Leo would find out. *There was Board consensus for District Counsel to do further research of the parcel, in terms of the CDD owning the parcel and bringing back to the next meeting.*

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing & Usage Agreement with Polk County

Ms. Adams presented the Data Sharing & Usage Agreement between the Polk County Property Appraiser and the CDD, whereby the District agrees to not release any confidential information that is exempt from public disclosure. It was a time sensitive annual agreement starting on January 1st and was executed by the District Manager.

On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the Data Sharing and Usage Agreement with Polk County was ratified.

EIGHTH ORDER OF BUSINESS**Consideration of Proposal for Cypress Tree Removal at 981 Glendora Drive**

Mr. Blanco presented a proposal with Floralawn for the removal of three Cypress trees and stump grinding behind 981 Glendora Drive, which was included in the agenda package. Mr. Reed asked if they were removing grindings that were 2 feet deep and filling it with fill. Mr. Blanco replied affirmatively. Re-sodding was not part of this proposal, but he could obtain a proposal to re-sod the area, once the root system has been removed. Mr. Reed preferred more specifics, so no one falls into a hole and sues the CDD. Mr. Cameron questioned why they were doing this. Mr. Blanco recalled that the resident originally reached out to the CDD about tree branches encroaching her lanai, but when he went to review the area, he discovered a root system, which could be a problem in the future, with the foundation of the home. This was why he recommended, not just removing the tree, but the root system. Mr. Cameron asked if they removed live trees on properties in the past. Mr. Blanco did not recall any trees being removed in Poinciana, but Cypress trees were removed in Poinciana West. Ms. Adams pointed out that the District was not required to remove the tree, but it was brought to the Board's attention, because of the potential root encroachment and proximity to the private lanai. Mr. Cameron believed that they were setting a bad precedent and did not see why the CDD was responsible. Ms. Carpenter pointed out that the CDD owned the trees and if there was damage to the house, the owner would seek compensation from the CDD. Mr. Reed preferred to trim the tree on the CDD side. Mr. Cameron agreed. *There was Board consensus to direct Floralawn to trim the tree.*

NINTH ORDER OF BUSINESS**Discussion of Pond Dye with Solitude**

This item was tabled until the next meeting, as no representative from Solitude was present. The Board requested that Solitude attend the next meeting, in person. Information would be included in the next agenda package. Mr. Reed wanted to know the results of The Villages project and requested that the Project Manager attend the next meeting.

TENTH ORDER OF BUSINESS**Consideration of Proposal for Clam Stocking in CDD ponds**

Mr. Blanco recalled at the last meeting, the Board requested a proposal of clam stocking in CDD ponds, given the success that they were having in Ponds PC2 and P16. Pond B1 would be a perfect candidate, as there were already littorals on Pond B1 and suggested supplementing the pond with more littorals, so they could have an established ecosystem. The proposal from GMS was in the amount of \$2,773.75, which was included in the agenda package and included 2,500 freshwater clams to be purchased and stocked, based off of the acreage of the pond, which was five acres. Ms. Nelson asked if money was budgeted for it. Ms. Adams replied affirmatively. Mr. Reed questioned how successful the clams were and how they were assessing it. Mr. Blanco indicated that his assessment of Ponds PC2 and P16, was based off of the amount of algae that he had seen. When he first started, both ponds were in distress. There were many calls about algae in Pond PC2 and the frequency of the algae, which was why this pond was a great candidate for the freshwater clams. Since then, he noticed how less the algae outbreak has been and interacted with residents that lived on those ponds, who concurred with what he had seen, which was that the algae had dissipated. The results of Pond PC2 have been fantastic and residents were happy with the aesthetics and the fact that it had barely any algae. However, Pond B1 had more grasses than algae and there were spots where the algae was more frequent than in the past and therefore, recommended extending this project to include this pond. The Board already discussed having aerators and carp for this pond, but having clams, was proven.

Mr. Blanco recommended planting littorals, as it established an ecosystem and gives the clams a place to hide when predators were around. If they were investing \$2,000 to stock clams, they should protect their investment by having littoral plantings. Currently, there was Spike Rush, Pickeral Weed and Duck Potato, but supplementing it more, would provide the clams with a nice habitat. Mr. Reed pointed out that this proposal did not include littorals. Mr. Blanco confirmed that it would be a separate proposal, which he was waiting for and recommended doing the littoral plantings first and stocking the clams, once the littorals were in place. Mr. Cameron asked if they would be the same littoral plantings as they were removing from Pond D8, as he did not want to create something that they would need to take out. Mr. Blanco confirmed that they were not the same ones. Mr. Reed wanted to have historical follow up, as having documentation was important. Therefore, Mr. Blanco needed to perform an assessment. He also did not see a problem with adding another pond, but his vision was to include clams in

every pond and requested a cost for doing so. Mr. Blanco planned to assess them for a year, but he had enough information to create a report, deem it a successful pilot project and recommend additional ponds for clam stocking to assist with the algae. *Discussion ensued and there was Board consensus to defer this matter until the littoral plantings were in place.* Ms. Leo asked if Mr. Blanco walked Pond B1 with the irrigation service provider, as there was over spraying. Mr. Blanco had brought it to the HOA's attention but would follow up.

ELEVENTH ORDER OF BUSINESS

Review of Agreement with Solitude for Littoral Plantings

Ms. Adams recalled at the last meeting, the Board approved littoral plantings with Solitude but requested that the warranty information be included. Previously, their Aquatic Maintenance Program was with Clarke who offered a one-year warranty on their littoral plantings ensuring that 80% of the littoral plantings survived. However, when the Board was reviewing the agreement with Solitude it was recognized that no warranty was included. Ultimately, Mr. Blanco interacted with Solitude and the best warranty that they would offer, was a 30-day warranty. However, he also reached out to Mr. Clayton Smith, who oversees the field management for 75 CDDs in the Orlando and Tampa area, who said that there was no other aquatic vendor that offers the level of warranty that Clarke previously offered. Clarke sold their business to Solitude and therefore, there was no firm that would plant littorals with the year long warranty that the CDD enjoyed in the past. As a result, this item was brought back to the Board's attention, so the Board could consider whether to approve this proposal with the 30-day warranty. Mr. Reed felt that 30 days was meaningless, it was an insult and Solitude was taking advantage of them, as littorals did not grow in less than a year. Mr. Zimbardi agreed. Mr. Reed preferred to obtain proposals from other service providers, to see if they provide more than a 30-day warranty. Mr. Blanco advised that the proposal included removing the fireflies on Pond D9 and did not recommend another company performing maintenance in a pond that was not being serviced by them. If they questioned the 30-day warranty, Mr. Blanco could provide multiple proposals for littorals. Mr. Cameron proposed just approving the removal of the littorals on Pond D9.

Mr. Reed agreed that they needed to remove the littorals. Ms. Nelson concurred, as the plants were low enough to remove them. Mr. Blanco confirmed that they were primed for removal. They were going to start with Pond D9 and work their way down. Mr. Cameron

recalled sending a letter to a homeowner on Pond D8, who removed some littorals on their own. Ms. Adams confirmed that it was the right thing to do, because if someone had a concern about maintenance of CDD property, they needed to follow the process and contact the CDD rather than take matters into their own hands.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the Agreement with Solitude for removal of the littoral plantings on Pond D9 was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Planting of Cypress Trees at 581 Grand Canal Drive

This item was included for Board consideration due to a request that staff received on January 14th, from a resident, Mr. Dean Murphy. He requested the planting of Cypress trees near 581 Grand Canal Drive. Photographs were provided showing the proposed location for the Cypress trees. The resident also discussed the benefit of Cypress trees, in his communication to the Board. Ms. Adams followed up with Mr. Murphy, in order to obtain information for Board discussion, regarding his thoughts for funding, installing the trees, and maintaining the landscape. Typically, if the CDD takes action, the CDD vendor would be utilized. The process would be for the Board to direct staff to bring back a proposal from Floralawn for consideration at a future meeting. Mr. Murphy proposed that he funds it, by purchasing the trees from Lowes for \$35 and providing the labor to plant the trees in the summer. The CDD had an insurance policy, which covers public officials' liability, general liability and property insurance. However, the CDD did not have any insurance that covered a volunteer, but if the Board wanted to consider a volunteer, the insurance company would require the CDD to obtain workers compensation insurance.

Ms. Carpenter asked if the District Engineer was concerned about digging on pond banks. Ms. Leo indicated that it would be helpful to have more trees. Ms. Adams confirmed that the trees establish the bank and prevent erosion. Mr. Murphy was in attendance, if the Board had any questions. Mr. Cameron asked if the trees were too close to the water. Ms. Leo pointed out that Cypress trees could be submerged. Mr. Dean Murphy of 581 Grand Canal Drive introduced himself. He probably had the most trees on any one lot in Solivita. The three trees that were currently at the edge of the water, when the roots grow out, there was crescent extending 4 feet

out. He engaged Proscap to plant them, as Mr. Rudy Bautista, the association manager worked with the manager at Proscap, and he obtained approval from the HOA. However, the roots have since grown out, which prevented erosion of the pond bank by 4 feet. His proposal was to plant trees during the dry season, adjacent to the butterfly garden, when water levels were low. As far as liability, Mr. Murphy offered to sign a release of liability, holding the CDD and the insurance company harmless. Each plant would be 1 foot away from the drop off, to ensure that the trees would not be damaged by Floralawn. He wanted to perform an experiment, at no cost to the CDD and needed permission from the CDD, to plant three Cypress trees, 12 feet apart, to retain more soil and prevent erosion. They do not need maintenance, because in the Summertime, the base of the trunk would be at the water level.

Mr. Cameron questioned how Mr. Murphy's willingness to sign a release would work. Ms. Carpenter would still recommend workers compensation insurance. Mr. Cameron asked if they could purchase a policy for one day. Ms. Adams would find out and report back to the Board. Mr. Cameron asked whether Mr. Murphy was willing to compensate the CDD if there was a cost to purchase a workers compensation policy. Mr. Murphy indicated that it depends on the cost, as he could not agree to something without knowing the cost. Ms. Carpenter pointed out that it would be helpful for Floralawn to plant the trees. Ms. Nelson asked if Mr. Murphy was agreeable to Floralawn planting the trees and he supervise it. Mr. Murphy was agreeable to this. Ms. Adams recommended having Mr. Blanco interact with Floralawn and negotiate the best price available, given the circumstances and the generous funding offer from Mr. Murphy. Mr. Cameron suggested that Mr. Murphy ask Floralawn what their price would be per tree and if it was close to what Mr. Murphy would be paying for them, he would not have to purchase the trees. Mr. Murphy would not want the trees more than 4 feet tall, because if they were too tall when water comes in during the Summertime, they could topple over. Ms. Nelson suggested that Mr. Blanco work with Mr. Murphy and Floralawn. Ms. Nelson asked if Ms. Leo agreed with this proposal. Ms. Leo agreed with planting Cypress trees in the lakes. Mr. Cameron appreciated the offer from Mr. Murphy. Mr. Murphy just wanted to make the community better.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor authorization for the Field Manager to work with the owner of 581 Grand Canal Drive to plant Cypress trees at his cost was approved.

THIRTEENTH ORDER OF BUSINESS Consideration of Non-Ad Valorem Agreement with Polk County

Ms. Adams presented a Non-Ad Valorem agreement with Polk County, which was included in the agenda package. Staff recommended approval of this agreement, which allows staff to provide information to Polk County, to put the CDD debt service payments and maintenance fees on the Tax Bill. The Property Appraiser's office includes important deadlines and other information. GMS' assessment team was familiar with this agreement and reviewed the terms.

Ms. Nelson MOVED to approve the Non-Ad Valorem Agreement with Polk County and Mr. McKelvey seconded the motion.

Mr. Zimbardi asked if this was a yearly item. Ms. Adams confirmed that this was an annual agreement.

On VOICE VOTE with all in favor the Non-Ad Valorem Agreement with Polk County was approved.

FOURTEENTH ORDER OF BUSINESS Consideration of Proposal for Light Fixture Replacement

Mr. Blanco presented a proposal to replace 16 light fixtures in Bella Viana and Valencia tunnels to LEDs in the amount of \$2,195. The fixture that he was proposing was a 70-watt light fixture with 120 volts, which was what was currently in both tunnels. He wanted to match what they currently had, but giving it an upgrade, as the current tunnel lights were discontinued. It would be an LED light, to provide better visibility, which would be waterproof and provide a 150-beam angle. The lights would be mounted on a bracket into the wall. If it ever were to go bad, it was easy to remove the light and replace it. Ms. Adams asked if these LED bulbs would last longer. Mr. Blanco indicated that the longevity of these bulbs were 50,000 hours. The lumens could be adjusted to 3,000 or 5,000 lumens, to bright white or yellow. If the Board approved this, he would want to test it first, to gauge the visibility of it. Mr. Cameron wanted the lumens at the highest that it could go. Mr. McKelvey agreed, as it would be more energy efficient. Ms. Nelson asked if the lights were on a timer. Mr. Blanco confirmed that they were

fixtures that would be tied into an electrical system. They would remove the light fixture, tie the existing ones into it and mount it onto the wall. Mr. Cameron questioned how this compared to the size of the fixture now or if they would have to do some painting of the walls. Mr. Blanco obtained feedback from another Field Manager about this, who recommended painting. The fixtures were identical to what they currently had, which was a square shaped fixture. If they needed to paint, he would bring a proposal to the Board.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the proposal for a light fixture replacement in the amount of \$2,195 was approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter did not have anything to report. The only other item that she brought to Board Members attention, was making sure that the entry security staff knows that the public was permitted to enter for government meetings without showing identification. There was some proposed legislation but did not think that it would go far. She would provide an update at the March meeting. Mr. Reed questioned how Mr. Jay Lazarovich liked replacing her. Ms. Carpenter confirmed that Mr. Lazarovich enjoyed it. He was on vacation this week. She appreciated the Board working with him.

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, but she reported on the following:

1. Monitor Central Florida Expressway – Poinciana Parkway Project: Parkway Connector: In Process. This was a monitoring project, and updates were provided to the Board.
2. Monitor Polk County Road Design for Impact to PCDD Tunnels: On Hold.

3. Review of Wetlands Owned by Developer and HOA: On Hold, as there was no current application from Avatar/Taylor Morrison to turn over any additional stormwater system to the CDD. Correspondence was recently received from Avatar/Taylor Morrison, informing the CDD that they were ready to complete an application and submit for Board review and consideration. It included an application fee to cover engineering and legal reviews.
4. Pond Water Quality Improvements: In Process. It was included on the Action Items List to include a historical reference of items that the Board was considering and efforts that the Board approved. It would be updated from month to month.
5. Educate Residents Regarding Beneficial Pond Vegetation and Best Maintenance Practices and Key CDD Contact Details: Ongoing. A CDD flyer was provided to residents on Earth Day, which described benefits of littoral plantings. Mr. McKelvey was looking for opportunities to update residents. There was nothing currently on the radar.
6. Eminent Domain Cypress Parkway: In Process. There was an agreement with Gray Robinson, who was retained for this project, related to the infrastructure improvements on Cypress Parkway.

Mr. Reed questioned where charges were being assigned to. Ms. Carpenter indicated that Gray Robinson was not charging anything at this point. They get paid out of the eminent domain proceeds. At this time, they did not have any design or layout.

7. Stormwater Maintenance: In Process. It was on the Action Items List for tracking purposes, because of the District Engineer's annual review, due to repairs that were noted. Some repairs were facilitated immediately, and some could be completed during the rainy season, but others must be delayed until it was dry. The Field Manager was monitoring this month to month. As soon as it was dry, the repairs would proceed and would be noted on the field report.
8. Proposed Fishing Policies: This item was discussed.
9. Midge Management: In Process. It was on the Action Items List for tracking purposes.

10. Pond Study: In Process. The Board took action to authorize Mr. Reed to investigate opportunities for a pond study. He was in contact with the University of Florida.
11. Apian Place/E21/Fence/Gate Area License Agreement: Mr. Cameron recalled at the last meeting, the Board determined that this item was not necessary and would be removed from the Action Items List.
12. License Agreement for Maintenance of Tunnels: In Process. The Board approved it in October, District Counsel prepared it and execution is pending by Avatar/Taylor Morrison. Avatar/Taylor Morrison to be billed for maintenance on Avatar/Taylor Morrison property.

Mr. Cameron voiced concern that by the time the maintenance was completed, Avatar/Taylor Morrison may change the price.

13. Evaluate Ownership and Maintenance of Pond 1B at Via Rizzoli Drive: In Process. This item was discussed. The Board was leaning towards owning the pond.
14. Erosion Repair Amalfi Lane: In Process. The Board approved the Solitude proposal in October of 2025 and the HOA was billed \$8,800. Ms. Adams would confirm the status of payment.

ii. Approval of Check Register

Ms. Adams presented the Check Register for November 8, 2025 through January 12, 2026 totaling \$768,566.84, 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 November 8, 2025 through January 12, 2026 in the amount of \$768,566.84 was approved.
--

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through November 30, 2025, which were included in the agenda package. No Board action was required, as the financials were provided for informational purposes. As of the end of November, the CDD received

\$238,447 in tax receipts. Ms. Nelson noticed that there was an overage in Supervisor fees by \$1,000 and emailed the accountant. According to the accountant, there was a delay because it was the end of the fiscal year and checks were not processed until October. The \$1,000 was carried over from last year's budget into this year's budget. Ms. Adams noted that because the Board did not meet in December, no Supervisor's fees overage would be reflected. Ms. Adams reported that the interest payment that was due for the Series 2022 bond, was paid. There was also a special call, meaning that someone paid off their debt service in a lump sum.

On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the unaudited financial statements for November were approved.

D. Field Manager's Report

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. The reports are going to look different moving forward, as they were implementing an Action Items List, specific to field management, as well as supplementing with a full report. Ms. Nelson requested that it be big enough, so that Supervisors could read it. Mr. Blanco apologized and offered to clean it up. They were waiting on Avatar/Taylor Morrison to complete the restriping of the entrance and exit ramps in Bella Viana tunnel. The light fixtures, stump grinding and removal of the tree in Glendora, were discussed.

i. Pond Maintenance Report

Mr. Blanco presented the Pond Maintenance Report, which was included in the agenda package. The removal of fire flags and installation of littoral plantings on Pond D9, was already discussed. They were waiting for the water to recede to repair the two mitered end sections on Ponds B15 and B6. According to Mr. Smith, if enough water did not recede, guys would go in with waders and fill in the section of that mitered end section with rip rap. It was tentatively scheduled for the week of February 23rd. At that time, the water should be low enough. The clam stocking was discussed. According to the technician, the initial report regarding the fish kill on Pond D6, was due to someone putting chemicals into the water. However, after brainstorming with Mr. Smith, as well as the account manager for Solitude, the result was a partial pond flip of about 50 fish. Usually if it was a real pond flip, there would be more than 50 fish. This was based

off historical fish kills that occurred in Poinciana. With a pond turnover, a triggering event occurs, such as a rapid change in the temperature or wind conditions. When this happens, the mixture of the wind and the temperature change, causes a density change in the water. The oxygen level rises and creates a bubble, which the fish are not smart enough to run away from and they suffocate. It contributes to the algae bloom. Mr. McKelvey pointed out when cold water was denser than warm water, algae sinks to the bottom, causing the fish to die off, because the nutrients were at the top of the water.

Ms. Nelson pointed out that she did some research on this matter and was under the impression that Ponds D6, D7, D8 and D9, were some of the deepest ponds in Solivita. In the 16 years that she lived in Solivita, there was never a fish kill in Ponds D6 or D7 and asked if it possible that the layer on the top built up too high and if so, whether it could become a future program for the rest of their ponds. Mr. McKelvey understood where there was low oxygen, it was getting higher, because when the cold front came through, not only did the temperature drop, but they had strong winds. Therefore, it did not take much to bring up some of that lower oxygen further up to the surface. Ms. Nelson pointed out that it had always been deep enough that it has not been affected. Mr. McKelvey reported that there was a huge temperature drop in a short amount of time, which provided a unique situation. Ms. Leo did not think that there was near the amount of material needed to create a depth difference. Mr. Blanco pointed out that when it was reported and when staff addressed it, the weather was unusual, with very cold days and strong winds. Then there was sunshine and breezes. They experienced all four seasons within a week. His initial reaction was this tracked with what he saw. Therefore, he did not think that anyone did anything malicious to produce this type of fish kill, but it was considered a partial pond flip.

Mr. Cameron asked if the fish kill that occurred in Poinciana West was the same issue. Mr. Blanco indicated that a fish kill occurred in September, when the weather was different, because Fall and Spring turnovers do occur. Mr. Reed pointed out when they looked at how many ponds have an issue and how often, it was minimal. There was one pond and there was a reasonable explanation. Mr. Blanco agreed, which was why he wanted to bring it to the Board's attention, to have it on record, so there were no misunderstandings. Mr. McKelvey discussed with Mr. Blanco about either using a graphic that he created with AI or using some other graphic that they could put on the CDD website, explaining the pond turnover. Ms. Nelson felt that it was a great idea. Ms. Adams requested that Mr. Blanco provide the graphic to her, so that she could

include it on the website. Mr. Blanco reported that he provided some visuals of the Pond E3 drain sock repair, which was completed on Amalfi Lane. Reoccurring mowing was occurring on Pond E21, as well as at the gate, which was mowed frequently. Mr. Cameron asked if they had a key or combination to the lock. Mr. Blanco indicated that it was a combination lock box and would obtain the combination, so that Floralawn could access it, rather than going in through Fairway Road. He also provided pictures of the current conditions of Ponds PC2 and P16. A report would be presented to the Board at the February meeting. Every year, they always had one problem pond. In the past, it was Pond E3. This year, it was a chain on ponds on Shorehaven. The aquatics vendor has been doing boat treatments in that area, taking advantage of the low water levels. Mr. McKelvey received a compliment from a resident who lives on those ponds. Mr. Blanco received the same compliments.

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.

SIXTEENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams reported that she checked with the GMS accountant on the status of the payment from the HOA for Amalfi Lane. The invoice was sent on December 19. On January 14th, she checked with accounting and they had not yet received payment. Accounting just confirmed again that payment was not yet received as of January 21.

Mr. Reed pointed out that unfortunately, they could not discuss the pond dye, but one of the important aspects of preventing algae, was that they did not have to spend a great deal of money to treat it, but to prevent it from growing, would require pond dye, which he hoped was approved next month or the month after. In addition, he would like to investigate the clams, as it was working. There was a turtle in the pond eating algae and wanted to investigate having more turtles. Mr. McKelvey would like for the Board to investigate some goals. They seem to have recurring midge problems in many of their ponds and wanted to consider a study and to consider a more effective program. Ms. Adams recalled that there was a new product for midge management, which was another biological agent, that was based on garlic oil. GMS started a pilot program at another CDD. It was initially installed in December and again in January. It was

marketed as being immediately effective for midge management. They were assessing that as a tool, in addition to the larvicide, adulticide and Gambusia. Mr. McKelvey wanted to look at that, as midge management was the number one thing that residents come to their meetings about. He also noted that many people in Solivita were knowledgeable and suggested making use of that knowledge. The Solivita Fishing Club offered to conduct training on safe and responsible fishing practices. In addition, the members were knowledgeable and if they see an issue in a pond, they could notify Mr. Blanco.

Mr. McKelvey reported that the Butterfly Club suggested some plants that they could install on the ponds, such as Frog Fruit, which grows low or Swamp Milkweed, to stabilize pond banks. If they had plantings, it did not need to be mowed and looked much nicer. The Butterfly Club offered to work with the Board. Mr. McKelvey preferred that field staff recommend different areas and they could then go to the Butterfly Club for some ideas and do a pilot program. Ms. Carpenter asked if Solitude provided a list of plants that they recommended. Ms. Adams recalled for shoreline plantings, they recommended Duck Potato, Pickerelweed and Spike Rush. Mr. Cameron asked if GMS was still working on their accounting organizational chart. Ms. Nelson confirmed that she had not received it yet. Mr. Cameron questioned who paid for the gator signs, as he was informed that some signs were missing or leaning. Ms. Adams confirmed that the HOA purchased the signs and the CDD installed them. Mr. Cameron pointed out that because the HOA paid for the signs, the Maintenance Committee was adding that to their annual inspection list, to determine if there were any missing signs.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS General Audience Comments

Ms. Sharon Burns of 328 Sorrento Road thanked the Board for what they did on Pond E21, but asked if once a year, a boat could go into the pond and pole some of the vegetation out. Mr. Blanco indicated that now that they had access and there was no giant vegetation there, he would like Solitude to spray or else the vegetation would branch off and create islands. Ms. Burns pointed out that this was occurring at this time. Mr. Blanco noted that it was on his radar.

NINETEENTH ORDER OF BUSINESS

**Next Meeting Date – February 18, 2026,
12:00 P.M.; The Gator Room**

Mr. Cameron stated that the next meeting was scheduled for February 18, 2026 at 12:00 p.m. at this location.

TWENTIETH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

The Villages®
Community Development Districts
Recreation & Parks



Fishing Guidelines

Florida is conducive to year-round fishing which makes The Villages a perfect community to offer ample fishing opportunities for those who wish to wet a hook and line. To ensure your fishing experience is enjoyable, it is important to know the rules and regulations for fishing these water bodies. The Village Community Development Districts and the State's Water Management Districts who oversee and manages these water bodies, which serves several purposes for the community, also provides anglers fishable areas for their recreational enjoyment.

In order to have a healthy and manageable fishery available for anglers the Village Community Development Districts (VCDD) along with the Freshwater Fishing Club has outlined expectations for those anglers wanting to fish the bodies of water within the boundaries of The Villages in accordance with the following conditions:

1. All fishermen are required to comply with federal, state and local laws, statutes and ordinances while fishing within the boundaries of The Villages. (Licenses are required for those 16 years of age or older. No license is required for those over 65 with proof of age.) For licensing information visit www.MyFWL.com.
2. Fishermen may fish in any lake, canal or stream, whether natural or man-made, which can be reached without crossing over or trespassing upon any privately owned property or golf courses.
3. Fishermen are prohibited to fish in Lake Sumter, Harmeswood or other areas with "No Fishing" signs posted.
4. Any person crossing into jurisdictional wetlands is in violation of state and federal law and may be prosecuted.
5. Please be mindful and respectful by others property, vegetation, foliage, and landscaping
6. Park in designated area
7. Catch and Release Fishing is Encouraged
8. Please do not litter
9. The Recreation and Parks Department reserves the right to alter, modify, restrict, suspend or prohibit fishing from any water body under the Districts' management at any time and without notice
10. There is an abundance of wildlife in any water body. Any fishing or recreational use in any area is at the discretion and sole use and risk of the user. Use area(s) at your own risk
11. The Community Development Districts nor The Villages of Lake-Sumter or Holding Company will be responsible for any damage, injury, loss of any kind as result of use of these areas
12. This map is provided as a courtesy and reference and not to scale or detail. The District does not warrant or guarantee its accuracy, access or availability of fishing areas
13. Please use best judgement for use of the water bodies and access. You are responsible to not violating any rules, or laws

14. Map is subject to be changed, amended, discontinued or altered at any time
15. If you have any questions regarding these guidelines please call Recreation and Parks Administration at 352-674-1800.

Thanks to the contributions of the Freshwater Fishing Club, the Recreation Department has a Rod Loaner Program which is available at La Hacienda Regional Recreation Center, Lake Miona Regional Recreation Center, Rohan Recreation Center and Fenny Recreation Center. It is a “free-rental” system where, upon request, rods and reels can be checked-out with a Villages ID or Guest ID card. You may contact the La Hacienda Recreation Center at 753-1716, Lake Miona Regional Recreation Center 430-2950 or Rohan Center 674-8400 for more information. If you would like more information you may attend The Fresh Water Fishing Club meeting which is held the second Tuesday of the month, 6:30pm at the Lake Miona Regional Recreation Center.

The VCDD practices catch and release. Catch and release is defined as “a practice within recreational fishing intended as a technique of conservation. After capture, the fish are unhooked and returned to the water before experiencing serious exhaustion or injury.” This definition goes hand in hand with the core values of The Villages and the VCDD.

Recommended Fishing Locations within The Villages

HWY 441 to 466

GOLF VIEW LAKE

Location: Behind the Paradise Rec. Center
Where you can fish: Around the pier

LAKE PARADISE

Location: East side of Hwy. 441 next to the golf cart bridge.
Where you can fish: You can fish anywhere there are not any homes by the lake

SILVER LAKE

Location: Dustin Drive next to the Silver Lake Rec. Center
Where you can fish: You can fish the entire lake (respect homeowner property)

LAKE MIRA MAR

Location: Behind the La Hacienda Rec. Center
Where you can fish: You can fish the entire lake (respect homeowner property)

LAKE CHULA VISTA

Location: Avenida Central to Bernardo Blvd.
Where you can fish: Along the banks of Bernardo Blvd.

SUMMERHILL POND

Location: Across from Summerhill Pool
Where can you fish: On Woodridge Drive, Road side

LAGUNA MADRE

Location: Morse Blvd., Lake behind Freedom Pointe
Where you can fish: Along the banks beside Morse Blvd.

LAGO PAQUITO

Location: El Camino Real and Morse Blvd. behind Brookdale Nursing Facility
Where you can fish: Along the banks of Morse Blvd. and El Camino Real

LAGO SANTIAGO

Location: Enrique Drive, next to the El Santiago Rec. Center
Where you can fish: Along the banks beside Enrique Drive, next to the sidewalk

FISHABLE POND

Location: Entrance of Glenview Country Club
Where can you fish: Along road (South) side of ponds
Two ponds on golf course cannot be fished

CR 42 to 466

CHATHAM SQUARE POND

Location: Located next to the Chatham Square postal station
Where you can fish: Alongside the banks of Calumet Ave & Postal Station

466 to 466A

BONITA POND

Location: Located across the street from Bonita postal station
Where you can fish: You can fish along Homeland Park St. & Canal St.

FISHABLE POND

Location: Located at the corner of Ardson Ave. & Odell Circle
Where to fish: Fish on Odell Circle only (respect homeowner property)

FISHABLE POND

Location: Located intersection of Buena Vista Blvd. & Bailey Trail
Opposite the entrance to Lake Miona Rec. Center
Where to fish: You can fish all around the pond (respect homeowner property)

ASHLAND POND

Location: Located behind Ashland postal station
Where to fish: Alongside the banks of Lynnhaven Lane

DUVAL POND

Location: Located at on Odell Circle across from Duval pool
Where to fish: Alongside the banks of Odell Circle

POINCIANNA POND

Location: Located at the Conner of St Charles and Bialy Trial
Where to fish: You can fish all around the pond (respect homeowner property)

466a to CR 44

CHARLOTTE POND

Location: Next to Charlotte Adult Pool
Where to fish: Along Charlotte Ct. road side

FISHABLE POND

Location: Located at intersection of Hillsborough Trail and Charlotte Ct
Where to fish: Alongside the banks of Charlotte Ct & Hillsborough Trail

PINE RIDGE POND

Location: Located on Moyer Loop across from Pine Ridge pool
Where to fish: Alongside the banks of Moyer Loop

FISHABLE POND

Location: Located on Warnock Rd across from Lake Deaton pool
Where to fish: Alongside the banks of Warnock Rd

FISHABLE POND

Location: Located beside Lake Deaton Pool
Where to fish: Alongside the banks behind Lake Deaton Pool

FISHABLE POND

Location: Located on McLin Lane. Between Zinnia Place and Wentrop Avenue
Where to fish: Alongside the banks of McLin Lane

South of CR 44

FENNY PUTT & PLAY

Location: Located around Fenny Putt & Play
Where to fish: You can fish all around the pond (respect homeowner property)

*All water bodies/lakes as identified are classified as water retention areas that may or may not hold water.

SECTION B

DRAFT: 1/142/09/2026 (LEB incorporating board 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** with a Fishing Pass as described in Paragraph 2 below. 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 and Poinciana West Community Development District (PWCCDD) 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. Persons over 18 who do not reside or lease property within the PCDD or PWCCDD, may obtain a PCDD Fishing Pass only after successfully completing the SFC training and shall pay an annual fee of \$[] (Non-Resident User Fee). [FBD: Residents of the Poinciana West Community Development District (PWCCDD) may obtain a PCDD Fishing Pass only after successfully completing the SFC training and shall pay an annual fee of \$[] (PWCCDD 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~~ Fishing Pass Holders 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 activities immediately upon request by PCDD personnel, Solivita

Commented [JL1]: 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 PWCCDD vs non-Solivita residents.

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

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

security, or another entity designated by PCDD. The Fishing Pass may be revoked at any time by PCDD for failure to comply with this Policy.

Commented [JL2]: We previously discussed entering into a rule enforcement agt. with the HOA. This would allow the HOA/Security Company to monitor/enforce this policy, since PCDD has no onsite staff.

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~~ should 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 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~~Ponds and locations where fishing may be ~~is~~ preferred (see attached map) and such locations 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 Pondlocation. Failure to do so could result in the revocation of the PCDD Fishing Pass.

Commented [JAC3]: Does board want to make this language stronger? Where fishing is "recommended" - or "permitted?"

Commented [JL4]: Question to Board: This is vague and left to resident interpretation... We can see they becoming a point of contention as a resident cannot easily determine property boundaries.

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 _____, 2022.2026.

Chair – Poinciana PCDD

Approved as to form:

District Manager

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** with a Fishing Pass as described in Paragraph 2 below. 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 and Poinciana West Community Development District (PWCDD) residents, who have successfully completed the SFC training, shall receive the PCDD Fishing Pass at no charge. Persons over 18 who do not reside or lease property within the PCDD or PWCDD, may obtain a PCDD Fishing Pass only after successfully completing the SFC training .

While fishing, minors and guests of Fishing Pass Holders 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 activities immediately upon request by PCDD personnel, Solivita security, 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 should 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 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 Ponds and locations where fishing is [preferred] (see attached map) and such locations 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. 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 location. 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.

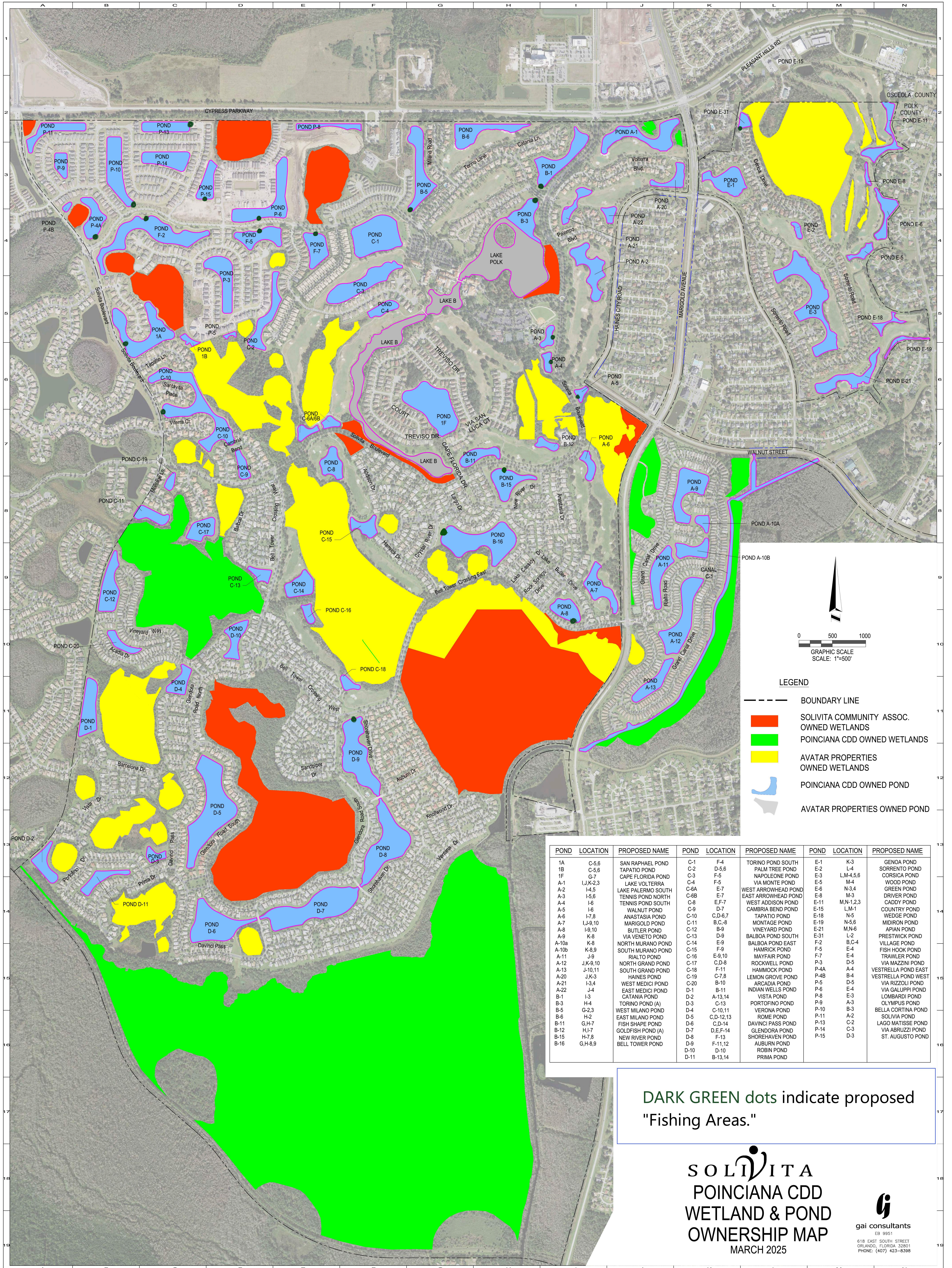
Adopted this _____ day of _____, 2026.

Chair – Poinciana PCDD

Approved as to form:

District Manager

SECTION C



LEGEND

- BOUNDARY LINE
- SOLIVITA COMMUNITY ASSOC. OWNED WETLANDS
- POINCIANA CDD OWNED WETLANDS
- AVATAR PROPERTIES OWNED WETLANDS
- POINCIANA CDD OWNED POND
- AVATAR PROPERTIES OWNED POND

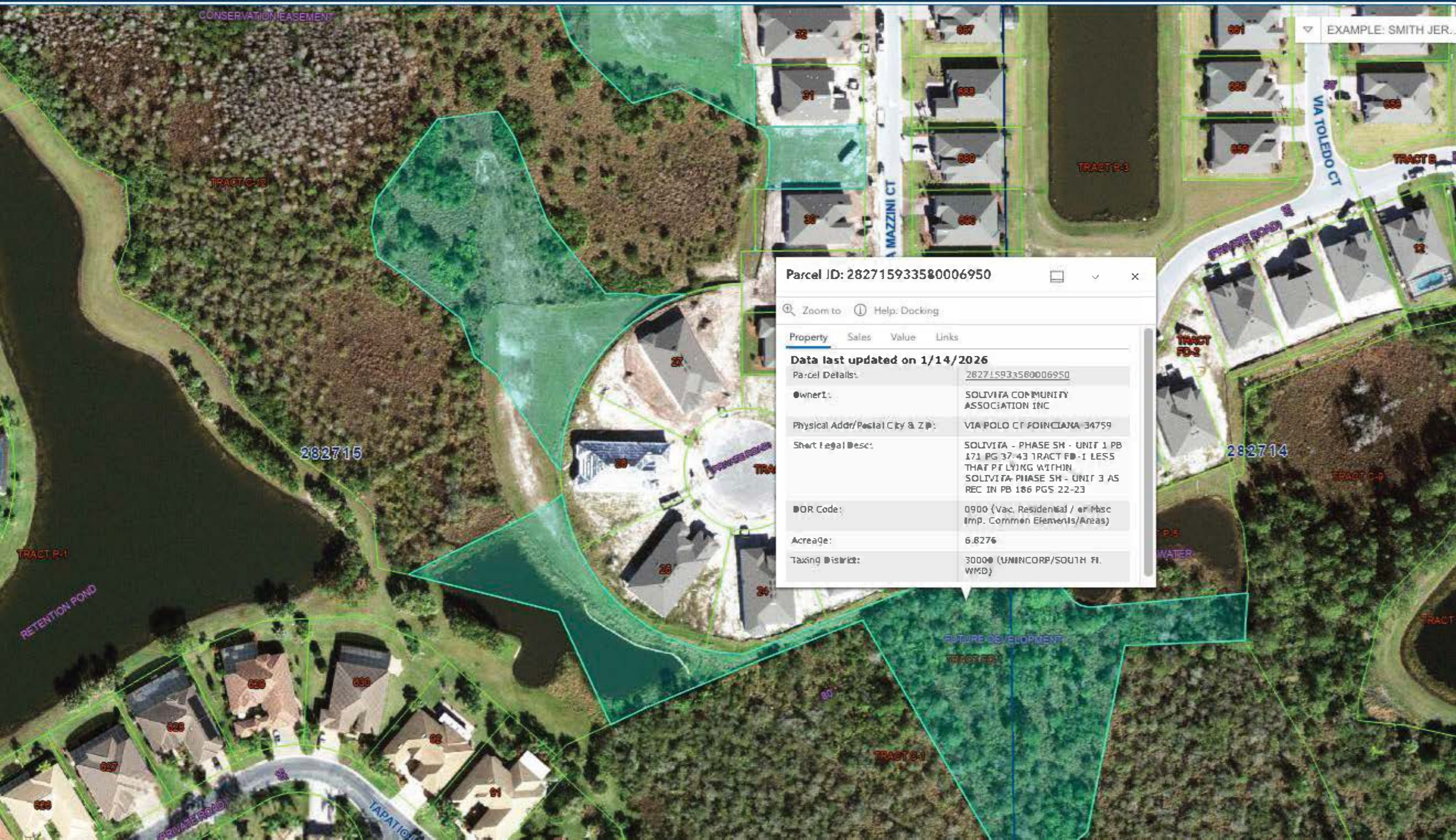
POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1A	C-5,6	SAN RAPHAEL POND	C-1	F-4	TORINO POND SOUTH	E-1	K-3	GENOA POND
1B	C-5,6	TAPATIO POND	C-2	D-5,6	PALM TREE POND	E-2	L-4	SORRENTO POND
1F	G-7	CAPE FLORIDA POND	C-3	F-5	NAPOLEONE POND	E-3	LM-4,5,6	CORSICA POND
A-1	I,J,K-2,3	LAKE VOLTERRA	C-4	F-5	VIA MONTE POND	E-5	M-4	WOOD POND
A-2	I-4,5	LAKE PALERMO SOUTH	C-6A	E-7	WEST ARROWHEAD POND	E-6	N-3,4	GREEN POND
A-3	I-5,6	TENNIS POND NORTH	C-6B	E-7	EAST ARROWHEAD POND	E-8	M-3	DRIVER POND
A-4	I-6	TENNIS POND SOUTH	C-8	E,F-7	WEST ADDISON POND	E-11	M,N-1,2,3	CADDY POND
A-5	I-6	WALNUT POND	C-9	D-7	CAMBRIA BEND POND	E-15	LM-1	COUNTRY POND
A-6	I-7,8	ANASTASHA POND	C-10	C,D-6,7	TAPATIO POND	E-18	N-5	WEDGE POND
A-7	I,J-9,10	MARIGOLD POND	C-11	B,C-8	MONTAGE POND	E-19	N-5,6	MIDIRON POND
A-8	I-9,10	BUTLER POND	C-12	B-9	VINEYARD POND	E-21	M,N-6	APIAN POND
A-9	K-8	VIA VENETO POND	C-13	D-9	BALBOA POND SOUTH	E-31	L-2	PRESTWICK POND
A-10a	K-8	NORTH MURANO POND	C-14	E-9	BALBOA POND EAST	F-2	B,C-4	VILLAGE POND
A-10b	K-8,9	SOUTH MURANO POND	C-15	F-9	HAMRICK POND	F-5	E-4	FISH HOOK POND
A-11	J-9	RIALTO POND	C-16	E-9,10	MAYFAIR POND	F-7	E-4	TRAWLER POND
A-12	J,K-9,10	NORTH GRAND POND	C-17	C,D-8	ROCKWELL POND	F-3	D-5	VIA MAZZINI POND
A-13	J-10,11	SOUTH GRAND POND	C-18	F-11	HAMMOCK POND	P-4	A-4	VESTRELLA POND EAST
A-20	J,K-3	HAINES POND	C-19	C-7,8	LEMON GROVE POND	P-4B	B-4	VESTRELLA POND WEST
A-21	I-3,4	WEST MEDICI POND	C-20	B-10	ARCADIA POND	P-5	D-5	VIA RIZZOLI POND
A-22	J-4	EAST MEDICI POND	D-1	B-11	INDIAN WELLS POND	P-6	E-4	VIA GALUPPI POND
B-1	I-3	CATANIA POND	D-2	A-13,14	VISTA POND	P-8	E-3	LOMBARDI POND
B-3	H-4	TORINO POND (A)	D-3	C-13	PORTOFINO POND	P-9	A-3	OLYMPUS POND
B-5	G-2,3	WEST MILANO POND	D-4	C-10,11	VERONA POND	P-10	B-3	BELLA CORTINA POND
B-6	H-2	EAST MILANO POND	D-5	C,D-12,13	ROME POND	P-11	A-2	SOLIVIA POND
B-11	G,H-7	FISH SHAPE POND	D-6	C,D-14	DAVINCI PASS POND	P-13	C-2	LAGO MATISSE POND
B-12	H-7	GLENDORA POND (A)	D-7	D,E,F-14	GLENDORA POND	P-14	C-3	VIA ABRUZZI POND
B-15	H-7,8	NEW RIVER POND	D-8	F-13	SHOREHAVEN POND	P-15	D-3	ST. AUGUSTO POND
B-16	G,H-8,9	BELL TOWER POND	D-9	F-11,12	AUBURN POND			
			D-10	D-10	ROBIN POND			
			D-11	B-13,14	PRIMA POND			

DARK GREEN dots indicate proposed "Fishing Areas."

SOLIVITA
POINCIANA CDD
WETLAND & POND
OWNERSHIP MAP
 MARCH 2025

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

SECTION VII



EXAMPLE: SMITH JER.

Parcel ID: 282715933580006950

Zoom to Help: Docking

Property Sales Value Links

Data last updated on 1/14/2026

Parcel Details:	282715933580006950
Owner:	SOLIVITA COMMUNITY ASSOCIATION INC
Physical Addr/Postal City & ZIP:	VIA POLO CT POINCIANA 34759
Short Legal Desc:	SOLIVITA - PHASE SM - UNIT 1 PB 171 PG 37-43 TRACT FD-1 LESS THAT PT LYING WITHIN SOLIVITA PHASE SM - 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)

282715

282714

CONSERVATION EASEMENT

TRACT C-12

TRACT B-3

TRACT B

TRACT FD-2

TRACT C-4

TRACT P-1

RETENTION POND

FUTURE DEVELOPMENT

TRACT B-1

PRIVATE ROAD

TAPATIO

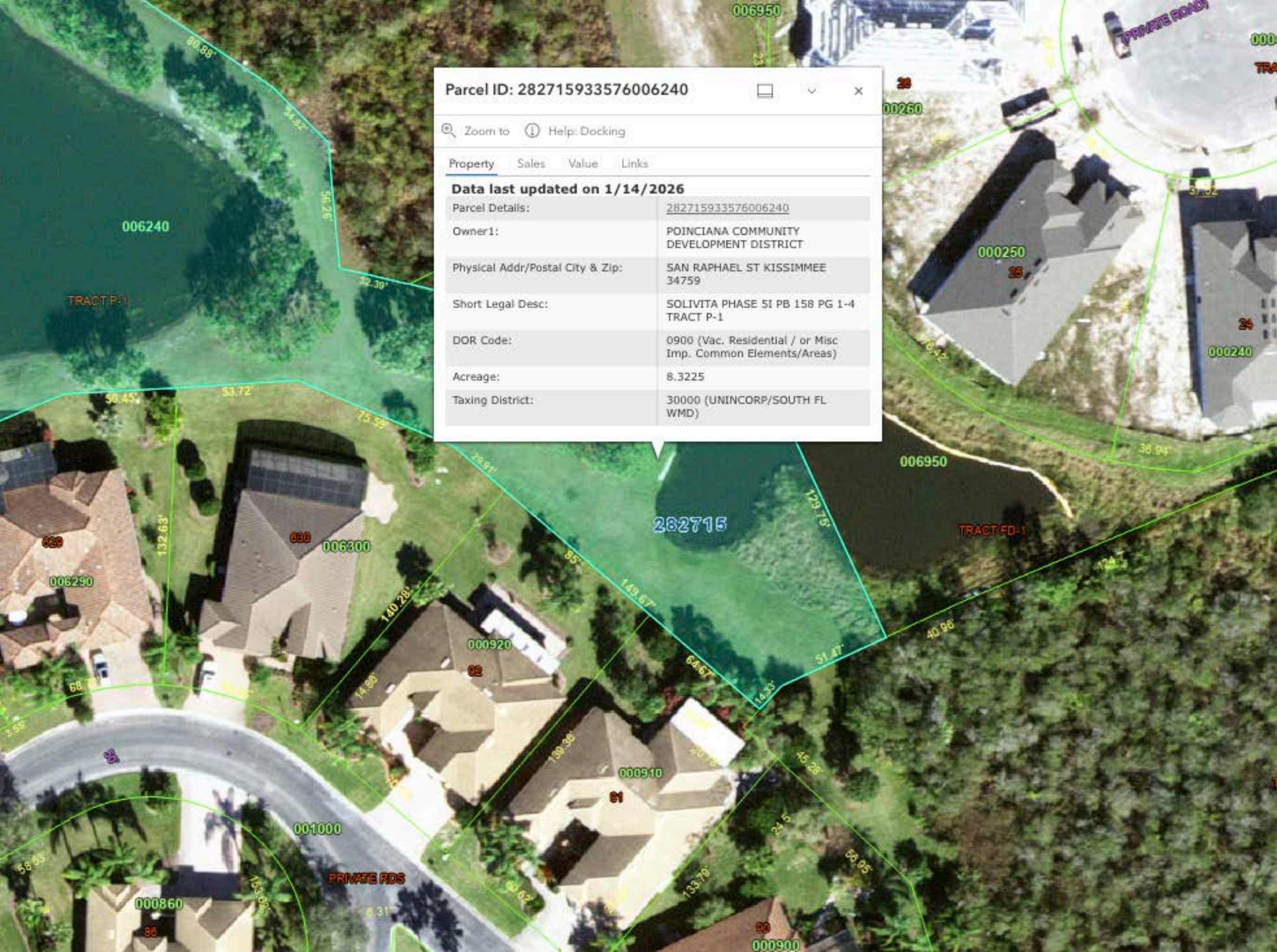
VIA TOLEDO CT

MAZZINI CT

PRIVATE ROAD

P-5

WATER



Parcel ID: 282715933576006240 ☐ ▾ ✕

Zoom to Help: Docking

[Property](#) [Sales](#) [Value](#) [Links](#)

Data last updated on 1/14/2026

Parcel Details:	282715933576006240
Owner 1:	POINCIANA COMMUNITY DEVELOPMENT DISTRICT
Physical Addr/Postal City & Zip:	SAN RAPHAEL ST KISSIMMEE 34759
Short Legal Desc:	SOLIVITA PHASE 51 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 VIII

SECTION IX

Proposal #: 420

Proposal Date: 02/18/2026



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

Bill To/District: Poinciana CDD	Prepared By: GMS CFL 219 E. Livingston St. Orlando, FL 32801
Job name and Description	
Job Name: Ghost Shrimp & Gambusia Stocking in B1 Description: Stocking B1 with (5,000) Gambusia Fish and (2,500) Ghost Shrimp total to create an environment to assist with the midge management in the area.	

Qty	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$145.00
	Materials		\$603.75
		Total Due:	\$1,253.75

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION X

SECTION A

SECTION 1

FISHING POLICY AGREEMENT
(Poinciana CDD)

THIS FISHING POLICY AGREEMENT (this “**Agreement**”) is effective as of the [] day of [], 2026, by and between **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the Polk County, Florida (the “**District**”), and **SOLIVITA FISHING CLUB**, a resident-operated recreational club, organized and operating under the Solivita Community Association, Inc., a Florida not for profit corporation (the “**Club**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Club is a resident-operated recreational club created for the purpose of fishing education and activities within the District; and

WHEREAS, the District owns certain real property within the Poinciana development (collectively, the “**District Property**”), a map of which is attached hereto and incorporated herein as “**Exhibit A**”; and

WHEREAS, the District has, as authorized by Chapter 190, Florida Statutes, adopted certain policies relating to fishing and storm water ponds (the “**Fishing and Stormwater Pond Policies**”) pursuant to Resolution [], approved after a public hearing conducted on [], 2026, attached hereto and incorporated herein as **Exhibit “B”**; and

WHEREAS, the District’s residents and guests benefit from the adoption and implementation of the Fishing and Stormwater Pond Policies within the District; and

WHEREAS, the District desires the benefit from the adoption and implementation of the Fishing and Stormwater Pond Policies as set forth in this Agreement, and the Club is willing to provide such services related to the implementation of the Fishing and Stormwater Pond Policies directly pursuant to the terms and conditions set forth in this Agreement; and

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on [____], 2026 and ending on December 31, 2030]. At the end of this initial term, the Agreement shall be extended automatically for a period of five (5) years; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. Acceptance of Fishing and Stormwater Pond Policies. The District hereby retains the Club to render the Services (as hereinafter defined) relating to the Fishing and Stormwater Pond Policies herein stated in accordance with the standards set forth herein, and the Club hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The Club shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District or the Fishing and Stormwater Pond Policies, including, but not limited to, public access requirements.

4. Specific Authority. The District hereby grants to the Club the power and authority to provide directly the Fishing and Stormwater Pond Policies, which shall include the training of residents on fishing policies as provided in the Fishing and Stormwater Pond Policies, the production, distribution and maintenance of fishing passes, ensuring compliance with applicable state and local laws, ordinances, codes regulations and permits, as well as ensuring the compliance with Florida Fish and Wildlife Conservation Commission guidelines for freshwater fishing, in relation to the District Property.

5. No Compensation. The District and Club acknowledge that both parties benefit from the consultation on implementation of Fishing and Stormwater Pond Policies. Therefore, there shall be no compensation hereunder for the Services (as hereinafter defined) provided by the Club.

6. Services Provided by the Club. The Club, individually, in accordance with this Agreement, will conduct the training of residents on fishing policies pursuant to the Fishing and Stormwater Pond Policies, the production, distribution and maintenance of fishing passes, ensure compliance with applicable state and local laws, (including all applicable Florida Statutes), ordinances, codes regulations and permits, as well as ensure the compliance with Florida Fish and Wildlife Conservation Commission guidelines for freshwater fishing (collectively, the “**Services**”), in accordance with the District’s Fishing and Stormwater Pond Policies, as adopted by Resolution [____] and as may be further amended from time to time.

7. Employees; Independent Association Status. In performing any Services, the Club shall be an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the Club. The Club has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

8. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days’ prior written notice to the other party. This Agreement may be terminated by the District upon a material breach of this Agreement by the Club, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

9. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

District: Poinciana Community Development District
c/o GMS – Central Florida Inc.
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

and a copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801
Attn: Jan A. Carpenter, Esq.

Club: Solivita Fishing Club
Address: [_____]
Attention: [_____]
Telephone: [_____]

10. Indemnification. The Club agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the Services provided by the Club in accordance with this Agreement; (ii) the Club's breach of any term or provision of this Agreement; or (iii) any negligent or intentional act or omission of the Club, its agents, employees or subcontractors, in the performance of this Agreement.

11. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply to the Club:

(a) At all times, the Club is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the Fishing and Stormwater Pond Policies, a copy of which is attached hereto as Exhibit "B", as may be amended from time to time.

(b) The Club hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Property is located, at the Club's sole cost and expense, and the Club will take such action as may be necessary to

comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the Club, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the Club shall not comply with the same. The Club shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

(c) The Club shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Property except in quantities reasonably necessary to carry out its duties under this Agreement. The Club shall hold the District harmless from any fines, penalties, costs and damages resulting from the Club's failure to do so. The Club shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the Club shall be responsible for the payment of any associated fines or penalties.

(d) Notwithstanding anything to the contrary herein, if the District shall at any time receive notice from any governmental agency or authority that the Services and/or the use of the District Property violate any applicable state or local laws, ordinances, codes, regulations, permits or otherwise may place additional liability on the District, the District retains the right in its sole discretion to revoke all fishing passes, rescind the Fishing and Stormwater Pond Policies immediately, and terminate this Agreement immediately upon notice to the Club.

12. Public Records. Club understands and agrees that all documents of any kind relating to this Agreement and the Services provided hereunder may be public records and, accordingly, Club agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, Florida Statutes. Club acknowledges and agrees that the public records custodian of the District is the District Management Company, which is currently Governmental Management Services – Central Florida, LLC. For avoidance of doubt, all documents, information and records collected by the Club in connection with the training and implementation of the Fishing and Stormwater Pond Policies, the Club's Fishing Training Program, and the distribution of Fishing Passes shall be retained in accordance with the provisions of Chapter 119, Florida Statutes.

IF CLUB HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CLUB'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, TADAMS@GMSCFL.COM, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: TRICIA ADAMS.

13. Maintenance of District Property. The District shall be responsible for the maintenance of all District Property. [However, the Club shall be responsible for any and all installation and maintenance of equipment, tools, communication devices or other items as deemed necessary or desirable for the Club to provide the Services contemplated hereunder. In

addition, the Club shall maintain a current inventory of all items or assets owned by the Club which are installed, placed or stored on District Property, but these items and assets shall at all times remain the property of the Club.]

14. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

16. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN POLK COUNTY, FLORIDA.**

17. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

18. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the Club may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The Club and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

(g) This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
FISHING POLICY AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

By: _____
Print: _____
Title: _____

SOLIVITA FISHING CLUB, a resident-
operated recreational club, approved by the
Solivita Community Association, Inc.

By: _____
Print: _____
Title: _____

EXHIBIT "A"

MAP OF DISTRICT PROPERTY

DRAFT

EXHIBIT “B”

PCDD Fishing and Stormwater Pond Policies

DRAFT

SECTION C

SECTION 1

Poinciana Community Development District
Action Items February 2026

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.
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	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 circulated to BOS for comment and review 10.17.2025. BOS reviewed updated policy for 01.21.2026. Revised policy to be considered 02.18.2026.
10.15.2025	Pond Study	Tony Reed	In Process	Investigating options for pond study.
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 maintenance of Pond 1B at Via Rizzoli Drive		In Process	Pond partially owned by HOA. If Board wants to convey to CDD, DE suggests a legal metes and bounds description for just the pond. Confirm with Polk County planning no replat needed. Estimated cost for legal description and recording \$1 to \$1.5K.
10.15.2025	Erosion Repair Amalfi Lane		In Process	BOS approved Solitude Proposal 10.15.2025. HOA billed \$8,800 12.19.2025. Payment pending as of 01.21.2026.

SECTION 2

Poinciana Community Development District

Summary of Check Register

January 13, 2026 to January 31, 2026

Fund	Date	Check No.'s	Amount	
General Fund	Truist	1/13/26	340-342	\$ 30,544.42
		1/27/26	343-345	\$ 6,063.25
				\$ 36,607.67
	Hancock Whitney	1/28/26	30-32	\$ 1,263,688.98
				\$ 1,263,688.98
Payroll	<u>January 2026</u>			
	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		50234	\$ 184.70
				\$ 823.50
			\$ 1,301,120.15	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/13/26	00004	11/14/25	35911	202511	320	53800	49000			*	250.00		
									ONE TIME CLEAN UP				
		1/01/26	36738	202601	320	53800	46200		LANDSCAPE MAINT JAN 26	*	16,322.42		
									FLORALAWN 2 LLC			16,572.42	000340
1/13/26	00044	1/01/26	PSI23175	202601	320	53800	47000		LAKE MAINTENANCE JAN 26	*	12,822.00		
									SOLITUDE LAKE MANAGEMENT			12,822.00	000341
1/13/26	00064	12/31/25	11302025	202512	320	53800	49000		ALUMINIUM FENCE INSTALLED	*	1,150.00		
									SOLIVITA COMMUNITY ASSOCIATION			1,150.00	000342
1/27/26	00001	1/01/26	313	202601	320	53800	12000		FIELD MANAGMENT JAN 26	*	956.17		
		1/01/26	314	202601	310	51300	34000		MANAGEMENT FEES JAN 26	*	3,898.83		
		1/01/26	314	202601	310	51300	35200		WEBSITE ADMIN JAN 26	*	74.42		
		1/01/26	314	202601	310	51300	35100		INFORMATION TECH JAN 26	*	111.58		
		1/01/26	314	202601	310	51300	51000		OFFICE SUPPLIES	*	.24		
		1/01/26	314	202601	310	51300	42000		POSTAGE	*	55.57		
									GOVERNMENTAL MANAGEMENT SERVICES			5,096.81	000343
1/27/26	00027	1/13/26	149262	202512	310	51300	31500		GENERAL COUNSEL DEC 25	*	609.50		
									LATHAM LUNA EDEN & BEAUDINE			609.50	000344
1/27/26	00059	1/13/26	196	202601	310	51300	42000		REIMBURSE FOR POSTAGE	*	356.94		
									POLK COUNTY TAX COLLECTOR			356.94	000345
TOTAL FOR BANK C											36,607.67		

POIN POIN CDD KCOSTA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/28/26	00013	1/28/26 01282026	202601 300-20700-10000 FY26 ASSESSMENT TSFR DS	POINCIANA CDD	*	621,962.98	621,962.98 000030
1/28/26	00013	1/28/26 01282026	202601 300-58100-10000 FY26 CAPITAL RESERVE TSFR	POINCIANA CDD	*	41,726.00	41,726.00 000031
1/28/26	00013	1/28/26 01282026	202601 300-10100-10100 TSFR OPERATING TO BU 5081	POINCIANA CDD	*	600,000.00	600,000.00 000032
TOTAL FOR BANK D						1,263,688.98	
TOTAL FOR REGISTER						1,300,296.65	

POIN POIN CDD KCOSTA

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2022</u>
5	<u>Capital Reserve Fund</u>
6-7	<u>Month to Month</u>
8	<u>Assessment Receipt Schedule</u>

Poinciana
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating - Hancock Whitney	\$ 1,429,328	\$ -	\$ -	\$ 1,429,328
Operating - Truist	\$ 68,151	\$ -	\$ -	\$ 68,151
Money Market - Bank United	\$ 336,469	\$ -	\$ 216,522	\$ 552,991
Investments				
Series 2022				
Reserve	\$ -	\$ 134,559	\$ -	\$ 134,559
Revenue	\$ -	\$ 992,271	\$ -	\$ 992,271
Interest	\$ -	\$ 35	\$ -	\$ 35
Principal	\$ -	\$ 124	\$ -	\$ 124
Prepayment	\$ -	\$ 2,315	\$ -	\$ 2,315
Due from General Fund	\$ -	\$ 584,930	\$ -	\$ 584,930
Due from Other	\$ 13,203	\$ -	\$ -	\$ 13,203
Total Assets	\$ 1,847,151	\$ 1,714,234	\$ 216,522	\$ 3,777,907
Liabilities:				
Accounts Payable	\$ 2,144	\$ -	\$ -	\$ 2,144
Due to Debt Service	\$ 584,930	\$ -	\$ -	\$ 584,930
Total Liabilities	\$ 587,075	\$ -	\$ -	\$ 587,075
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 216,522	\$ 216,522
Restricted for:				
Debt Service	\$ -	\$ 1,714,234	\$ -	\$ 1,714,234
Unassigned	\$ 1,260,076	\$ -	\$ -	\$ 1,260,076
Total Fund Balances	\$ 1,260,076	\$ 1,714,234	\$ 216,522	\$ 3,190,832
Total Liabilities & Fund Balance	\$ 1,847,151	\$ 1,714,234	\$ 216,522	\$ 3,777,907

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 886,925	\$ 791,990	\$ 791,990	\$ -
Interest	\$ 8,673	\$ 923	\$ 3,691	\$ 2,768
Total Revenues	\$ 895,598	\$ 792,913	\$ 804,584	\$ 11,670
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
FICA Expense	\$ 918	\$ 230	\$ 230	\$ -
Engineering	\$ 20,000	\$ 5,000	\$ 4,626	\$ 374
Attorney	\$ 35,000	\$ 8,750	\$ 8,843	\$ (93)
Annual Audit	\$ 3,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Management Fees	\$ 46,786	\$ 11,696	\$ 11,696	\$ (0)
Information Technology	\$ 1,339	\$ 335	\$ 335	\$ 0
Website Maintenance	\$ 893	\$ 223	\$ 223	\$ (0)
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Postage	\$ 2,600	\$ 650	\$ 115	\$ 535
Printing & Binding	\$ 500	\$ 125	\$ 80	\$ 45
Insurance	\$ 8,927	\$ 8,927	\$ 8,228	\$ 699
Legal Advertising	\$ 5,500	\$ 1,375	\$ -	\$ 1,375
Other Current Charges	\$ 2,400	\$ 600	\$ 425	\$ 175
Office Supplies	\$ 400	\$ 100	\$ 1	\$ 99
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 150,146	\$ 46,619	\$ 42,383	\$ 4,236

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 11,474	\$ 2,869	\$ 2,869	\$ -
Property Insurance	\$ 25,494	\$ 25,494	\$ 22,722	\$ 2,772
Electric	\$ 1,800	\$ 450	\$ 373	\$ 77
Landscape Maintenance	\$ 205,665	\$ 51,416	\$ 50,467	\$ 949
Aquatic Control Maintenance	\$ 165,444	\$ 41,361	\$ 38,392	\$ 2,969
Aquatic Midge Management	\$ 191,733	\$ 47,933	\$ 46,588	\$ 1,345
Pressure Washing	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Lift Station Maintenance	\$ 3,000	\$ 750	\$ -	\$ 750
R&M - Plant Replacement	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Storm Structure Repairs	\$ 41,616	\$ 10,404	\$ -	\$ 10,404
Stormwater Water Quality/Landscape Improvements	\$ 23,500	\$ 5,875	\$ -	\$ 5,875
Contingency	\$ 12,000	\$ 3,000	\$ 10,213	\$ (7,213)
Total Operations & Maintenance:	\$ 703,727	\$ 195,052	\$ 171,624	\$ 23,428
<i>Other Expenditures</i>				
Transfer Out - Capital Reserve	\$ 41,726	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 41,726	\$ -	\$ -	\$ -
Total Expenditures	\$ 895,598	\$ 241,671	\$ 214,007	\$ 27,664
Net Change in Fund Balance	\$ -		\$ 590,576	
Fund Balance - Beginning	\$ -		\$ 669,500	
Fund Balance - Ending	\$ -		\$ 1,260,076	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,278,850	\$ 1,137,596	\$ 1,137,596	\$ -
Interest	\$ 20,000	\$ 5,000	\$ 5,986	\$ 986
Total Revenues	\$ 1,298,850	\$ 1,142,596	\$ 1,145,212	\$ 2,617
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		\$ 1,044,695	
Net Change in Fund Balance	\$ 3,373		\$ 1,044,695	
Fund Balance - Beginning	\$ 523,210		\$ 669,539	
Fund Balance - Ending	\$ 526,583		\$ 1,714,234	

Poinciana
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Interest	\$ 5,000	\$ 1,250	\$ 1,947	\$ 697
Total Revenues	\$ 5,000	\$ 1,250	\$ 1,947	\$ 697
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 1,947	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 41,726	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 41,726	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 46,726		\$ 1,947	
Fund Balance - Beginning	\$ 214,104		\$ 214,575	
Fund Balance - Ending	\$ 260,830		\$ 216,522	

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	\$ 553,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	791,990
Interest	\$ 1,379	\$ 1,290	\$ 1,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,691
Total Revenues	\$ 1,379	\$ 239,838	\$ 563,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	804,584
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	\$ 153	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	230
Engineering	\$ 2,688	\$ 1,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,626
Attorney	\$ 4,267	\$ 3,966	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,843
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Management Fees	\$ 3,899	\$ 3,899	\$ 3,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,696
Information Technology	\$ 112	\$ 112	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	335
Website Maintenance	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 50	\$ 60	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115
Printing & Binding	\$ 13	\$ -	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Insurance	\$ 8,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,228
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 201	\$ 101	\$ 123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	425
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 26,269	\$ 11,227	\$ 4,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,383

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Services	\$ 956	\$ 956	\$ 956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,869
Property Insurance	\$ 22,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,722
Electric	\$ 121	\$ 117	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	373
Landscape Maintenance	\$ 16,322	\$ 17,822	\$ 16,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,467
Aquatic Control Maintenance	\$ 12,748	\$ 12,822	\$ 12,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,392
Aquatic Midge Management	\$ 15,143	\$ 15,722	\$ 15,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,588
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lift Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 11	\$ 4,651	\$ 5,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,213
Total Operations & Maintenance:	\$ 68,024	\$ 52,091	\$ 51,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171,624
<i>Other Expenditures</i>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 94,293	\$ 63,318	\$ 56,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	214,007
Net Change in Fund Balance	\$ (92,913)	\$ 176,520	\$ 506,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	590,576

Poinciana
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

Gross Assessments \$ 953,675.91
Certified Net Assessments \$ 886,918.60

100%

Date	Distribution	Gross Assessments				Net Assessments		General Fund
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received		
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	
12/8/25	11/16/25-11/25/25	\$ 165,239.42	\$ (7,302.77)	\$ (3,158.73)	\$0.00	\$ 154,777.92	\$ 154,777.92	
12/19/26	11/26/25-11/30/25	\$ 365,305.62	\$ (14,609.02)	\$ (7,013.93)	\$0.00	\$ 343,682.67	\$ 343,682.67	
12/31/25	12/1/25-12/15/25	\$ 59,326.83	\$ (3,120.25)	\$ (1,124.13)	\$0.00	\$ 55,082.45	\$ 55,082.45	
Total Collected		\$ 843,990.23	\$ (35,831.86)	\$ (16,167.95)	\$ -	\$ 791,990.42	\$ 791,990.42	
Percentage Collected							89%	

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,372,863.26
Certified Net Assessments \$ 1,276,762.83

100%

Date	Distribution	Gross Assessments				Net Assessments		Debt Service Fund
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received		
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	
12/8/25	11/16/25-11/25/25	\$ 235,087.43	\$ (10,106.16)	\$ (4,499.63)	\$0.00	\$ 220,481.64	\$ 220,481.64	
12/19/26	11/26/25-11/30/25	\$ 536,768.56	\$ (21,468.10)	\$ (10,306.01)	\$0.00	\$ 504,994.45	\$ 504,994.45	
12/31/25	12/1/25-12/15/25	\$ 85,789.25	\$ (4,222.12)	\$ (1,631.34)	\$0.00	\$ 79,935.79	\$ 79,935.79	
Total Collected		\$ 1,211,760.40	\$ (50,941.06)	\$ (23,223.73)	\$ -	\$ 1,137,595.61	\$ 1,137,595.61	
Percentage Collected							89%	

SECTION D

Poinciana CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Facilitate (3) Cypress Tree Installation on Pond Edge of A-12	Floralawn	In Process	N/A		The resident approved proposed cost of trees and labor. It is currently being scheduled.
Grass Shrimp & Gambusia Fish Installation in B-1	GMS	Discussion	Pending		Proposal to be presented in Feb. meeting.
Additional Littoral Installation in B-1	Solitude/Steadfast	Pending	Pending		Proposals are been gathering for additional littoral installation in B-1 for clam stocking.
Removal of Fire Flags & Installation of Littoral Plantings on D9	Solitude	In Process	\$7,330		Update: 50% deposit was sent. Spraying of the fire flags has started; pending date of manual removal and littoral installation.
Restriping Entrance & Exit Ramps on Bella Viana Tunnel	ACPLM	On Hold	\$1,606		Approved at the Oct. meeting. Pending agreement with TM to start job.
Repairing (2) MES sections at B-6 & B-15	GMS	In Process	\$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	In Process	Pending		Board approved trimming of the cypress trees. Scheduled for completion week of Feb.9th.
Clam Stocking in B-1	GMS	On Hold	\$2,773.75		Recommendation of additional littorals to be planted prior to clam stocking.
Light Fixture Replacement in Bella Viana & Venezia Tunnel	GMS	In Process	\$2,195.12		Approved at the last board meeting. Fixtures were ordered and scheduled to arrive Feb. 12th with installation scheduled for week of Feb. 16th.

Poinciana CDD

Field Management Report – Photo Supplement

Removal of Fire flags in D9 – In Progress



Photo Description:

- ✚ Aquatics vendor has started spraying the fire flags throughout D9. Right side closer to Shorehaven Dr. have reduced the most in size.



Exposed MES on A-20



Photo Description:

✚ Found during reviews, back end of MES can have current rip rap organized with some additional rip rap applied for support.

SECTION 1



Clam Stocking for PC2 & P6

Report

Poinciana CDD

February 2026

Inspection Report

Comments: Prior to clam stocking P16, the conditions of the pond were found with constant filamentous algae and at times, traces of duckweed at the edges of the pond. Persistent, aquatic grasses/weeds grown 4ft. off the bank edges and small cluster islands in areas.

Initial Clam Stocking (May 22, 2025)



Comments: Both ponds were stocked with 2,500 freshwater clams to assist with persistent algae blooms.

Late Spring/Early Summer 2025



Comments: *Pictures L to R (PC2 & P6.) Pictures were taken during a review on June 5, 2025.* Summer rains have commenced, which assists with expediting treated algae and aerates the surface of the pond to prevent new algae blooms. The pond appears cleaner and free of algae, especially in tricker, tighter areas where vendor has some trouble spraying algae while caring for the existing littorals. This is where the clams shine.

Inspection Report

Summer 2025



Comments: *Pictures L to R (PC2 & P6.) Pictures were taken during a review on August 19, 2025. Summer rains have been inconsistent with new blooms appearing but in smaller circles for PC2. P6 grasses appear thinner and smaller in size with previous algae that would hang around the grass cluster not existent. P6 clams are performing while PC2 clams dipped.*

Fall 2025



Comments: *Pictures L to R (PC2 & P6.) Pictures were taken during a review on November 6, 2025. Rain have been infrequent with cooler temperatures and minor water deduction occurring. PC2 algae blooms have been infrequent, including treated algae blooms with weeds reduced dramatically. P6 has experienced a mix of frequent filamentous and planktonic algae blooms throughout the edges of the pond. PC2 clams are working marvelously while the clams on P6 have been underperforming.*

Inspection Report

Winter 2025-2026



Comments: *Pictures L to R (PC2 & P16.) Pictures were taken during a review on January 13, 2026. We've transitioned to cooler weather with water reduced further. PC2 appears free algae with grasses contained within the 3-4 ft. buffer. P16 has pockets of present algae throughout with grasses clear. Some shells were found in the edges of the ponds.*

Final Results

Comments: Pilot program was an 8-month program gauging the effectiveness of freshwater clams and the frequency of algae blooms. PC2 stumbled at the beginning but thrived as the months and seasons progressed. Large swarms of algae have reduced dramatically and grasses eliminated. The effectiveness of clams in this pond was a success. P16 started strong but became a static as the months and seasons progressed with pockets of algae found in the later months of the project. The pond appears better than before but not experiencing the turnover like PC2.

The conclusion of the project is one that is successful. The clams assisted in algae reduction and in times, assisted with the trouble grasses in the harder to reach areas. I believe for a pond like P16, which is more "L" shape as opposed to PC2, which is more of a straight line, additional clams would garnered better results. Both ponds have had a reduction in resident complaints with some resident voicing gratitude on the turnaround.

SECTION 2



Aquatics Maintenance Report

Poinciana CDD

February 2026

Inspection Report

Pond: D-7



Comments: It also has duckweed along with a small amount of algae, I will treat the duckweed this month and grasses will be treated next month.

Pond: D-8



Comments: As you can see we have some planktonic, mixed with duckweed, if I get a good D.O. reading I can spray some SeClear on it mixed with my duckweed spray, that should knock it out, if not I will retreat beginning next month. Grasses are brown and dormant, will be sprayed starting 1st week of March.

Inspection Report

Pond: D-9



Comments: Some planktonic and a thin line of duckweed. I will treat both if conditions are right. Grasses are brown and dormant and will be treated 1st week of March.

Pond: A-12



Comments: Pond has hydrilla underneath, it is under control as well as the algae. The grasses are brown and dormant. Banks are getting exposed and will go in next month spraying grasses and banks.

Inspection Report

Pond: A-13



Comments: Pond has been a great success story, I have been dealing with Floating Heart on this pond for a while, I finally put a boat in it back in September and haven't seen any Floating heart, spikerush or algae since, the grasses are tall, but brown. Bank is getting exposed and will be treating the grasses and banks in March.

Pond: C-12



Comments: This pond has issues with algae and hydrilla, as of now I have some algae on top and hydrilla underneath, grasses are brown and dormant. I will treat this pond in March for everything.

Poinciana CDD - January 2026 - Treatment Log

Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OD-01	1-7	No algae	Cold weather browning			letting grasses grow
OD-02	1-7	No algae	Cold weather browning			
OD-03	1-7	No algae	Cold weather browning			
OD-04	1-7	No algae	Cold weather browning			
OD-05	1-7	Algae	Cold weather browning		1-21	weather has fish stressed
OD-06	1-7	Algae	Cold weather browning		1-21	weather has fish stressed
OD-07	1-7	Algae	Cold weather browning		1-21	weather has fish stressed
OD-08	1-7	Algae	Cold weather browning		1-21	weather has fish stressed
OD-09	1-7	Algae	Cold weather browning		1-21	weather has fish stressed
OD-10	1-7	No algae	Cold weather browning			
OD-11	1-7	No algae	Cold weather browning			
OC-01	1-8	No algae	Cold weather browning			
OC-02	1-8	No algae	Cold weather browning			
OC-03	1-8	No algae	Cold weather browning			
OC-06A	1-8		Cold weather browning		1-21	weather has fish stressed
OC-06B	1-8		Cold weather browning		1-21	weather has fish stressed
OC-08	1-8	No algae	Cold weather browning			
OC-09	1-8	No algae	Cold weather browning			
OC-10	1-8		Cold weather browning		1-21	weather has fish stressed
OC-11	1-8	No algae	Cold weather browning			
OC-12	1-8	No algae	Cold weather browning			
OC-13	1-8	No algae	Cold weather browning			
OC-14	1-8	No algae	Cold weather browning			
OC-15	1-8	No algae	Cold weather browning			
OC-16	1-8	No algae	Cold weather browning			
OC-17	1-8	No algae	Cold weather browning			
OC-18	1-8	No algae	Cold weather browning			
OC-19	1-8	No algae	Cold weather browning			
OC-20	1-8		Cold weather browning		1-21	weather has fish stressed
OB-01	1-8		Cold weather browning		1-21	weather has fish stressed
OB-05	1-8	No algae	Cold weather browning			
OB-06	1-8	No algae	Cold weather browning			
OB-11	1-8		Cold weather browning		1-21	weather has fish stressed
OB-15	1-8	No algae	Cold weather browning			
OB-16	1-8	No algae	Cold weather browning			
OF-07	1-13	No algae	Cold weather browning			
OA-01	1-13	No algae	Cold weather browning			
OA-02	1-13	Algae	Cold weather browning		1-21	weather has fish stressed
OA-03	1-8	No algae	Cold weather browning			
OA-04	1-8	No algae	Cold weather browning			
OA-05	1-8	No algae	Cold weather browning			
OA-06	1-8	No algae	Cold weather browning			
OA-07	1-8	No algae	Cold weather browning			
OA-08	1-8	No algae	Cold weather browning			
OA-09	1-8	No algae	Cold weather browning			
OA-10A	1-8	No algae	Cold weather browning			
OA-10B	1-8	No algae	Cold weather browning			
OA-11	1-8	No algae	Cold weather browning			
OA-12	1-8	No algae	Cold weather browning			
OA-13	1-8	No algae	Cold weather browning			
OA-20	1-13	Algae	Cold weather browning		1-21	weather has fish stressed
OA-21	1-13	Algae	Cold weather browning		1-21	weather has fish stressed
OA-22	1-13	Algae	Cold weather browning		1-21	weather has fish stressed
OO-POLK	CLUB		Cold weather browning			
OE-01	1-13	No/small algae	Cold weather browning			weather has fish stressed
OE-02	1-13	No/small algae	Cold weather browning			weather has fish stressed
OE-03	1-13	No/small algae	Cold weather browning			weather has fish stressed

OE-05	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-06	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-08	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-11	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-15	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-18	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-19	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-21	1-13	no/small algae	Cold weather browning			weather has fish stressed
OE-31	1-13	no/small algae	Cold weather browning			weather has fish stressed
P-1		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-2		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-3		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-4		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-5		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-6		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-8		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-9		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-10		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-11		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-13		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-14		1-9 no/small algae	Cold weather browning			weather has fish stressed
P-15		1-9 no/small algae	Cold weather browning			weather has fish stressed
5A-P-16		1-7 no algae	Cold weather browning			
5C-P-16		1-7 no algae	Cold weather browning			
OS-3		1-7 no algae	Cold weather browning			
5E-W-C-3		1-7 no algae	Cold weather browning			
P-1F		1-7 no algae	Cold weather browning			
Canal 1		1-7 no algae	Cold weather browning			

SECTION 3



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, February 2, 2026
8:42:28 AM

Poinciana Community Development Dist (S07800)

Filter Date between 01/01/2026 and 01/31/2026

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		01/28/2026	01/28/2026	16.35	acr	2,4,6,7,8,9,10,11,12,13,14,15,16,17,19,20,22,B16,C4,P3,P10,P1F
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		01/28/2026	01/28/2026	9.67	acr	1,3,5,18,21,23
						26.02		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		01/20/2026	01/20/2026	11.80	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		01/21/2026	01/21/2026	16.30	mi	
						28.10		

SECTION 4

Poinciana CDD - Customer Complaint Log

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
1/27/2026	Harry Fuller	1377 Lombardi Ct.		P8	Requesting follow up	Joel	Explained method of treatment during the dry pond and pond review.	1/27/26
1/27/2026	Ronda Davis	112 Verona Dr.		PD4	Requesting follow up on algae, high edge grasses	Joel	Confirmed pond will reviewed with follow up provided.	1/27/26
1/28/2026	Donna & Wayne Hamilton	219 Treviso Dr		P1F	Requesting follow up on weed cleanup, midge treatment done	Joel	Confirmed pond will reviewed with follow up provided.	1/29/26
2/3/2026	Bruce Maytubby	138 Olympus Way		P9	Requesting follow up; weeds persisting on west side of pond	Joel	Confirmed pond will reviewed with follow up provided.	2/3/26
1/27/2026	Harry Fuller	1377 Lombardi Ct.		P8	Reuquesting follow up	Joel	Provided update of bank mowing to eliminate exposed, treated grasses.	2/4/26
1/27/2026	Ronda Davis	112 Verona Dr.		PD4	Requesting follow up on algae, high edge grasses	Joel	Provided update that present algae, although large appears treated.	2/5/26
1/28/2026	Donna & Wayne Hamilton	219 Treviso Dr		P1F	Requesting follow up on weed cleanup, midge treatment done	Joel	Scheduling mowing of the exposed, treated grasses.	2/5/26
2/3/2026	Bruce Maytubby	138 Olympus Way		P9	Requesting follow up; weeds persisting on west side of pond	Joel	Scheduled aquatics to spray the edge grasses.	2/5/26