

Poinciana
Community Development District

Agenda Package

April 15, 2026

AGENDA

Poinciana

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 8, 2026

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, April 15, 2026, at 12:00 p.m. at The Gator Room, 385 Village Drive, Poinciana FL.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 882 9781 5550

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the March 18, 2026 Board of Supervisors Meeting
5. Consideration of Resolution 2026-02 Relating to the General Election and Notice
6. Consideration of Proposal for Preferred Fishing Location and Sign Installation
7. Review of Notice to 923 Umbria Drive Regarding Improper Dumping into Stormwater Pond
8. Consideration of Proposal for the Removal of Fire Flags and Installation of Littoral Plantings on Pond D8
9. Consideration of Proposal for the Installation of Additional Littoral Plantings on Ponds B1, A9 and C4
10. Consideration of Proposal for One Time Service of Landscaping Bed on CDD Owned Corner of Via Toledo Court
11. Consideration of Proposal for Ongoing Service of Landscaping Bed on the CDD Owned Corner of Via Toledo Court
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Action Items List
 - ii. Approval of Check Register

- iii. Balance Sheet and Income Statement
- D. Field Manager
 - i. Field Manager's Report
 - ii. Pond Maintenance Report
 - iii. Midge Management Report
 - iv. Customer Complaint Log
- 13. Supervisor's Requests
- 14. Other Business
- 15. General Audience Comments
- 16. **Next Meeting Date: May 20, 2026, The Gator Room**
- 17. Adjournment

Sincerely,
Tricia L. Adams
District Manager

MINUTES

**MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **March 18, 2026**, at 12:00 p.m. via Zoom Communications Media Technology and at the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum:

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 March 18, 2026, Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 12:17 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Mr. Cameron apologized for the meeting starting 15 minutes late. It was advertised to start at noon. He opened the Public Comment Period. Resident Rose Kerr of 389 Sorrento Road stated the midges were getting better and hoped that the plantings were recovering, as she noticed a little green. There being no further comments, Mr. Cameron closed the public comment period.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 18, 2026, Board of Supervisors Meeting

Mr. Cameron questioned why under the Ninth Order of Business; Mr. Reed was referred to as Mr. Tony Reed. Ms. Adams indicated that it was acceptable, but it could be revised for consistency.

On MOTION by Ms. Nelson, seconded by Mr. McKelvey, with all in favor, the Minutes of the February 18, 2026, Board of Supervisors Meeting were approved as presented.
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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Ms. Adams presented Resolution 2026-01 approving the Proposed Budget for Fiscal Year (FY) 2027. The Proposed Budget was attached as Exhibit A setting the public hearing for June 17, 2026, at 12:00 p.m. at this location. The Board requested that the budget be adopted in June and it was important to have three Board Members attending. There was no objection to the public hearing date. Fiscal Year 2027 runs from October 1, 2026, through September 30, 2027. Approval of this resolution allows for staff to submit the Proposed Budget to Polk County, to post the proposed budget on the District's website and to notice the public hearing in accordance with the Florida Statutes. In addition, the Board was setting the assessment cap and proposed that maintenance fees are not increased from the prior year. Ms. Nelson asked if the Board could change the line items if they not go over this cap. Ms. Adams replied affirmatively. Ms. Nelson further asked if Ms. Adams was satisfied with this cap. Ms. Adams was comfortable with it, as the District was diligent about operating within the budget and there were sufficient surplus

funds and reserves. Therefore, the District was in a good cash position. She highlighted the following:

- The proposed assessment was \$886,925, which was the same amount as this current year. There was no assessment increase.
- Under the *Revenue* section, the District earns interest on the money market and other accounts that earn interest.
- *Administrative Expenditures* were based on estimates. For *Insurance*, in the current year, the District paid \$8,228. There was an estimate for insurance for next fiscal year for liability and public officials' liability of \$9,470. There was an increase in *Management Fees* of 5%. In the current budget, *Management Fees* for 2026 were \$46,786 and it would increase to \$49,125, for Fiscal Year 2027.
- *Operations & Maintenance (O&M)* expenses were for maintaining the infrastructure, the stormwater system and two tunnels.

Ms. Nelson asked if Mr. Blanco's fees were included in GMS' fees. Ms. Adams replied affirmatively, but it was separated as Field Management fees. Ms. Nelson questioned whether the District was paying Mr. Blanco enough, as the Board kept asking him to come out more. Ms. Adams confirmed that there has been some analysis of the workload, the scope of the project relative to the number of ponds, the level of the mowing contract, the amount of midge management, as well as the water quality experiments. Mr. Cameron pointed out that as a public agency, the budget that the Board approved today was in draft form and could not be exceeded. The Board could either adopt the budget that was approved today or lower it. Furthermore, because of everything that the Board asked Mr. Blanco to do over the last year, Mr. Cameron requested that staff look at how field services were being paid by other CDDs, that Mr. Blanco had responsibility for. Ms. Adams confirmed that an analysis was performed, based on the contracted services, workload and number of visits, compared with other CDDs. In the Proposed Budget for Fiscal Year 2027, there was a Field Management increase from \$11,474 to \$18,000 for the year. However, this rate was still discounted, compared to what other comparable CDDs were being charged for field services. The budget was structured in similar ways as previous years. There were no changes to the description of the line items, and they continue budgeting for storm structure repairs, stormwater quality improvements, landscape improvements and contingency; although, the amount budgeted for storm structure repairs was slightly reduced

based on history. Mr. Reed questioned the number of accounts for Duke Energy, as there was supposed to be three accounts and not two. Ms. Adams would update the narrative.

- There was a transfer out to the *Capital Reserve Fund* of \$41,671.
- This was a balanced budget, as total revenues matched total expenditures for Fiscal Year 2027.
- The annual amount per residential unit on the Property Tax Bill was \$244.74, for CDD maintenance fees.
- In the Debt Service Fund, there were interest and principal payments due on the Series 2022 refunded bond. Those payments were based on the Amortization Schedule. There were payments due in November and May. This District issued a 30-year bond, with the last payment being made in 2031. The debt service fee that each household was paying, was \$373.96 annually. The maintenance fee and debt service fee combined was what property owners see on their Tax Bill.
- For the *Capital Reserve Fund*, the Board did a good job of operating within the budget and setting aside money for capital reserves.

Mr. Reed questioned whether there was an estimate of how much money was spent on the west side when they had the pipe issue. Ms. Adams would provide this information, which had to do with the unplugging of the bleeder pipe. Mr. Blanco believed that it was \$8,000 for the pump, cleaning of the bleeder drain, installation and returning of the equipment. Mr. Reed wanted to understand when there were potential issues, what they were going to run into and the cost. Ms. Adams pointed out that dewatering drives up the cost, as the pumps need to run 24/7. However, in addition to reserves, there was a good amount set aside in the General Fund for stormwater maintenance each year. The Board was proactive at handling minor maintenance items that were noted in the Engineer's Report. Mr. Cameron pointed out that they were increasing field services from \$11,474 to \$18,000, which was a 56% increase and management fees were increasing 5% and questioned whether there were savings elsewhere in the budget to offset any potential increase in assessments. Ms. Adams explained that the adopted budget for the current fiscal year, for O&M and field costs, was \$703,727 and the Proposed Budget for Fiscal Year 2027, was \$697,024, with the largest reduction in storm structure repairs, which decreased from \$41,616 to \$22,000, based on the actual amount spent historically year to year.

Mr. Cameron asked if they had an emergency that exceeded \$22,000, whether they had this amount in reserves. Ms. Adams confirmed that the Board had the ability to amend the budget or approve more expenses, to the extent that the funds were available. There were funds available in capital reserves. Mr. Reed noted a 5% increase for the Poinciana CDD for management services and questioned whether the Poinciana West CDD would receive an increase. Ms. Adams confirmed that the Poinciana West CDD would receive the same increase. This CDD also received a field management increase, due to the number of ponds, landscaping and midge treatment, as this District was larger and there was more involvement in water quality improvement. Mr. Cameron pointed out that this CDD had 76% of the ponds in Solivita and the Poinciana West CDD was previously paying the same amount for field services. Mr. Reed hoped someday when the CDDs were combined, the fees would reflect that. Ms. Adams explained that generally, if the CDDs merged, expenses that decreased were the administrative expenses and not the field expenses.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 17, 2026, at 12:00 p.m. at this location was adopted.

Mr. Reed expressed a preference to avoid increases for the next five years. Ms. Adams pointed out that they take this approach with vendors and explained to them that the Board has a tight budget and preferred to keep costs the same. Mr. Cameron thanked Ms. Adams and GMS for accommodating him on when he wanted the budget to be presented to the Board.

SIXTH ORDER OF BUSINESS

Consideration of Fishing Policies

A. Proposed Policies

Mr. Cameron reported that there was a post on *Nextdoor* that the Fishing Club members were picking up the trash, which the Board appreciated. Mr. McKelvey thanked the Fishing Club for helping to guide the Board in the development of the Fishing Policies, which would be beneficial to everyone. However, if someone was acting on the Board’s behalf, there were legal documents that needed to be signed, to protect the CDD. The policies were six pages long and stated that from a practical standpoint, the policy did not need as extensive, as the goal was to provide educational opportunities for residents. They eliminated the need for a pass, as it was

hard to enforce. Therefore, the Fishing Club offered periodic educational training for non-club members, to help people learn how to fish respectfully and safely. He thanked the Fishing Club for their help, felt that they had a workable document and recommended approval; however, he noticed that the entire section where they identified locations where fishing was preferred, was deleted. Mr. Lazarovich explained that under Section 9, it stated, “*At all times, fishing will occur.*” Mr. Cameron pointed out that it did not say preferred locations and questioned whether they were eliminating the signage or having preferred locations. Ms. Adams confirmed that it was recommended by the insurance company to have fishing areas that were promoted as preferred and additional signage such as alligator warning signage at a minimum, but it was up to the Board. Mr. Cameron did not see it in this draft and questioned why it was removed. Mr. Lazarovich believed that it was the preference of the Board to remove this language but could keep that language at the Board’s request. *There was Board consensus to include the language on preferred fishing locations.*

Mr. McKelvey discussed distribution of the policy. Ms. Adams pointed out that when it was released to property owners, they could include plain language and promote the benefits of the policies. Ms. Nelson spoke with a homeowner regarding fishing, who requested posting it on *Nextdoor* and asked if the CDD was prevented from including anything on social media. Mr. Lazarovich was not familiar with *Nextdoor*, but for public records purposes, it was best to have everything go through the CDD. Ms. Adams pointed out that the CDD was required to retain public records and there could be Sunshine Law matters, if one Board Member posts something on *Nextdoor* and did not realize that another Board Member had posted. Mr. Cameron pointed out if a homeowner posted something on *Nextdoor*, this was something that the CDD had no control over. Since the last review, Mr. Lazarovich noted the following changes:

- Any reference to fishing pass was removed.
- Differentiation between the Poinciana and Poinciana West CDD’s was removed.
- Anyone that would be fishing under this policy would be called a collective user.
- Fishing would be for anyone 18 years or older.

Under Section 9, Mr. Lazarovich recommended adding the first sentence about the map and would include, “*Preferred*” in brackets, at the Board’s request. He recommended removing the phrase “Fishing behind residential private property is not recommended,” as the subsequent sentence specifies permitted locations. Mr. Reed questioned whether signage would be included

in the policy. Mr. Cameron recalled that the policy would say, “*Shall obey all posted signage,*” which provided the opportunity to post additional signage. Ms. Adams did not think that the policy authorizes the CDD from placing signs on ponds and it was up to the Board. Mr. Lazarovich would provide a clean version of the policy with those changes and requested that the Board approve it subject to those revisions. Ms. Nelson asked if members of the Fishing Club were amenable to the policy. The Board requested that the floor to be open to public comments. Resident Mike Schouten of 939 Glendora Road South and the Vice President of the Fishing Club read through the policy and regarding distribution of the policy, there would be guidelines on the Homeowners Association (HOA) website and would include it with the paperwork for their club. They would not need to publish it on *Nextdoor*, as the Fishing Club had an ambassador program, which teaches safe fishing practices to members and non-members. His personal policy was when he sees someone fishing and he did not recognize them, he provided them with his business card. They strive to be safe, so they did not have any gator incidents.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the Fishing Policies as amended was approved.
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Mr. Cameron thanked Mr. McKelvey and the Fishing Club for all their hard work, as it has been a long process. Ms. Adams would work with Mr. McKelvey on the cover letter and releasing it through the HOA. Mr. McKelvey pointed out that one of the other ideas that he had, was a way to provide Mr. Blanco’s business card to Fishing Club members, if they see pond issues. Mr. Schouten pointed out that there were 29 ponds that they named and of those ponds, 15 were being monitored by a Fishing Club member. They receive reports all the time and would forward them to the Board.

B. Proposed Map

In addition to communication, Ms. Adams reported that at the next meeting, a proposal would be presented for the signage at all locations, assuming there was no direction from Board Members to change the locations. Mr. Cameron recalled that the prior motion did not include acting on the proposed map and asked if there needed to be a separate motion. Ms. Adams pointed out that the map the same version previously reviewed by the Board.

On MOTION by Mr. McKelvey seconded by Mr. Reed with all in favor the proposed map of preferred fishing locations as presented was approved.

Ms. Adams pointed out that the Board had the authority to change the Fishing Policies or the map at any duly noticed public meeting. Resident Harold Barrett of 245 Grand Canal recalled that when he first moved into the community, he attended an orientation as new residents, where staff talked about the alligators and asked if every resident was required to attend it. Mr. McKelvey indicated that it used to be required, but it was now optional. Mr. Barrett felt that everyone should be made aware that every pond at least had one alligator. Mr. McKelvey recalled that this orientation was provided by the club and with the HOA taking over the club, this should be addressed with them.

SEVENTH ORDER OF BUSINESS

Discussion of Solivita Club Property Transfer and Potential District Coordination

Mr. Cameron reported that he forwarded to District staff, the transfer document between the HOA and the developer. He had the HOA provide him with a copy of every parcel. These were parcels that were being transferred to the HOA; some of which the CDD may want to end up with. Mr. Cameron recalled that when the CDD received the transfer of property from the developer, the developer had to pay all the costs for the transfer. Ms. Adams confirmed that this was the case. Mr. Cameron understood that there were no built-in costs when the Solivita Club property was transferred to the HOA, but at some later time, if the CDD wanted it to be transferred back, there were some issues with that, as well as some issues with the bonds. He spoke with the new President of the HOA, and they were not interested in doing any metes and bounds or surveying and therefore, any future transfer would involve extra costs that costs would

need to be allocated. Ms. Adams appreciated Mr. Cameron bringing to staff's attention, that there was a Purchase and Sale Agreement between the developer and the HOA, as there was a window of opportunity to review the parcels that were scheduled to be conveyed from the developer to the HOA. She believed that the HOA was open to feedback, if they identify any ponds that had a stormwater purpose, as the HOA would then require Taylor Morrison to come to the CDD. The CDD adopted a policy, which included an application process, whereby a \$15,000 deposit was required, to go towards engineering review and legal fees, for the property to be properly conveyed to the CDD. It also required the receipt of any maintenance fees that were not budgeted for the first year that those ponds would be conveyed to the CDD.

Ms. Adams indicated that if directed by the Board, the next step would be for staff to coordinate with District Counsel and District Engineer, a review of each parcel, to see if the parcel had a stormwater purpose and whether the parcel should be transferred to the CDD, versus the HOA. The other matter that Mr. Cameron alluded to, from a CDD perspective and a financial perspective, was that some of these parcels may have bond debt and expressed concern that the Purchase and Sale Agreement did not address how that bond debt would be resolved. The Board expressed concern that homeowners could become responsible. In addition, typically commercial properties were assessed CDD maintenance fees, but not amenities, because CDD residents would be paying the HOA dues. Some parcels were currently paying maintenance fees, which they needed to look at carefully, to see the impact to the budget. The bond debt was the most significant issue that they want to bring to the attention of the HOA. All the properties that benefit from CDD infrastructure; irrigation water, stormwater system and tunnels, were subject to be imposed their fair share of that benefit, from the time that the bond was issued and now as an ongoing maintenance issue. However, if residents were paying HOA fees, it did not make sense to assess the HOA. It was not typical to assess HOA property that was for amenity use, but it would be typical if a property was leased out or sub-leased for commercial purposes. They would need to evaluate this after the sale was final.

Mr. McKelvey pointed out if the CDD takes over these wetland properties, they would not be receiving any additional tax revenue out of those properties. Ms. Adams stated that it was unlikely that those properties were being assessed maintenance fees. Mr. McKelvey asked if the CDD would have costs from a management standpoint. Ms. Leo confirmed that there were not ongoing costs, but they needed to monitor it from time to time, from a field perspective.

However, they would not have big budget impacts. Mr. McKelvey did not want to take on additional expenses by accepting these properties. Ms. Leo did not believe that this would occur. Furthermore, in looking at the parcels, Ms. Leo was not sure that these were the right parcels for the CDD to take, but some were identified as future development, which were the ones that had assessments on them. Therefore, some work would need to be undertaken to understand what was included in the package. Mr. Cameron voiced concern that there were irregularly configured parcels but there may be a small part that the CDD would want, but would not want the rest of it, as it would require the metes and bounds, for the CDD to take it. Ms. Adams believed that there could be an Access Agreement with the HOA to access stormwater ponds for maintenance if that was needed.

Mr. Reed pointed out that the CDD did not have to own it, but they needed to discuss the permits, as there was liability and a potential expense, if the wetland or conservation area exceeds 10% of invasive species. If that was the case, the CDD would be required to fix that problem and restore it back to less than 5%. Therefore, there were hidden costs that were out there and the CDD needed to know the background. In addition, he wanted the wetlands for water management control, but the CDD did not have to have it. This was why he recommended leaving it with the HOA, so they did not waste any more of the community's money. At this time, there was no evidence that they exceeded the 10% of invasive species, but there were invasive species growing all the time between this area and Haines City. This was why they could not get the South Florida Water Management District to change the permits or to take the land. They wanted the CDD to keep it and maintain the liability. Mr. Reed just wanted everyone to know that it existed. Ms. Adams requested that the District Engineer provide comments regarding restrictions on maintenance activities on conservation property, as well as the CDD's position as the permit holder. Mr. Cameron asked if the CDD owned the permits on land that it did not own. Ms. Leo believed that the CDD had the permits.

Ms. Leo reported that per the master stormwater system, the ponds ultimately discharge into the wetlands. Mr. Cameron believed that the CDD had liability, whether they owned it or not. Ms. Leo pointed out that the Water Management District did not own or maintain wetlands within a community. It was part of the ownership of entities from the project. In her career, she had not had any invasive issues happen in wetlands. The biggest issue was wetlands creeping and growing into the buffers and people wanting to maintain those edges, which the CDD has already

come up against. However, that was a fairly low risk. A simpler issue was having one entity maintain the stormwater system, the ease of sorting out problems and a holistic approach to the stormwater, as it was fragmented for many years. They would be able to streamline it through this process; however, one of the things that they would need to look closely, was to make sure that everything made sense, as it made it cleaner for the community. Mr. Cameron agreed; however, the CDD owned the very North end of Lake Polk and the rest of Lake Polk, and all the tributaries were owned by the developer and questioned whether the CDD should own Lake Polk. If that was the case, he further questioned how the CDD would deal with the recreational use and whether the CDD could have recreational use on one of their lakes without jeopardizing everything else. Ms. Adams explained that CDDs by nature of being a government, must deal with public access, ADA compliance and other issues for recreational amenities and that this Board may determine were better suited to be handled by the HOA. In this environment, the CDD has been handling infrastructure, the stormwater system and the tunnels; whereas lifestyle issues, amenity management issues, would be dealt with by the HOA, now that the amenities were being turned over to them. If the CDD owns recreational facilities, the CDD must adopt recreational use policies, and because of public access requirements, must deal with non-resident user fees and some other cumbersome issues.

Ms. Leo pointed out that they also must look at the permits; however, the piece at the northern end was done separately, which was why it was a CDD pond, but did not recall how it was established and whether it was a natural water body at some point. Mr. Cameron was told that they were going to build houses on the island and it was a solid piece of land at one point in time. Mr. Zimbardi recalled that Lake Polk was originally the only non-manmade aspect when they dug around the island, as well as the tributary. The tributary was re-arranged when houses were built on it and that was what they were trying to do with the island. It split because it became part of the community development initially. They could not get access to that piece of land, because it did not have the substructure to support residential building on it. Lake Polk was basically sand based with no real structure and when the water goes away, it would become one huge sinkhole. According to the 1998 Google Map, it was surrounded by sand. Mr. Cameron pointed out that the HOA Board Members did not realize that the CDD owned the North end of this lake and asked Mr. Blanco if the CDD was maintaining any of the banks and was told that

the developer was treating the entire lake and the bank, which may become an issue when the HOA owns it.

Mr. Cameron asked if the Board wanted staff to spend the time and expense of looking into these, to determine which parcels they wanted. Ms. Nelson preferred to wait until everything goes through. Mr. Cameron did not want to interfere and cause this deal not to happen. Ms. Adams asked if the HOA requested that the CDD perform an analysis. Mr. Cameron confirmed that the HOA informally requested that the CDD perform an analysis, as the HOA did not want to do any surveying, since the closing was on May 20th. Ms. Adams pointed out that there was a window of opportunity for the HOA, but if the CDD accepted this property, Taylor Morrison was required to go through that process and pay for attorney and engineering fees, as well as any expenses for that process. In addition, some of these parcels had CDD bond debt and someone would have to pay it, as the debt stays with the parcel. Therefore, as a courtesy, this should be brought to the HOA's attention. Mr. McKelvey asked if the developer would convey the parcels to the CDD and pay the costs rather than the HOA. Ms. Adams clarified that anything that was part of the stormwater system, should go to the CDD for the reasons that Ms. Leo outlined, as the CDD was in the best position to maintain it and answer calls from residents when there was a problem with the pond. The question was whether it was best to have the stormwater system in its entirety. If yes, the CDD can accept them from the HOA later, rather than having Taylor Morrison go through the application process with the CDD, pay for the expense to properly review these parcels and plan to maintain them in the next year. Mr. McKelvey believed that this was the best course of action.

Ms. Adams further pointed out that irrespective of what the Board authorized for legal and engineering work, she wanted to look at the parcels to see if there were any bond debt and which ones were currently paying maintenance fees, because they needed to determine impact to the budget. Mr. Lazarovich did not want the CDD to interfere with the deal between the HOA and developer; however, he believed that there was a duty for the Board to inform the HOA, that there could be potential impacts based on CDD debt. Mr. Cameron suggested that a letter be sent from the management company to the HOA. Ms. Nelson asked if this gives Ms. Adams the right to start looking into this matter. Ms. Adams indicated if the Board authorizes review of CDD debt and maintenance fees, the management firm will look at each of these parcels, determine if any CDD debt and CDD maintenance fees were associated with it, itemize it and provide

information to the HOA, so they were aware of it. Ms. Nelson questioned whether they should wait until the sale goes through or beforehand. Ms. Adams indicated that it was up to the Board, but although they did not want to interfere with the contract, there may be an opportunity for Taylor Morrison to pay for expenses that otherwise would be paid for by homeowners. Mr. McKelvey requested that Mr. Cameron meet with the new President of the HOA. Mr. Cameron pointed out that the secondary issue after the bond debt and maintenance fees, was whether there were parts of any parcel that the CDD wanted. Ms. Adams felt that they could deal with that later, as the CDD could consider entering into Access Agreements.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor authorization for the District Manager to review the parcels relative to CDD fees and for the Chair to communicate with the HOA regarding stormwater parcels going to the CDD was approved.

EIGHTH ORDER OF BUSINESS

Update on Damaged CDD Owned Tree at 140 Gulf Drive

Mr. Cameron reported that he was in the HOA Manager’s Office when Mr. Davidson came in with a photo that he had taken that morning, of a lady cutting down a tree behind the pond, 30 feet behind her property line. The next day, Mr. Blanco contacted Floralawn to clean it up, because the lady could not clean it up, due to a gator coming after her. Ms. Adams pointed out that pictures were included in the agenda package. The lady informed Mr. Cameron that she and her husband owned the home for 10 years and was told by the HOA, that the HOA would not trim dead limbs and as a result, she was doing so. However, these were not dead limbs, it was part of the tree. Mr. Cameron informed her that she could not plant a tree or take a tree down in her own yard without HOA approval and asked her what made her think that she could cut down a tree on government property. She was apologetic, but as a result, the CDD contractor would clean it up and an arborist would be hired to ensure that the tree was not dead. The homeowner would then be responsible for the cost of the cleanup, trimming and any subsequent costs such as replacing the tree or adding more trees, which could cost \$2,000. Ms. Adams on behalf of the Board sent the homeowner a letter. Mr. Blanco confirmed that the cost of the cleanup was \$100 and followed up with Floralawn to get pricing on the trimming and was waiting for the arborist to provide feedback on whether the tree would live. He hoped to have something by the end of

the week, to get a better understanding of where they were at with the tree and schedule any trimming that needed to be done, a stump grind, if the tree needed to be removed or a replacement. Mr. Cameron pointed out that he had taken pictures the next day and provided them to Ms. Adams, which she placed on file. The homeowner significantly damaged the tree. Ms. Adams confirmed that Mr. Blanco was working with Floralawn to get their recommendation and they were tracking the costs. Any tree replacement would be brought back to the Board for approval.

NINTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Ms. Adams presented the Fiscal Year 2025 annual independent audit, which was prepared by DiBartolomeo, McBee, Hartley and Barnes, in accordance with Chapter 218 of the Florida Statutes that govern local governments, including Community Development Districts in Florida. There The audit reported no material weaknesses, no significant deficiencies in internal control, and no findings. The Board acknowledged the clean audit.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the Fiscal Year 2025 Audit Report was accepted.
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TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich reported that on the 17th, he received comments from Taylor Morrison on the tunnel License Agreement, after not having any communication for four months. There were substantial changes, which they were reviewing. An update should be provided next month. Mr. Cameron indicated that he followed up with Ms. Nora Schuster almost weekly and two nights ago, she sent an email with a redlined version. He did not see any significant differences, but Mr. Lazarovich found significant differences, and this was not a true redlined copy. The purpose of this was to paint lines in the tunnel. Ms. Adams asked during the discussion with Ms. Schuster, if she mentioned the property that was being conveyed to the HOA. Mr. Cameron was trying to have those discussions, as the CDD was amenable to owning that side of the tunnel. He hoped to have another meeting with Ms. Schuster in the next week or so, to address this issue. Mr.

Lazarovich further reported that there was no movement with Senate Bill 718 and would keep monitoring it.

B. Engineer

i. Review of Pond Inspection Report

Ms. Leo presented the Pond Inspection Report, which was included in the agenda package. The inspection was performed a couple of weeks ago. Things were in good working order. The report has been shared with GMS. Some of the slopes were bare, as there were extremely low water levels. The biggest issue was a mitered end section that was damaged and there was nothing supporting it. However, Mr. Blanco had a good remedy for that, which he has been using. There were no surprises other than some continued erosion that they needed to watch in the mitered end sections. Mr. Reed questioned why there were so many broken pipes. Ms. Leo indicated that they were standard PVC or corrugated pipes, which did not last forever. Prolonged sun exposure may degrade PVC materials over time. However, if someone had drainage from a roof, it would not create problems for the CDD. If it was a 4-inch pipe and it was crushed, it would come out slower than it would if it was a 4-inch pipe and it was wide open. However, it would be an issue if it was a trip hazard. Mr. Reed asked if it was the CDD's obligation to fix that pipe. Ms. Adams indicated that some of these were monitoring items, but there were several items that would require action and over the next few meetings, the Board would see proposals from GMS for any items that could be taken care of by GMS and any items that required communication with the property owner regarding drain lines terminating on CDD property. They would work through those issues. Ms. Nelson pointed out that it was very thorough.

ii. Review of Updated Pond Ownership Map

Ms. Leo presented the updated pond ownership map, which was included in the agenda package. They would include the preferred fishing locations, which were approved today. Ms. Nelson was happy to have it all on one map. Ms. Leo noted some of the updates were for property cleanup over the last year. One pond was added, Pond 1B. Mr. Cameron pointed out that the CDD owned half of Pond 1B and the HOA owned half. He asked the previous President if the HOA was amenable to paying \$1,000 or \$1,500 to do all the surveying. He also spoke with the new President and with all that was occurring at this time, it may not happen. However, the property was being maintained. Ms. Adams recalled that this item was on the Action Items List

and would remain on it. Mr. McKelvey reported that Pond E21 had retaining wall damage and questioned who was responsible for the retaining wall. Ms. Leo believed that the golf course was responsible for it. Ms. Adams reported that a letter was sent to the golf course, informing them about the damage. Mr. Cameron pointed out that at his last meeting with Ms. Schuster, she introduced him to the new Vice President of the golf course, who asked who owned the retaining walls. Mr. Cameron explained to them that the golf course was responsible for repairing the damage. They also discussed the three bridges that they still have not repaired. The Vice President indicated that they would be shutting down the Cypress Course for two weeks in June, to take care of the bridges. If they were not completed by his Summer RV trip, the Board could deal with it in September. According to the Vice President, the undercarriage was fine and the damage was to the top boards; however, it was dangerous and they were informed that if they did not fix it, the only alternative would be to shut them down, which the CDD did not want to do. Ms. Adams reported that the Pond Inspection Report and updated ownership map, would be included in any letters that were required by the Trustee for the annual engineer's inspection. It would also be utilized to meet the District's annual goals and objectives for this fiscal year.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the Pond Inspection Report was approved.

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. The erosion repair on Amalfi Lane would be removed, as the work was completed and payment was received on February 24th from the HOA.

ii. Approval of Check Register

Ms. Adams presented the Check Register for February 1, 2026, through March 9, 2026, totaling \$196,730.33, which was included in the agenda package, along with the detailed invoices and Check Run Summary.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the February 1, 2026, through March 9, 2026, in the amount of \$196,730.33 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2026, 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 January the District had received \$819,740 in maintenance fees, which represents about 92% being collected for the fiscal year. The Board did a good job of controlling expenses, as the District was running under budget for expenditures. The transfer out for the capital reserve, occurred early in the fiscal year and all the debt payments that were due in November, were populated and done in accordance with the Trust Indenture.

D. Field Manager**i. Field Manager's Report**

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. The three Cypress trees that were installed on the pond edge of A-12, the resident agreed to reimburse the District for the cost. He did approve the proposed cost that Floralawn sent for the trees and the labor, which was currently being scheduled. Pictures would be provided once it was completed. The removal of the fire flags and installation of littoral plantings on Pond D-9 was completed, as well as the repair of the mitered sections of Ponds B-6 and B-15. There was some leftover riprap, which they used for a mitered end section on Pond A-20. The trimming of the Cypress trees at 981 Glendora Road South, was also completed as well as the light fixture replacement in both the Bella Viana and Venezia tunnels. Mr. Blanco was waiting for proposals for the tree trimming and Bottle Brush tree on Pond B-16, as well as littoral plantings on Ponds A-9 and B-1, which he would provide at the next meeting. He had a supplemental picture showing the removal of the fire flags and littoral plantings on Pond D-9, as well as the mitered end section reinforcement on Ponds B-15, A-20 and B-6. The Venezia tunnel replacement and trimming of the Bottle Brush tree by the resident, as well as the conditions of the tree, were included in the supplemental report. Mr. Cameron pointed out that the lighting in the tunnels was effective.

ii. Pond Maintenance Report

Mr. Blanco presented the Pond Maintenance Report, which was included in the agenda package. They were still overseeing the aquatics for Ponds D-6, D-7, D-8 and D-9. They were looking better, although he was asking the vendor to apply more algicide to take care of the filamentous algae that was in those ponds, especially around the bridge section. The vendor was being careful on the spot treatments for the algae around the pond, given that the new plantings were in there. The control pond for the black dye, was scheduled to be applied. The control pond that had no dye, has already started to be monitored. The date for the application of the dye was March 11th, and the blue dye was scheduled for the 9th. He asked Mr. Alan Wilson of Solitude for an update on the water quality test, which did occur and he was waiting for the results, to provide it to the Board. There would be another water quality test after the pond dye project was completed. He anticipated having an idea by the next meeting, on how the pond dye currently looks, which would be tracked for six months. Mr. Cameron noted that there were a bunch of littorals on the banks of Ponds D-8 and D-9, especially on the bridge by Pond D-8. Mr. Blanco indicated that he reached out to Mr. Alan Wilson, the Account Manager for the Poinciana CDD and was told if there was anything leftover, he would schedule someone to remove it. Ms. Nelson reported that the midges have been horrible since they removed the fire flags and asked if it had anything to do with the removal. Mr. Blanco indicated that the midges were hatching everywhere. Poinciana West had the same issue. Ms. Nelson noticed the contractor out there with the blower and asked if they were blowing debris back into the pond. Mr. Blanco explained that this was part of the discussion that he had with Mr. Wilson. There was a better way of doing it, but this was their general practice. If there was any debris that needed to be collected, he would schedule the guys to pick it up.

iii. Midge Management Report

Mr. Blanco presented the Midge Management Report, which was included in the agenda package. In the past month, they have been receiving many requests for closer home fogging. As much as Clarke accommodates for that, it goes outside of what they were contracted for, as well as what was the responsibility of the CDD. He asked Ms. Cherrie Jackson if they could offer residents a barrier treatment and she provided pricing that could be sent out to residents. They had one treatment per month, four treatments and eight treatments. Ms. Adams clarified that residents were contacting Mr. Blanco and asking for their private property to be treated. This was

a significant issue, as the CDD was statutorily prohibited from expending funds on private property. However, if someone wanted their private property treated, the CDD was happy to provide information to them and they could choose whichever service provider they wanted, but the CDD would not pay for it. Mr. Cameron and Ms. Nelson agreed. Mr. Blanco explained that if the office receives a phone call with this type of request, he will share this information with them, as well as the person to contact, which would be the Office Manager for Clarke. A suggestion was made at the Poinciana West CDD meeting about offering a PDF on the website, as well as frequently asked questions (FAQ), including information on where Clarke sprays, as Clarke contractually stops where the CDD property line ends. Mr. McKelvey recalled asking Mr. Blanco and Ms. Jackson, a couple of months ago, to develop a plan for midge management. Ms. Adams confirmed that another type of treatment was being experimented with at another property, which they were still analyzing. They eliminated midge larvicide and adulticide at that property and switched completely to biological agents.

Mr. Blanco reported that he was discussing with Ms. Jackson about the skeeter treatment, which was a garlic-based oil that goes on the surface of the pond and included nematodes. Their labeling does not state that it has nematodes; however, there was other information that stated that it does, but he was not comfortable with one thing saying that it does include nematodes and the other saying that it does not. Therefore, they were trying to confirm product composition to have a firm understanding of what was in this product, because if there were nematodes in this product, they feed off the larvicide and help with the midges. If they could get firm confirmation that it included nematodes, this was something that they could present to the Board and open it up for Board discussion. Mr. McKelvey was looking for a more global treatment for ponds that they were contracted to treat every year and whether they were making the most effective use of their money. Ms. Adams pointed out that the garlic oil treatment was less expensive than the gold standard larvicide and was being closely monitored. Mr. McKelvey asked if it had an odor. Mr. Blanco confirmed that it smells like garlic.

Mr. Blanco pointed out that the treatment was once per month, and Clarke recommended doing it nine times out of the year. They did not recommend doing it during the dry season. If he provided proposals, he would provide two; one from Clarke and one from another vendor, but was always looking for different methods, more environmentally sensitive methods, whether algicide or midge management. Ms. Adams pointed out that the gambusia fish were a good way

to augment the midge management and Mr. Blanco was identifying ponds that had an appropriate habitat for the gambusia and would provide proposals. Mr. McKelvey wanted to make sure that the CDD Board was doing all that they could, at a reasonable cost.

iv. Customer Complaint Log

Mr. Blanco presented the Customer Complaint Log, which was included in the agenda package. Mr. Cameron pointed out that the majority were midge complaints. Mr. McKelvey questioned the timeline for doing the clams in Pond B-1. Mr. Blanco wanted to have proposals for the next meeting. Poinciana West was more amenable to doing this type of treatment for midges and he planned to provide a proposal to the Board at the next meeting. Within three weeks of the littorals being planted, they should be established and felt comfortable to include the gambusia fish, shrimp and clams in Pond B-1, as a pilot program, to gauge the success. In two months, everything should be in that pond.

E. Consideration of Proposal for Tree Trim on Pond B16

This item was not discussed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. McKelvey recalled speaking with Ms. Adams about giving out business cards with the CDD’s contact information, but someone suggested giving out magnets that could be affixed to refrigerators. Mr. Zimbardi and Ms. Nelson preferred to give out business cards. Ms. Adams would bring business card handouts back. Mr. McKelvey suggested offering them in the concierge office and in different locations throughout Solivita. Mr. Cameron asked if Mr. Blanco was obtaining cost estimates for the signage for the ponds. Ms. Adams indicated that Mr. Blanco would provide a proposal at the next meeting. Mr. McKelvey suggested having a QR code. Mr. Cameron acknowledged receipt of the accounting organizational chart but did not understand why it took four months. Ms. Adams believed that there was confusion about the request.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

General Audience Comments

Resident Nielisa Counsel of 237 Cranbrook Drive was informed that this was public meeting for the HOA. Mr. Cameron indicated that it was for the CDD. The HOA meeting was yesterday but appreciated Ms. Counsel coming. Resident Rose Kerr of 389 Sorrento Road asked if Ms. Lita Epstein was now the President of the HOA. Mr. Cameron replied affirmatively. When there was an election, there was reorganization of the Board. Ms. Kerr recalled that she called about the midges and last week, Clarke sprayed behind her house but asked if this was going to change. Mr. Blanco explained that he received phone calls from residents requesting that their property be sprayed, but the CDD could not authorize it. Ms. Kerr pointed out that they had a squirrel issue and sprayed peppermint. It also took away the midges, because they did not like the odor. Mr. Blanco noted that quite a few E-3 residents reached out to him, because of the midges. Ms. Kerr confirmed that it was bad. Resident Michael Scichilone of 550 San Joaquin Road was the head ambassador of the Fishing Club and teaches people how to safely fish in these ponds. Larger alligators may exhibit more aggressive behavior. Ms. Adams indicated that the State of Florida manages the alligators and the CDD Board did not determine whether an alligator was dangerous. Mr. McKelvey pointed out that the Wildlife Advocates Club, which he was a part of, educate people on alligators. People should not be feeding them, as they would become aggressive.

Resident Mike Schouten of 939 Glendora Road South and the Vice President of the Fishing Club noted that he fished in two ponds, D-9 and D-8 and noticed that the water quality was turning muddy and questioned what would create this. Blanco confirmed that Ponds D-8 and D-9 produce the most algae, which was the filamentous algae. This was because of the slope and the way that the runoff drains. All the fertilization from the lawns and all the runoff water, collects in that area and disperses out into those ponds. Resident Dennis Mescall of 508 Via Veneto Court lived on Pond 10, where the algae was 30 feet out. He was always picking up trash, but there was trash in the algae, which he could not get to. Mr. Blanco confirmed that every time he goes onto this pond bank with his golf cart, it always gets filled with plastic bottles. Mr. Reed understood that pond dye would not work if algae was already present. Therefore, if there was algae 30 feet out, this was not the pond to put the pond dye in. They must kill the algae first, as the pond dye was designed to prevent the growth of algae. He requested that Mr. Blanco take good records to understand how many gallons of dye has been used and provide a monthly status. Mr. Blanco indicated that Pond 10 was a control pond and was not a

pond with dye. Mr. Reed pointed out if the control ponds were in their spraying program, it would be sprayed if there was an issue and hopefully, it would kill the algae. He wanted as much detail as possible, as the Board would eventually decide on whether to expand the pond dye project.

FOURTEENTH ORDER OF BUSINESS

Next Meeting Date – April 15, 2026, 12:00 P.M.; The Gator Room

Mr. Cameron stated that the next meeting was scheduled for April 15, 2026, at 12:00 p.m. at the Gator Room, 385 Village Drive, Poinciana, Florida.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Poinciana Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Polk County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Tony Reed, Seat 2, currently held by Anita Nelson, and Seat 3, currently held by Jon Cameron are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board may receive up to \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of April 2026.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Poinciana Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk Supervisor of Elections located at 250 South Broadway Avenue, Bartow, Florida 33830, Phone: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Poinciana Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

SECTION VI

SECTION VII

Poinciana
Community Development District

219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 - Fax: 407-839-1526

March 30, 2026

Leon Luis Hector Cabrices and Molina Belkys Zambrano
923 Umbria Dr.
Poinciana, FL 34759-3933

Subject: Improper Disposal of Materials into Stormwater Pond

Dear Mr. Cabrices and Ms. Zambrano,

The Poinciana Community Development District (“CDD”) has received a report that ashes from a grill were deposited into the stormwater pond located behind your property at 923 Umbria Drive.

Please be advised that the CDD owns and maintains the stormwater management system, including the ponds, which are designed to protect water quality and provide flood control for the community. Disposal of ashes, yard debris, household materials, or any other substances into stormwater ponds is not permitted. Such materials can negatively impact water quality, disrupt the ecological balance of the pond, and increase maintenance costs borne by District taxpayers.

Residents are requested to dispose of grill ashes and other waste materials through appropriate household disposal methods and not in stormwater facilities.

We appreciate your cooperation in helping protect the District’s infrastructure and natural resources. If you have any questions, please contact the District Manager’s office.

Sincerely,

Tricia L. Adams
District Manager
Poinciana Community Development District
O: 407-841-5524 ext. 138
C: 863-241-8050

CC: Poinciana CDD Board of Supervisors
District Counsel
District Engineer

SECTION VIII

*Item will be
provided under
separate cover.*

SECTION IX

SERVICES AGREEMENT

PROPERTY NAME: **Poinciana CDD**

CUSTOMER NAME: **Poinciana CDD**

SERVICE DESCRIPTION: One Time Planting in Sites B-1 (2,764'), A-9(312'), and C-4(717')

EFFECTIVE DATE: **3/19/26**

SUBMITTED TO: Joel Blanco

SUBMITTED BY: ALan Wilson

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the



Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

[Poinciana CDD]

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

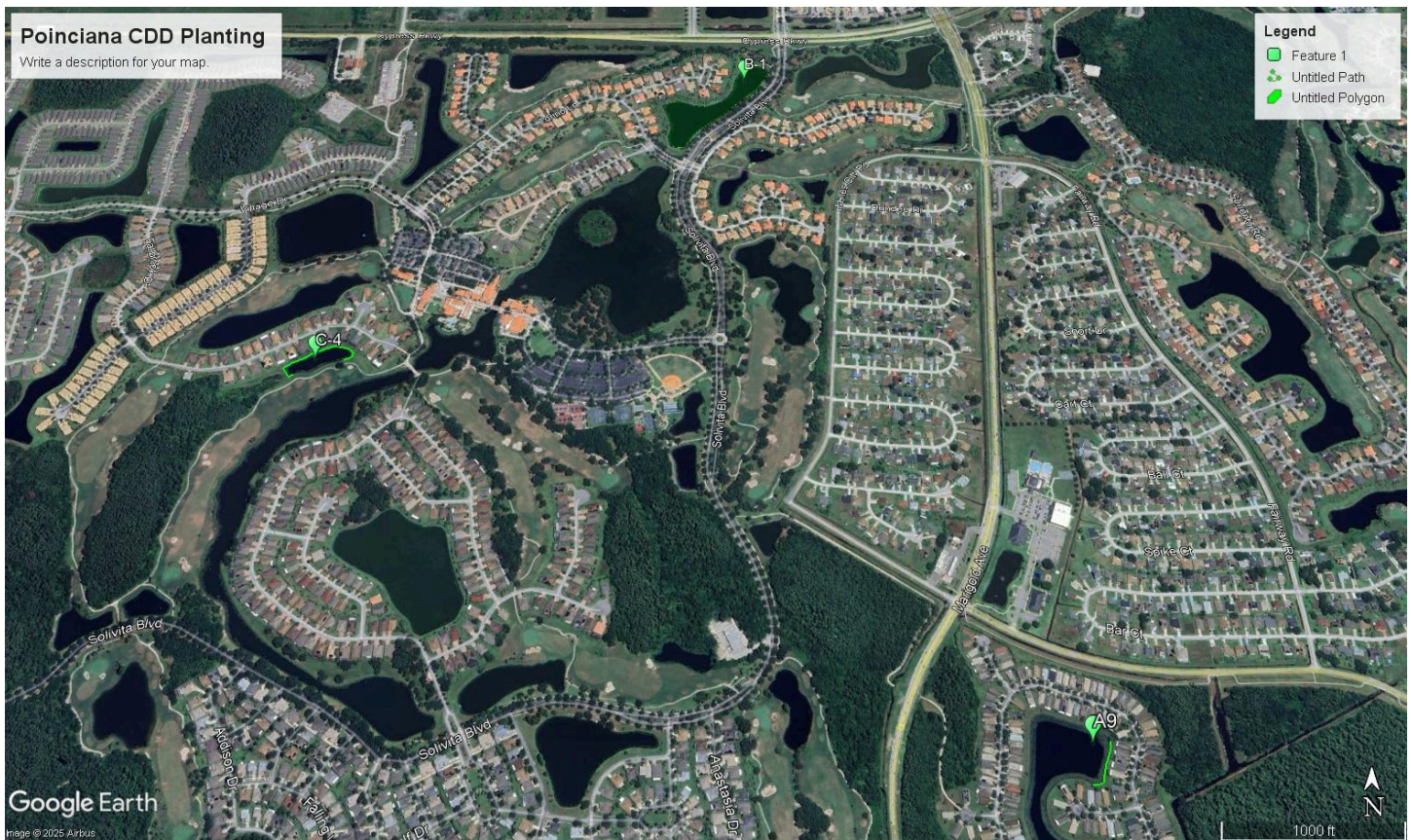
Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Pond B-1 - Plant 800 bareroot pickerelweed, 800 bareroot gulf spikerush, and 800 bareroot duck potato along the edge of the pond in areas that are not currently planted.

Pond A-9 - Plant 600 bareroot gulf spikerush in the designated area.

Pond C-4 - Plant 700 bareroot duck potato on the south side and 300 bareroot pickerelweed on the east and west sides of the pond(600 bareroot pickerelweed total)

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach



that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$5,600.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

SECTION X

*Item will be
provided under
separate cover.*

SECTION XI

*Item will be
provided under
separate cover.*

SECTION XII

SECTION C

SECTION 1

Poinciana Community Development District
Action Items April 2026

Meeting Assigned	Action Item	Assigned To	Status	Comments
Ongoing	Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector	Lita Epstein	In Process	Various CFX updates sent to BOS via electronic mail when received.
Ongoing	Monitor Polk County Road Design for Impact to PCDD Tunnels	District Engineer	On Hold	
Ongoing	Review of Wetlands and Ponds Owned by Developer and HOA	District Engineer	On Hold	On hold as there is no current application for conveyance.
Ongoing	Educate residents regarding beneficial pond vegetation and best maintenance practices and key CDD contact details		Ongoing	PCDD Pond Specification flyer and CDD contact details released for electronic mail distribution 09.12.2025.
11.20.2024	Eminent Domain Cypress Parkway	District Counsel	In Process	BOS approved retention letter with Gray Robinson 11.20.2024.
07.16.2025	Proposed Fishing Policies	Vice Chair McKelvey	In Process	Policy approved 03.18.2026. Signage proposal to be considered 04.15.2026. Communication to resident pending.
10.15.2025	License Agreement for Maintenance of Tunnels		In Process	BOS approved agreement 10.15.2025. Execution pending. Avatar to be billed for maintenance on Avatar property. Proposal for ACPLM striping maintenance approved pending executed agreement. Agreement revisions from TM under review.
10.15.2025	Evaluate ownership and maintenance of Pond 1B at Via Rizzoli Drive		In Process	Pond partially owned by HOA. If Board wants to convey to CDD, DE suggests a legal metes and bounds description for just the pond. Confirm with Polk County planning no replat needed. Estimated cost for legal description and recording \$1 to \$1.5K.
03.18.2026	Track encroachment and property damage at 140 Gulf Dr.		In Process	Cease and desist letter sent 03.11.2026; Floralawn proposal for maintenance or replacement of bottlebrush tree is pending.
03.18.2026	Review sale of property from Taylor Morrison to HOA for impact to CDD Debt and CDD Maintenance Fees. Possible review of parcels included with stormwater system.		In Process	DM to review proposed parcels and send letter to HOA regarding CDD debt and maintenance fees. Letter sent 03.26.2026. Chair to discuss stormwater parcels with HOA President.

SECTION 2

Poinciana Community Development District

Summary of Check Register

March 10, 2026 to April 4, 2026

Fund	Date	Check No.'s	Amount
General Fund			
Truist	3/17/26	356-358	\$ 20,921.71
	3/24/26	359-362	\$ 26,491.82
			\$ 47,413.53
Hancock Whitney	3/24/26	34	\$ 62,178.35
		Autopays	\$ 105.97
			\$ 62,284.32
Money Market	3/17/26	11	\$ 100,000.00
			\$ 100,000.00
Payroll	<u>March 2026</u>		
	Anita L Nelson	ACH	\$ 184.70
	Anthony Reed	ACH	\$ 84.70
	Jon R Cameron	ACH	\$ 184.70
	Richard B McKelvey	ACH	\$ 184.70
	Robert W Zimbardi	50236	\$ 184.70
			\$ 823.50
			\$ 210,521.35

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/26	00013	3/17/26 03172026	202603 300-10100-10200		POINCIANA CDD	*	100,000.00	
								100,000.00 000011
TOTAL FOR BANK B							100,000.00	

POIN POIN CDD TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00001	3/01/26	318	202603	320	53800	12000		FIELD MANAGEMENT MAR 26	*	956.17		
		3/01/26	319	202603	310	51300	34000		MANAGEMENT FEES MAR 26	*	3,898.83		
		3/01/26	319	202603	310	51300	35200		WEBSITE ADMIN MAR 26	*	74.42		
		3/01/26	319	202603	310	51300	35100		INFORMATION TECH MAR 26	*	111.58		
		3/01/26	319	202603	310	51300	51000		OFFICE SUPPLIES	*	.30		
		3/01/26	319	202603	310	51300	42000		POSTAGE	*	205.56		
		3/01/26	319	202603	310	51300	42500		COPIES	*	2.85		
GOVERNMENTAL MANAGEMENT SERVICES											5,249.71	000356	
3/17/26	00038	3/11/26	2132	202603	320	53800	49000		PRESSURE WASHING TUNNELS	*	2,850.00		
PRESSURE WASH THIS											2,850.00	000357	
3/17/26	00044	3/02/26	PSI24490	202603	320	53800	47000		LAKE MAINTENANCE MAR 26	*	12,822.00		
SOLITUDE LAKE MANAGEMENT											12,822.00	000358	
3/24/26	00011	3/16/26	00103877	202603	320	53800	47100		AQUATIC MAINTENANCE MAR26	*	15,913.03		
CLARKE ENVIRONMENTAL MOSQUITO											15,913.03	000359	
3/24/26	00017	3/04/26	2233139	202602	310	51300	31100		ENGINEER SERVICES FEB 26	*	4,002.75		
GAI CONSULTANTS, INC											4,002.75	000360	
3/24/26	00027	3/10/26	150776	202602	310	51300	31500		GENERAL COUNSEL FEB 26	*	2,909.54		
LATHAM LUNA EDEN & BEAUDINE											2,909.54	000361	
3/24/26	00044	3/10/26	PSI24676	202603	320	53800	48200		VEGETATION REMOVAL FINAL	*	3,666.50		
SOLITUDE LAKE MANAGEMENT											3,666.50	000362	
TOTAL FOR BANK C											47,413.53		

POIN POIN CDD TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/26/26	00013	3/26/26 03262026	202603 300-20700-10000 FY26 ASSESSMENT TSFR DS	POINCIANA CDD	*	62,178.35	62,178.35 000034
TOTAL FOR BANK D						62,178.35	

POIN POIN CDD TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/26	00062	3/05/26	3720-02. 1051 CYPRESS PKY TU FEB26	202602	320	53800	43000		DUKE ENERGY	*	30.80	30.80	080018
3/12/26	00062	3/05/26	3960-02. 1051 CYPRESS PKY LI FEB26	202602	320	53800	43000		DUKE ENERGY	*	55.38	55.38	080019
3/12/26	00062	3/05/26	9846-02. 500 GENOA DR FEB 26	202602	320	53800	43000		DUKE ENERGY	*	19.79	19.79	080020
TOTAL FOR BANK Z											105.97		
TOTAL FOR REGISTER											209,697.85		

POIN POIN CDD TPARK

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
February 28, 2026



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5	<u>Capital Reserve Fund</u>
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8	<u>Assessment Receipt Schedule</u>

Poinciana
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash</u>				
Operating - Hancock Whitney	\$ 179,761	\$ -	\$ -	\$ 179,761
Operating - Truist	\$ 57,594	\$ -	\$ -	\$ 57,594
Money Market - Bank United	\$ 939,823	\$ -	\$ 259,542	\$ 1,199,365
<u>Investments</u>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 135,342	\$ -	\$ 135,342
Revenue	\$ -	\$ 1,618,945	\$ -	\$ 1,618,945
Interest	\$ -	\$ 35	\$ -	\$ 35
Principal	\$ -	\$ 125	\$ -	\$ 125
Prepayment	\$ -	\$ 2,325	\$ -	\$ 2,325
Due from General Fund	\$ -	\$ 30,634	\$ -	\$ 30,634
Due from Other	\$ 8,802	\$ -	\$ -	\$ 8,802
Total Assets	\$ 1,185,980	\$ 1,787,405	\$ 259,542	\$ 3,232,927
Liabilities:				
Accounts Payable	\$ 26,541	\$ -	\$ -	\$ 26,541
Due to Debt Service	\$ 30,634	\$ -	\$ -	\$ 30,634
Total Liabilities	\$ 57,175	\$ -	\$ -	\$ 57,175
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 259,542	\$ 259,542
Restricted for:				
Debt Service	\$ -	\$ 1,787,405	\$ -	\$ 1,787,405
Unassigned	\$ 1,128,805	\$ -	\$ -	\$ 1,128,805
Total Fund Balances	\$ 1,128,805	\$ 1,787,405	\$ 259,542	\$ 3,175,752
Total Liabilities & Fund Balance	\$ 1,185,980	\$ 1,787,405	\$ 259,542	\$ 3,232,927

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 886,925	\$ 838,690	\$ 838,690	\$ -
Interest	\$ 8,673	\$ 3,014	\$ 7,235	\$ 4,220
Miscellaneous Revenue	\$ -	\$ -	\$ 8,902	\$ 8,902
Total Revenues	\$ 895,598	\$ 841,704	\$ 854,827	\$ 13,122
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
FICA Expense	\$ 918	\$ 383	\$ 383	\$ -
Engineering	\$ 20,000	\$ 8,333	\$ 8,629	\$ (295)
Attorney	\$ 35,000	\$ 14,583	\$ 17,901	\$ (3,318)
Annual Audit	\$ 3,200	\$ 3,200	\$ 3,200	\$ -
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Management Fees	\$ 46,786	\$ 19,494	\$ 19,494	\$ (0)
Information Technology	\$ 1,339	\$ 558	\$ 558	\$ 0
Website Maintenance	\$ 893	\$ 372	\$ 372	\$ (0)
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 2,600	\$ 1,083	\$ 538	\$ 545
Printing & Binding	\$ 500	\$ 208	\$ 83	\$ 126
Insurance	\$ 8,927	\$ 8,927	\$ 8,228	\$ 699
Legal Advertising	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
Other Current Charges	\$ 2,400	\$ 1,000	\$ 640	\$ 360
Office Supplies	\$ 400	\$ 167	\$ 1	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 150,146	\$ 71,225	\$ 69,609	\$ 1,615

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 11,474	\$ 4,781	\$ 4,781	\$ -
Property Insurance	\$ 25,494	\$ 25,494	\$ 22,722	\$ 2,772
Electric	\$ 1,800	\$ 750	\$ 589	\$ 161
Landscape Maintenance	\$ 205,665	\$ 85,694	\$ 83,112	\$ 2,582
Aquatic Control Maintenance	\$ 165,444	\$ 68,935	\$ 64,036	\$ 4,899
Aquatic Midge Management	\$ 191,733	\$ 79,889	\$ 78,414	\$ 1,475
Pressure Washing	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Lift Station Maintenance	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
R&M - Plant Replacement	\$ 10,000	\$ 4,167	\$ 3,667	\$ 500
Storm Structure Repairs	\$ 41,616	\$ 17,340	\$ -	\$ 17,340
Stormwater Water Quality/Landscape Improvements	\$ 23,500	\$ 9,792	\$ -	\$ 9,792
Contingency	\$ 12,000	\$ 5,000	\$ 10,543	\$ (5,543)
Total Operations & Maintenance:	\$ 703,727	\$ 308,091	\$ 267,863	\$ 40,228
<i>Other Expenditures</i>				
Transfer Out - Capital Reserve	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Total Other Expenditures	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Total Expenditures	\$ 895,598	\$ 421,042	\$ 379,199	\$ 41,843
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 475,628	
Fund Balance - Beginning	\$ -		\$ 653,177	
Fund Balance - Ending	\$ -		\$ 1,128,805	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,278,850	\$ 1,205,262	\$ 1,205,262	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,631	\$ 1,631
Interest	\$ 20,000	\$ 8,333	\$ 11,491	\$ 3,157
Total Revenues	\$ 1,298,850	\$ 1,213,596	\$ 1,218,384	\$ 4,788
Expenditures:				
Series 2022				
Interest - 11/1	\$ 85,738	\$ 85,738	\$ 85,518	\$ 221
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 1,124,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,738	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,295,477	\$ 85,738	\$ 100,518	\$ (14,779)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,373		\$ 1,117,866	
Fund Balance - Beginning	\$ 523,210		\$ 669,539	
Fund Balance - Ending	\$ 526,583		\$ 1,787,405	

Poinciana
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ 5,000	\$ 2,083	\$ 3,241	\$ 1,157
Total Revenues	\$ 5,000	\$ 2,083	\$ 3,241	\$ 1,157
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 3,241	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Total Other Financing Sources/(Uses)	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Net Change in Fund Balance	\$ 46,726		\$ 44,967	
Fund Balance - Beginning	\$ 214,104		\$ 214,575	
Fund Balance - Ending	\$ 260,830		\$ 259,542	

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 238,447	\$ 553,543	\$ 27,750	\$ 18,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 838,690
Interest	\$ 1,379	\$ 1,290	\$ 1,021	\$ 1,040	\$ 2,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,235
Miscellaneous Revenue	\$ -	\$ 100	\$ 8,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,902
Total Revenues	\$ 1,379	\$ 239,838	\$ 563,366	\$ 28,790	\$ 21,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 854,827
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	\$ 153	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Engineering	\$ 2,688	\$ 1,938	\$ -	\$ -	\$ 4,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,629
Attorney	\$ 4,267	\$ 3,966	\$ 610	\$ 6,149	\$ 2,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,901
Annual Audit	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Management Fees	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,494
Information Technology	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 558
Website Maintenance	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 50	\$ 60	\$ 4	\$ 413	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 538
Printing & Binding	\$ 13	\$ -	\$ 67	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Insurance	\$ 8,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,228
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 201	\$ 101	\$ 123	\$ 58	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 26,269	\$ 11,227	\$ 4,887	\$ 14,981	\$ 12,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,609

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Services	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,781
Property Insurance	\$ 22,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,722
Electric	\$ 121	\$ 117	\$ 135	\$ 109	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	589
Landscape Maintenance	\$ 16,322	\$ 17,822	\$ 16,322	\$ 16,322	\$ 16,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83,112
Aquatic Control Maintenance	\$ 12,748	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	64,036
Aquatic Midge Management	\$ 15,143	\$ 15,722	\$ 15,722	\$ 15,913	\$ 15,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,414
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lift Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,667
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Water Quality/Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 11	\$ 4,651	\$ 5,551	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,543
Total Operations & Maintenance:	\$ 68,024	\$ 52,091	\$ 51,509	\$ 46,453	\$ 49,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	267,863
<i>Other Expenditures</i>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ 41,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,726
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 41,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,726
Total Expenditures	\$ 94,293	\$ 63,318	\$ 56,396	\$ 61,434	\$ 62,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	379,199
Excess (Deficiency) of Revenues over Expenditures	\$ (92,913)	\$ 176,520	\$ 506,970	\$ (32,644)	\$ (40,579)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	475,628

Poinciana
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

100%

Date	Distribution	Gross Assessments				Net Assessments		
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	General Fund	
11/10/25	10/20/25-10/21/25	\$ 15,058.65	\$ (776.33)	\$ (285.64)	\$0.00	\$ 13,996.68	\$ 13,996.68	
11/14/25	10/1/25-10/31/25	\$ 11,830.18	\$ (709.76)	\$ (227.20)	\$0.00	\$ 10,893.22	\$ 10,893.22	
11/21/25	11/1/25-11/7/25	\$ 132,152.26	\$ (5,286.30)	\$ (2,537.32)	\$0.00	\$ 124,328.64	\$ 124,328.64	
11/26/25	11/8/25-11/15/25	\$ 95,077.27	\$ (4,027.43)	\$ (1,821.00)	\$0.00	\$ 89,228.84	\$ 89,228.84	
12/8/25	11/16/25-11/25/25	\$ 165,239.42	\$ (7,302.77)	\$ (3,158.73)	\$0.00	\$ 154,777.92	\$ 154,777.92	
12/19/26	11/26/25-11/30/25	\$ 365,305.62	\$ (14,609.02)	\$ (7,013.93)	\$0.00	\$ 343,682.67	\$ 343,682.67	
12/31/25	12/1/25-12/15/25	\$ 59,326.83	\$ (3,120.25)	\$ (1,124.13)	\$0.00	\$ 55,082.45	\$ 55,082.45	
1/9/26	12/16/25-12/31/25	\$ 27,870.22	\$ (1,069.81)	\$ (536.01)	\$0.00	\$ 26,264.40	\$ 26,264.40	
1/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$1,485.27	\$ 1,485.27	\$ 1,485.27	
2/12/26	01/01/26-01/31/26	\$ 20,245.82	\$ (909.36)	\$ (386.73)	\$0.00	\$ 18,949.73	\$ 18,949.73	
Total Collected		\$ 892,106.27	\$ (37,811.03)	\$ (17,090.69)	\$ 1,485.27	\$ 838,689.82	\$ 838,689.82	
Percentage Collected								95%

DEBT SERVICE ASSESSMENTS

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

100%

Date	Distribution	Gross Assessments				Net Assessments		
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	Debt Service Fund	
11/10/25	10/20/25-10/21/25	\$ 22,016.31	\$ (1,144.50)	\$ (417.44)	\$0.00	\$ 20,454.37	\$ 20,454.37	
11/14/25	10/1/25-10/31/25	\$ 16,206.58	\$ (1,009.76)	\$ (311.27)	\$0.00	\$ 14,885.55	\$ 14,885.55	
11/21/25	11/1/25-11/7/25	\$ 181,359.38	\$ (7,255.08)	\$ (3,482.09)	\$0.00	\$ 170,622.21	\$ 170,622.21	
11/26/25	11/8/25-11/15/25	\$ 134,532.89	\$ (5,735.34)	\$ (2,575.95)	\$0.00	\$ 126,221.60	\$ 126,221.60	
12/8/25	11/16/25-11/25/25	\$ 235,087.43	\$ (10,106.16)	\$ (4,499.63)	\$0.00	\$ 220,481.64	\$ 220,481.64	
12/19/26	11/26/25-11/30/25	\$ 536,768.56	\$ (21,468.10)	\$ (10,306.01)	\$0.00	\$ 504,994.45	\$ 504,994.45	
12/31/25	12/1/25-12/15/25	\$ 85,789.25	\$ (4,222.12)	\$ (1,631.34)	\$0.00	\$ 79,935.79	\$ 79,935.79	
1/9/26	12/16/25-12/31/25	\$ 39,320.71	\$ (1,532.20)	\$ (755.77)	\$0.00	\$ 37,032.74	\$ 37,032.74	
1/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$2,137.34	\$ 2,137.34	\$ 2,137.34	
2/12/26	01/01/26-01/31/26	\$ 30,460.72	\$ (1,382.55)	\$ (581.56)	\$0.00	\$ 28,496.61	\$ 28,496.61	
Total Collected		\$ 1,281,541.83	\$ (53,855.81)	\$ (24,561.06)	\$ 2,137.34	\$ 1,205,262.30	\$ 1,205,262.30	
Percentage Collected								94%

SECTION D

SECTION 1

Poinciana CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Facilitate (3) Cypress Tree Installation on Pond Edge of A-12	Floralawn	Completed	N/A		The resident approved proposed cost of trees and labor. Scheduled for completion by the end of the week of April 10th.
Grass Shrimp & Gambusia Fish Installation in B-1	GMS	On Hold	\$1,253.75		Approved at the Feb. meeting but pending additional littoral planting prior to stocking.
Additional Littoral Installation in B-1, A9, & C-4	Solitude	Discussion	\$5,600		Proposals are been gathering for additional littoral installation in B-1 for clam stocking, A-9 for on eroded area, and C-4 for possible gambusia fish and shrimp stocking.
Restriping Entrance & Exit Ramps on Bella Viana Tunnel	ACPLM	On Hold	\$1,606		Approved at the Oct. meeting. Pending agreement with TM to start job.
Clam Stocking in B-1	GMS	On Hold	\$2,773.75		Recommendation of additional littorals to be planted prior to clam stocking.
Debris Clean-up, Tree Trimming, and Possible Tree Replacement for Bottlebrush Tree on B-16	Floralawn	Pending	N/A.		Debris clean-up was completed on 03/09. Vendor confirmed the health of the tree was not compromised with proposal to flush cut the branches that were cut by the resident.
Addressing Items on the Engineer's Report 2026	GMS	Pending	N/A.		Proposal to address items on the Annual Engineer's Report.
Removal of Fire Flags and Installation of Littoral Plantings on D-8	Solitude	Pending	N/A.		Board requested the removal of the fire flags on D-8 and replaced with littoral mix (duck potato, spike rush and pickerelweed.)
One-time Service of Landscaping Bed on the CDD Owned Corner of Via Toledo Ct. (P-5)	Floralawn	Pending	N/A.		Proposal for one time service of landscaping bed on the CDD owned corner of 4042 Via Toledo Ct.
Ongoing Service of Landscaping Bed on the CDD Owned Corner of Via Toledo Ct. (P-5)	Floralawn	Pending	N/A.		Proposal for ongoing service of landscaping bed on the CDD owned corner of 4042 Via Toledo Ct.
Installation of Fishing Policy Signs on Approved Fishing Ponds	GMS	Pending	N/A.		Proposal to install (23) fishing policy signs on approved fishing ponds.

Installation of Bank Plantings on E3	Floralawn	Pending	N/A.		Proposal to install milkweed and other bank plantings on corner section of E3.
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Poinciana CDD

Field Management Report – Photo Supplement

Bottlebrush Tree on Corner of 140 Gulf Dr. (B15)



Photo Description:

✚ Bottlebrush tree that was trimmed by resident was reviewed. Additional trimming was requested for flush appearance and consistent growth.

Landscaping Bed on CDD Owned Corner of Via Toledo Ct. (P5)

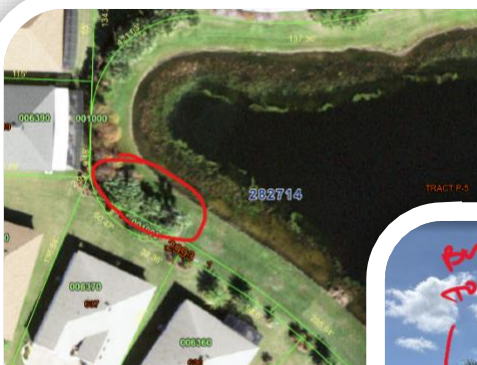


Photo Description:

✚ Current conditions and area of the landscaping bed on the CDD owned corner of P-5.

Proposed Littorals in B1, A9, & C4

Photo Description:

- ▣ Locations for proposed littoral plantings.



Removal of Fire Flags and Installation of Littoral Plantings on D-8

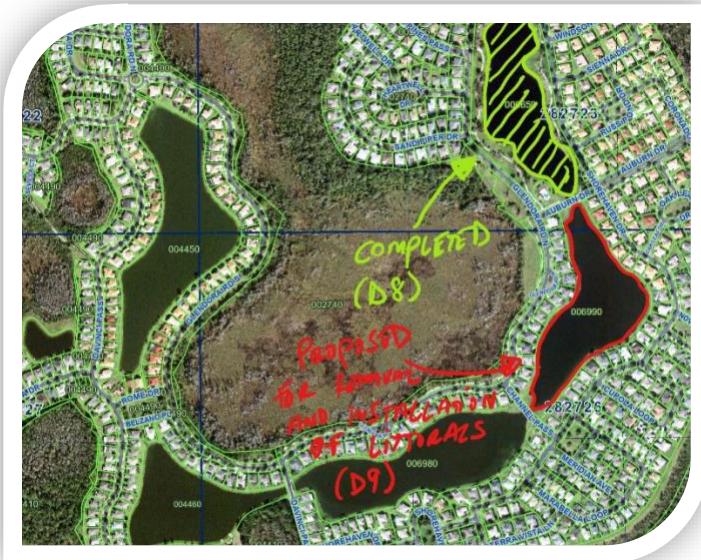


Photo Description:

- + Location for removal of fire flags and installation of littoral mix (duck potato, spike rush, pickerelweed.)

Fishing Policy Signs on Approved Fishing Ponds



Photo Description:

- + Mock of Fishing Policy signs and existing “Beware of Alligator” signs.



Installation of Bank Plantings on E3



Photo Description:

- Proposed area at the corner of the golf course retention wall on Sorrento Rd.



SECTION 2

Poinciana CDD - March 2026 - Treatment Log

Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments	
OD-01	3-11		X			SPRAYED GRASSES	RAIN, WINDY
OD-02	3-11		X			SPRAYED GRASSES	RAIN, WINDY
OD-03	3-11		X			SPRAYED GRASSES	RAIN, WINDY
OD-04	3-9		X			SPRAYED GRASSES	
OD-05	3-9		X			SPRAYED GRASSES	
OD-06	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OD-07	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OD-08	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OD-09	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OD-10	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OD-11	3-9		X			SPRAYED GRASSES	
OC-01	3-11		X			SPRAYED GRASSES	
OC-02	3-11		X			SPRAYED GRASSES	
OC-03	3-11		X			SPRAYED GRASSES	
OC-06A	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-06B	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-08	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-09	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-10	3-11		X			SPRAYED GRASSES	
OC-11	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-12	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OC-13	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-14	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-15	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-16	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-17	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-18	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-19	3-4		X			SPRAYED GRASSES	RAIN, WINDY
OC-20	3-9		X			SPRAYED GRASSES	RAIN, WINDY
OB-01	3-19		X			SPRAYED GRASSES	RAIN, WINDY
OB-05	3-19		X			SPRAYED GRASSES	RAIN, WINDY
OB-06	3-19		X			SPRAYED GRASSES	RAIN, WINDY
OB-11	3-4		X			SPRAYED GRASSES	
OB-15	3-4		X			SPRAYED GRASSES	
OB-16	3-4		X			SPRAYED GRASSES	
OF-07	3-10		X			SPRAYED GRASSES	
OA-01	3-27		X			SPRAYED GRASSES	RAIN, WINDY
OA-02	3-27		X			SPRAYED GRASSES	RAIN, WINDY
OA-03	3-2		X			SPRAYED GRASSES	
OA-04	3-2		X			SPRAYED GRASSES	
OA-05	3-2		X			SPRAYED GRASSES	
OA-06	3-2		X			SPRAYED GRASSES	
OA-07	3-2		X			SPRAYED GRASSES	
OA-08	3-2		X			SPRAYED GRASSES	
OA-09	3-2		X			SPRAYED GRASSES	
OA-10A	3-2		X			SPRAYED GRASSES	
OA-10B	3-2		X			SPRAYED GRASSES	
OA-11	3-2		X			SPRAYED GRASSES	
OA-12	3-2		X			SPRAYED GRASSES	
OA-13	3-2		X			SPRAYED GRASSES	
OA-20	3-19		X			SPRAYED GRASSES	RAIN, WINDY
OA-21	3-19		X			SPRAYED GRASSES	RAIN, WINDY
OA-22	3-19		X			SPRAYED GRASSES	RAIN, WINDY
OO-POLK							
OE-01	3-27		X			SPRAYED GRASSES	WINDY
OE-02	3-27		X			SPRAYED GRASSES	WINDY
OE-03	3-27		X			SPRAYED GRASSES	WINDY
OE-05	3-27		X			SPRAYED GRASSES	WINDY
OE-06	3-27		X			SPRAYED GRASSES	WINDY

OE-08	3-27		X			SPRAYED GRASSES	WINDY
OE-11	3-27		X			SPRAYED GRASSES	WINDY
OE-15	3-27		X			SPRAYED GRASSES	WINDY
OE-18	3-27		X			SPRAYED GRASSES	WINDY
OE-19	3-27		X			SPRAYED GRASSES	WINDY
OE-21	3-27		X			SPRAYED GRASSES	WINDY
OE-31	3-27		X			SPRAYED GRASSES	WINDY
P-1		3-10	X			SPRAYED GRASSES	
P-2		3-10	X			SPRAYED GRASSES	
P-3		3-10	X			SPRAYED GRASSES	
P-4		3-10	X			SPRAYED GRASSES	
P-5		3-10	X			SPRAYED GRASSES	
P-6		3-10	X			SPRAYED GRASSES	
P-8		3-10	X			SPRAYED GRASSES	
P-9		3-10	X			SPRAYED GRASSES	
P-10		3-10	X			SPRAYED GRASSES	
P-11		3-10	X			SPRAYED GRASSES	
P-13		3-10	X			SPRAYED GRASSES	
P-14		3-10	X			SPRAYED GRASSES	
P-15		3-10	X			SPRAYED GRASSES	
5A-P-16		3-11	X			SPRAYED GRASSES	
5C-P-16		3-11	X			SPRAYED GRASSES	
OS-3		3-2	X			SPRAYED GRASSES	
5E-W-C-3	3-27		X			SPRAYED GRASSES	
P-1F		3-2	X			SPRAYED GRASSES	
Canal 1		3-2	X			SPRAYED GRASSES	

SECTION 3



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, April 6, 2026
7:57:46 AM

Poinciana Community Development Dist (S07800)

Filter Date between 03/01/2026 and 03/31/2026

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Ponds Treated
S07800 - Poinciana Community Development Dist	Comfort Pack	KIS2911 - BP Barrier		03/04/2026	03/04/2026	0.63	mi	
S07800 - Poinciana Community Development Dist	Comfort Pack	KIS2911 - BP Barrier		03/12/2026	03/12/2026	1.63	mi	
S07800 - Poinciana Community Development Dist	Comfort Pack	KIS2911 - BP Barrier		03/19/2026	03/19/2026	0.38	mi	
S07800 - Poinciana Community Development Dist	Comfort Pack	KIS2911 - BP Barrier		03/26/2026	03/26/2026	0.19	mi	
						2.81		
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		03/20/2026	03/20/2026	16.35	acr	2,4,6,7,8,9,10,11,12,13,14,,15,16,17,19,20,22,B16,C4,P3,P10,P1F
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		03/20/2026	03/20/2026	9.67	acr	1,3,5,18,21,23
						26.02		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/04/2026	03/04/2026	9.17	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/05/2026	03/05/2026	17.20	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/12/2026	03/12/2026	11.80	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/12/2026	03/12/2026	17.00	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/19/2026	03/19/2026	13.66	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/19/2026	03/19/2026	17.00	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/26/2026	03/26/2026	13.90	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/26/2026	03/26/2026	17.00	mi	
						116.73		

SECTION 4

Poinciana CDD - Customer Complaint Log

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
3/9/2026	Robinson Morales	113 Amalfi Lane		PE3	Midge outbreak	Joel	Requested adulticide treatment with Clarke.	03/09/26
3/9/2026	Vicky Hall	332 Davinci Pass		PD6	Midge outbreak	Joel	Requested adulticide treatment with Clarke.	03/09/26
3/10/2026	Mel Elgersma	734 Shorehaven Dr.		PD8	Midge outbreak; requesting more information on treatment schedule	Joel	Requested adulticide treatment with Clarke and provided information on larvicide and adulticide treatments along with gambusia fish and shrimp in assisting with midge management.	3/10/26
3/10/2026	Elizabeth Kennedy	512 Santavita Pl.		PC10	Algae bloom present	Joel	Report algae bloom and requested treatment with Solitude technician.	03/10/26
3/10/2026	Ed and Janet Davidson	124 Amalfi Lane		PE3	Midge outbreak	Joel	Requested adulticide treatment with Clarke.	03/10/26
3/10/2026	Cris Hatwood	620 Shorehaven Dr.		PD8	Midge outbreak; requesting more information on treatment schedule	Joel	Requested adulticide treatment with Clarke and provided information on adulticide treatments along with gambusia fish and shrimp in assisting with midge management.	03/10/26
3/10/2026	Mary Townsend	681 Glendora Rd.		PD8	Midge outbreak; requesting more information on treatment schedule	Joel	Requested adulticide treatment with Clarke and provided information on adulticide treatments along with gambusia fish and shrimp in assisting with midge management.	03/10/26
3/10/2026	Janet Geant	421 Sorrento Rd		PE3	Midge outbreak	Joel	Requested adulticide treatment with Clarke.	03/10/26
3/12/2026	William Fischetti	528 Via Veneto Ct		PA911	Hydrilla/algae in pond	Joel	Explained that the pond has experienced large amount of algae bloom, initial treatment was completed, review was scheduled with additional treatment requested with Solitude technician.	03/12/26
3/13/2026	Susan Ralston	720 Grand Canal Dr.		Canal 1	Requesting maintenance- banks of canal overgrown	Joel	Reviewed area on 03/19, banks had grasses growing within the allowable 3 ft. buffer.	03/19/26
3/13/2026	Marion Phillips	663 Glendora Rd.		PD8	Midge outbreak; Requesting spraying behind and in front of home	Joel	Requested adulticide treatment with Clarke.	03/13/26
3/13/2026	ANONYMOUS				Residents of 3708 Via Rizzoli Ct cutting down trees/shrubs, damaging CDD owned property	Joel	Area in question is Taylor Morrison owned. Sent information to Taylor Morrison.	03/20/26
3/17/2026	Jack Ragsdale	314 Davinci Pass		PD6	Midge outbreak; requesting closer spraying	Joel	Requested adulticide treatment with Clarke.	03/17/26
3/17/2026	Erzsebet Horvath	608 Vineyard Way		PC20	Inquiring about pond condition & maintenance, littoral plantings, grasses growing in pond	Joel	Provided information the current pond condition of PC20, identifying littorals and their benefits, and the 3 ft. allowable buffer as a method of erosion prevention.	03/19/26
3/20/2026	Aurora Hungsproke	113 Tivoli Trace Ct		PE3	Follow up; inquiring about treatment status of pond	Joel	Confirmed treatment was completed. Requested another adulticide treatment with Clarke.	03/20/26
3/25/2026	Rosa Morla	3431 Fallbrook Dr.			Following up; requesting trimming of plants	Joel	Advised that area is not maintained by CDD	03/25/26
3/27/2026	Scott Hersh	157 Sorrento Rd		E2	Algae bloom present; requesting treatment	Joel	Provided information on recent algae bloom outbreak due to fertilization of lawns in the area. Requested treatment with Solitude technician and schedule review.	03/30/26
3/30/2026	Jon Cameron	698 Portofino Dr.		P6	Residents at 923 Umbria Drive seen dumping burning charcoals from BBQ in pond	Joel	Confirmed that charcoal ash does not affect the stormwater system but advised against illegal dumping in the ponds because of the stormwater system.	03/30/26
3/30/2026	Margery Weldy	108 Tivoli Trace Ct		PE3	Midge outbreak	Joel	Requested adulticide treatment with Clarke.	03/30/26
3/30/2026	Marjorie Morand	417 Grand Canal Dr.		PA911	Algae in pond; questions about erosion	Joel	Treatment scheduled with vendor; updated resident on use of littoral plantings; advised that a proposal for planting of Spike Rush to be presented at April BOS meeting	03/31/26
3/31/2026	Sandra Beckler	520 Murano Dr.		PA911	Ponds in need of treatment	Joel	Provided the same update as Ms. Morand.	03/31/26
3/31/2026	Rita Urbanski	516 Murano Dr.		PA911	Ponds in need of treatment	Joel	Provided the same update as Ms. Morand.	03/31/26
3/31/2026	Debbie Lecocq	504 Murano Dr.		PA911	Pond in need of treatment; floating garbage/umbrella in pond; algae bloom present	Joel	Provided the same update as Ms. Morand. Will review the pond for any debris.	03/31/26
4/6/2026	Marjorie Morand	417 Grand Canal Dr.		PA911	Requesting update; claiming no update has been provided	Joel	Resident contacted and referred to previous explanation on usefulness of littoral plantings and spike rush. Proposal to be presented at April BOS meeting.	04/07/26
4/7/2026	Marjorie Morand	417 Grand Canal Dr		PA911	Requesting update; claiming no update has been provided	Joel	Provided outline of the approval process and spike rush installation.	04/07/26