

**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.

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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

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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

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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.*”

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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

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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

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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

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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.

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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.

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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

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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

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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

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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.

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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

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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.

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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.

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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 is to be billed for maintenance on Avatar/Taylor Morrison property.

Mr. Cameron voiced concern that by the time the maintenance was completed, the vendor 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

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\$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

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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

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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

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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.

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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.

Signed by:

Tricia Adams

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Secretary/Assistant Secretary

DocuSigned by:

John Cameron

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Chairman/Vice Chairman