

**MINUTES OF MEETING  
POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

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

Also present were:

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

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF 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. There being no comments, Mr. Cameron closed the audience comments period.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 15, 2025, Board of Supervisors Meeting**

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

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

**FIFTH ORDER OF BUSINESS**

**Review of Fishing Policies**

**A. Proposed Policies**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **B. Proposed Map**

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

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of French Drain Application**

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

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

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

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Grass Carp and Barrier Screen Proposal**

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

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

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

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

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

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

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

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

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

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

## **TENTH ORDER OF BUSINESS**

### **Designation of Chairman to Discuss Potential Transfer of Wetlands and Stormwater Ponds to CDD**

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

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

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

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

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

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

#### **ELEVENTH ORDER OF BUSINESS**

#### **Report from Supervisor Nelson Regarding CDD Accounting**

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

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

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

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

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager****i. Action Items List**

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

**Approval of Check Register**

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

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

**ii. Balance Sheet and Income Statement**

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

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

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**D. Field Manager's Report**

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

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

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

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

**i. Pond Maintenance Report**

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

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

**ii. Midge Management Report**

**iii. Customer Complaint Log**

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

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

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

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

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

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

**FOURTEENTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS                      General Audience Comments**

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

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

**SIXTEENTH ORDER OF BUSINESS**

**Status of December 17, 2025, Meeting**

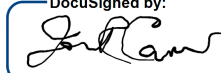
Mr. Cameron pointed out that the next meeting was supposed to be on December 17<sup>th</sup>, but they requested reports for January, as they did not know if there would be a quorum for this meeting. Ms. Adams would leave the meeting as scheduled and see what they had for the agenda. If there was nothing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

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

<p>On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the meeting was adjourned.</p>
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Signed by:  
  
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 Secretary/Assistant Secretary

DocuSigned by:  
  
C3C19ED3E27C4AF...  
 Chairman/Vice Chairman