

**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, **February 18, 2026**, at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Jay Lazarovich	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services
Chris Reed	Solitude
Alan Wilson	Solitude
Cherrief Jackson	Clarke Midge Control
Residents	

The following is a summary of the discussions and actions taken at the February 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 12:05 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Mr. Cameron opened the Public Comment Period. There being no comments, Mr. Cameron closed the audience comments period.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 21, 2026, Board of Supervisors Meeting

Ms. Adams reported that corrections were received for name attributions for either Mr. Cameron or Mr. McKelvey, as they sounded alike to the voice recognition software. The draft minutes, which were included in the agenda package, were corrected. Mr. Cameron noted under the District Manager on Page 17, where he said, *“Avatar/Taylor Morrison may change the price,”* the concern was the contractor would change the price.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the Minutes of the January 21, 2026, Board of Supervisors Meeting were approved as amended.

Mr. Cameron requested that the Attorney’s Report be included under Item 5, as it did not make sense to discuss the Fishing Policy and later in the meeting have District Counsel discuss the same item. There were no objections.

FIFTH ORDER OF BUSINESS

Consideration of Fishing Policies

- A. Review of the Villages Fishing Policies**
- B. Proposed Policies**
- C. Proposed Map**
 - **Staff Reports - Attorney**

The Board discussed proposed revisions to the Fishing Policy, including the fishing pass requirement, enforcement considerations, coordination with the HOA and Fishing Club, and signage costs. After discussion, the Board reached consensus to defer the item for further refinement, with Mr. McKelvey to coordinate with staff and stakeholders and staff to provide signage cost estimates.

SIXTH ORDER OF BUSINESS

Discussion of Pond Dye with Solitude

Staff and Solitude representatives presented information regarding the potential use of pond dye for algae management. The Board discussed effectiveness, environmental

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considerations, testing protocols, and cost. The Board supported proceeding with a limited pilot program, including testing and monitoring, at no cost to the District.

SEVENTH ORDER OF BUSINESS

Discussion of Pond 1B Conveyance from HOA

The Board discussed potential conveyance of Pond 1B from the HOA to the District. The Engineer advised a legal description could be prepared and recorded without replatting at an estimated cost of \$1,000 to \$1,500. The Board supported exploring conveyance and agreed the Chairman would coordinate with the HOA regarding cost-sharing.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Clam Stocking on Pond B1

NINTH ORDER OF BUSINESS

Consideration of Proposal for Shrimp & Gambusia Stocking on Pond B1

The Board considered proposals for clam, shrimp, and Gambusia stocking for Pond B1. After discussion regarding littoral plantings and timing, the Board approved the proposals subject to installation of additional littorals prior to stocking.

Mr. McKelvey MOVED to approve the proposal for clams, shrimp and Gambusia stocking on Pond B1 and Ms. Nelson seconded the motion.

Mr. McKelvey questioned how they would handle the littorals. Mr. Blanco indicated that he would obtain a proposal from Solitude and provide at the March meeting; however, they were not doing littorals the same way as Pond E3, because Pond B1 already had littorals. He simply wanted to add more littorals, to provide a haven for the clams and Gambusia from predators and did not expect to pay \$12,000. Mr. McKelvey asked if they would be doing the littorals before they put the clams, shrimp and Gambusia in Pond B1. Mr. Blanco suggested that the Board pre-approve this, with the contingency of putting the littorals in first and then the Gambusia, shrimp and clams afterwards. Mr. Tony Reed pointed out that the plantings must be a certain size, because it takes at least a year for them to establish. Mr. Blanco would obtain a proposal for adult littorals. Mr. Cameron pointed out if the Board was approving the motion, they were approving it for the clams, Gambusia and shrimp to be done later.

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On VOICE VOTE with all in favor the proposal for clams, shrimp and Gambusia stocking on Pond B1, subject to installing littorals was approved.

Mr. Tony Reed requested that there be documentation and that a water analysis be performed before the stocking. Mr. Blanco indicated that Mr. Wilson would do testing for the pond dye.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

This item was discussed.

B. Engineer

Ms. Leo reported that given the water levels, they would try to do their inspection in the next month. Updates would be made to the pond map. Ms. Adams confirmed that they were investigating some conveyance deeds that were brought to their attention, to see if there was any impact on the property ownership map.

C. District Manager

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Many of these items were already discussed, but she reported on the following:

1. Proposed Fishing Policies: This item was discussed.
2. Evaluate Ownership and Maintenance of Pond 1B at Via Rizzoli Drive: This item was discussed.
3. Erosion Repair Amalfi Lane: The repair was completed and the HOA was billed on December 19th. An invoice was resent to the HOA, as payment had not yet been received. The HOA acknowledged that the original invoice was not put into the proper place and would expedite payment.

ii. Approval of Check Register

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Ms. Adams presented the Check Register for January 13, 2026, through January 31, 2026, totaling \$1,301,120.15, which was included in the agenda package, along with the detailed invoices and Check Run Summary. Mr. Cameron questioned how many different checking accounts they used. Ms. Adams referred to the Combined Balance Sheet, which listed the three accounts, one of which was Hancock Whitney. Part of the requirement of the Trust Indenture, was that there be a general operating account with Hancock Whitney, which was where all the transmittals go. Locally, there was a Truist account, which the bills were paid out of. The third account was with Bank United, which was the money market account. Any surplus funds would be applied to the money market account, so it was earning interest, until those monies were needed.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the January 13, 2026, through January 31, 2026, in the amount of \$1,301,120.15 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through December 31, 2025, which were included in the agenda package. No Board action was required, as the financials were provided for informational purposes. There was discussion last month regarding the Supervisor fees. The accountant did speak to the auditor. They were able to accrue the September expenses on the September financials. Mr. Cameron noted a contingency line item of \$12,000, of which \$10,230 was spent and questioned what it was for. Ms. Adams explained that those were items that the Board approved such as the erosion repair. Ms. Nelson reported that she sent an email to the District accountant, Ms. Katie Costa regarding this item. Ms. Costa confirmed that there was an erosion repair paid to Solitude for \$8,802, \$250 was paid to Floralawn for a one-time cleanup, \$1,150 for an aluminum fence installation, a charge to the Solivita Community Association and \$11.10 to GMS for wooden stakes, to section off the area of the washout. Mr. Cameron pointed out that the \$8,800 coming from the HOA would offset a good chunk of that. Ms. Adams confirmed that this was the case, but it would be shown as miscellaneous revenue.

Mr. Cameron questioned the status of the accounting organizational chart that the Board requested. Ms. Nelson believed that Ms. Costa was still working on it. Ms. Adams would follow

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up. Mr. Cameron questioned when the budget process started for next year. Ms. Adams confirmed that internal budget discussions started. They were still making changes. Mr. Cameron recalled that the Board discussed moving the formal approval process up to June of this year, instead of July. Ms. Adams indicated that it was statutorily required to be approved by September 15th and for the Board to adopt it in June, the budget must be presented in March, since there needed to be 60 days in between the Proposed Budget approval and the final adoption.

D. Field Manager's Report

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. Regarding the facilitation of the three Cypress trees installation for Pond A-12, the resident approved the proposed cost for the trees and the labor with Floralawn, which was currently getting scheduled. The grass shrimp and littorals for B1, were already discussed. He would obtain proposals for littorals for the next meeting. Regarding the removal of the fire flags and the installation of the littoral plantings on Pond D9, the 50% deposit was sent. The spraying of the fireflies has started. The manual removal and the littoral installation were pending. Due to the cold snap, there was a delay for littorals, but was in communication with Mr. Alan Wilson and Mr. Chris Reed, to get a date for the removal. Mr. Cameron asked if the frost helped to kill the ones that were there. Mr. Blanco indicated that the frost killed many plantings. Mr. Wilson reported that the littorals were brown and small. Mr. Blanco pointed out that it was premature to call something dead and preferred to wait until the end of March to take inventory and towards the beginning of April, come back with a proposal and a report on what has and has not survived. He was monitoring the littorals on Pond E3. Ms. Leo reported that established littorals would die back from what was exposed.

Mr. Blanco reported that the mitered end repair was scheduled for next week and he should have a full report at the next meeting. The Board did not approve removal and stump grind of the three Cypress trees on Glendora Road, but trimming was approved, which was completed. The clam stocking was discussed. The light fixture that was approved at the last meeting, was ordered. Five were on hand, but the company was delayed and he should receive them between the 20th and the 3rd of March. He preferred to do everything at the same time to save on the cost of mobilization. When Mr. Blanco was doing reviews at 820 Glendora, he found

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an exposed mitered end section. It was not too exposed and preferred to put some rip rap in there, to support it. Ms. Adams pointed out that Mr. Blanco was now tracking all the field management items on the Action Items List, so there would be no redundancy.

i. Clam Stocking Report on Ponds C2 and P6

Mr. Blanco presented the Clam Stocking Report, which was included in the agenda package. The reason that they chose Ponds P6 and PC2, was because they received many calls. According to the Customer Complaint Log, they had 21 complaints, due to incessant algae growth and grasses growing in the middle of the Pond P6 and PC2. The ponds were stocked with clams, and his first initial review was on June 5th. At that time, Pond PC2 cleared up quickly and Pond P6 was on its way of being cleared up. He was very happy with the results. On August 19th, there were Summer rains and new blooms appeared, but they were smaller circles, as opposed to prior to the clam stocking. In the Fall, Pond PC2 continued to get better, but Pond P6 got stagnant. By the Winter months, Pond PC2 had a complete turnaround. Pond P6 was better than it was before, but not where he wanted it to be. In the eight months that he was tracking this, he felt that this project was successful, as the clams did assist in algae reduction and at times, assisted with troubled grasses in the harder to reach areas. In Pond P16, which was L shaped, as opposed to PC2, which was more in a straight line, additional clams would provide better results. Ponds PC2 and P6, had a reduction in resident complaints, with some residents voicing gratitude.

ii. Pond Maintenance Report

Mr. Blanco presented the Pond Maintenance Report, which was included in the agenda package. The plan that Mr. Chris Reed and he had, was taking advantage of the dry season, with reduced water levels and spraying unwanted grass, as well as utilizing Floralawn to clean up pond banks, in preparation for Spring and Summer. Once the water level goes down, they would go back to the status quo, by allowing those grasses to grow in 3 to 4 feet and spraying any nuisance grasses or weeds. Mr. Chris Reed was doing a good job of spraying around the littoral plantings.

iii. Midge Management Report

iv. Customer Complaint Log

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Mr. Blanco reported on the Midge Management Report and Customer Complaint Log and noted he would correct duplicate entries.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Supervisors discussed alligator management, fishing policy coordination with the HOA, pond bank stabilization pilot concepts, and pending developer coordination items.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Residents addressed the Board regarding several matters, including tunnel pavement markings, littoral conditions at Pond E3, fishing activity and enforcement concerns, and yard debris entering ponds. The Board discussed coordination with the developer regarding tunnel striping and noted staff would follow up on specific concerns raised by residents.

Residents also commented on fishing policy enforcement, public safety concerns, and communication challenges within the community. The Board reiterated that it is working toward a practical and enforceable fishing policy in coordination with stakeholders.

A Solitude representative provided updates on planned pond maintenance activities, including seasonal bank treatments, vegetation management, access constraints at Pond D5, and recent fish kill cleanup efforts. Following discussion, the Board reached consensus to allow temporary signage at ponds with active alligator nesting areas.

FOURTEENTH ORDER OF BUSINESS

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

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

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FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Tricia Adams

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Secretary/Assistant Secretary

Signed by:

JON CAMERON

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Chairman/Vice Chairman