

**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, **April 15, 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 (arrived during Tenth Order of Business)

Also present were:

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

The following is a summary of the discussions and actions taken at the April 15, 2026, Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 12:00 p.m. Four Supervisors were present and a quorum was established. Mr. Zimbardi joined the meeting during the Tenth Order of Business.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the March 18,
2026, Board of Supervisors Meeting**

Mr. Cameron noted that under the Eighth Order of Business, “*Mr. Davidson*” should be “*Mr. Josh Bowman*.”

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

**Consideration of Resolution 2026-02
Relating to 2026 General Election and
Notice**

Ms. Adams presented Resolution 2026-02, memorializing that Seat 1, Seat 2, and Seat 3, were scheduled for the General Election in November of 2026. The District’s general election would be conducted in conjunction with the Polk County Supervisor of Elections. The qualifying period was from Noon on June 8, 2026, through Noon on June 12, 2026. Ms. Adams reviewed the qualifying requirements and notice provisions contained within the resolution.

Mr. Reed MOVED to adopt Resolution 2026-02 Requesting that the Polk County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation, Setting Forth the Terms of Office and Authorizing Notice of the Qualifying Period and Ms. Nelson seconded the motion.
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Mr. Cameron noted that the CDD was responsible for the proportionate cost of the election and questioned whether the CDD paid in the past. Ms. Adams confirmed that the CDD had not been billed in the past.

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On VOICE VOTE with all in favor Resolution 2026-02 Requesting that the Polk County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation, Setting Forth the Terms of Office and Authorizing Notice of the Qualifying Period was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Preferred Fishing Location and Sign Installation

Mr. Blanco presented a proposal from GMS for the installation of 11 alligator warning signs and 21 Fishing Policy signs in the amount of \$4,356.81.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the proposal from GMS for the installation of 11 alligator warning signs and 21 Fishing Policy signs in the amount of \$4,356.81 was approved.

SEVENTH ORDER OF BUSINESS

Review of Notice to 923 Umbria Drive Regarding Improper Dumping into Stormwater Pond

Mr. Cameron reported concerns regarding improper disposal of materials into a stormwater pond. Staff presented correspondence issued to the property owner regarding the matter. The Board and District Engineer discussed the importance of protecting the District's stormwater system and environmental permitting compliance. Staff will continue monitoring the matter.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for the Removal of Fire Flags and Installation of Littoral Plantings on Pond D8

Mr. Blanco presented a proposal from Solitude for the removal of Fire Flags from Pond D9 and installation of littoral plantings on Pond D8 in the amount of \$7,330. The Board discussed ongoing littoral planting and aquatic maintenance efforts, including midge management concerns and vendor coordination.

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On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the proposal from Solitude for the removal of Fire Flags on Pond D9 and installation of littoral plantings on Pond D8 in the amount of \$7,330 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for the
Installation of Additional Littoral
Plantings on Ponds B1, A9 and C4**

Mr. Blanco presented a proposal from Solitude for the installation of additional littoral plantings on Ponds B1, A9 and C4 in the amount of \$5,600. Mr. Blanco reviewed the scope of the proposed littoral planting improvements and associated stabilization efforts.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the proposal from Solitude for the installation of additional littoral plantings on Ponds B1, A9 and C4 in the amount of \$5,600 was approved.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for One Time
Service of Landscaping Bed on CDD
Owned Corner of Via Toledo Court**

**Mr. Zimbardi joined the meeting.*

Mr. Blanco presented proposals related to maintenance of landscaping improvements located on the CDD-owned corner of Via Toledo Court. The Board discussed maintenance responsibilities, associated costs, and potential coordination with the HOA regarding future maintenance obligations. Following discussion, the Board deferred action and directed staff to continue monitoring the area and evaluate future maintenance options.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Ongoing
Service of Landscaping Bed on CDD
Owned Corner of Via Toledo Court**

This item was deferred.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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Mr. Lazarovich reported that Taylor Morrison received the revised License Agreement, but there were no updates since then and would follow up. Mr. Lazarovich provided a legislative update regarding proposed wetlands legislation.

B. Engineer

Mr. Reed recalled an open item from a prior meeting to understand the water quality of the reclaimed water system. Ms. Leo was supposed to investigate the nutrients. Ms. Leo would reach out to TOHO.

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. Mr. Reed requested that the nutrient load from Toho for the reclaimed water system, be added to the Action Items List.

ii. Approval of Check Register

Ms. Adams presented the Check Register for March 10, 2026, through April 4, 2026, totaling \$210,521.35.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the Check Register for March 10, 2026, through April 4, 2026, in the amount of \$210,521.35 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2026, which were included in the agenda package.

D. Field Manager

i. Field Manager's Report

ii. Pond Maintenance Report

Mr. Blanco presented the Field Manager's Report and Pond Maintenance Report, which were included in the agenda package. Staff provided updates regarding landscape maintenance items, pond bank stabilization efforts, tree maintenance, erosion concerns, and ongoing coordination with vendors. The Board discussed aquatic maintenance vendor responsiveness and

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directed staff to evaluate future service options, including soliciting competitive proposals for aquatic maintenance services.

iii. Midge Management Report

iv. Customer Complaint Log

Mr. Blanco presented the Midge Management Report and Customer Complaint Log, which were included in the agenda package. Mr. Cameron pointed out that most complaints were midge complaints.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

Board members discussed updates regarding pond dye testing, aquatic treatment effectiveness, and midge management operations. Staff provided updates regarding ongoing coordination with the District's aquatic and midge management vendors. The Board also discussed resident communications related to fogging services and private property treatment options.

FOURTEENTH ORDER OF BUSINESS

Other Business

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

General Audience Comments

Ms. Moran of 417 Grand Canal Drive addressed the Board regarding pond bank conditions, drainage concerns, algae conditions, and landscaping maintenance adjacent to certain ponds. Staff and the District Engineer provided updates regarding ongoing monitoring efforts, planned littoral plantings, and coordination with vendors regarding maintenance concerns.

Mr. Cap Doorn, a Board Member of the Poinciana West CDD who lived at 1855 Pelican Hill Way, provided audience comments and included discussion regarding environmental concerns affecting stormwater ponds, midge management practices, fishing policies, and coordination with the Fishing Club. Staff and Board members responded to resident questions and provided clarification regarding District policies and operational practices.

SIXTEENTH ORDER OF BUSINESS

Next Meeting Date – May 20, 2026, 12:00 P.M.; The Gator Room

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Mr. Cameron stated that the next meeting was scheduled for May 20, 2026, at 12:00 p.m. at this location.

SEVENTEENTH 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