

**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.

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**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.

**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

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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

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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.

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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.
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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

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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

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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.

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**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

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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.

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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

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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

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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 20<sup>th</sup>. 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

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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.
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**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. Bowman 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

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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.

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Lazarovich reported that on the 17<sup>th</sup>, 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.

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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

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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 24<sup>th</sup> 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.

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**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**

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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 11<sup>th</sup>, and the blue dye was scheduled for the 9<sup>th</sup>. 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. Cherrief 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

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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

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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**

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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

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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.

Signed by:

*Tricia Adams*

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Secretary/Assistant Secretary

Signed by:

**JON CAMERON**

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Chairman/Vice Chairman