

**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, **May 20, 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
Jan Carpenter	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services Manager
Residents	

The following is a summary of the discussions and actions taken at the May 20, 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. 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

There being no comments, the next item followed.

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FOURTH ORDER OF BUSINESS**Approval of Minutes of the April 15, 2026, Board of Supervisors Meeting**

Ms. Adams presented the April 15, 2026, Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. Mr. Cameron noted that under the Fourth Order of Business, “*Mr. John Bowman*” should be “*Mr. Josh Bowman.*”

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the Minutes of the April 15, 2026, Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS**Discussion of Request for Proposals for Pond Maintenance**

Staff reviewed the draft pond maintenance RFP and requested Board feedback. Discussion included service frequencies, inspection requirements, reporting expectations, pond access considerations, and scope revisions. Staff was directed to incorporate Board comments, provide current contract scope and return the revised RFP scope for further review.

SIXTH ORDER OF BUSINESS**Discussion of Licensing Agreement with Taylor Morrison for Tunnel Striping**

Mr. Cameron requested this item for the agenda, so that he could recommend terminating further work on the proposed License Agreement with Taylor Morrison for the tunnel striping, as the changes made to the agreement by the developer, were unacceptable. Staff would paint the CDD side of the tunnel.

On MOTION by Mr. Reed seconded by Mr. McKelvey with all in favor terminating further work on the proposed License Agreement with Taylor Morrison was approved.

SEVENTH ORDER OF BUSINESS**Review of GR Engagement Letter for Eminent Domain Representation**

District Counsel reviewed the proposed engagement of GrayRobinson to represent the District regarding Polk County's eminent domain action affecting District property. Discussion focused on potential impacts to District infrastructure and environmental features. Following

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discussion, the Board authorized execution of the engagement letter. Public comments were invited. No public comments were received.

On MOTION by Mr. McKelvey seconded by Mr. Reed with all in favor the Engagement Letter with GrayRobinson for eminent domain representation of Polk County taking an area of wetlands nearby Marigold Avenue was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter recalled that there was a retaining wall issue and questioned whether a demand letter needed to be sent. Mr. Cameron reported that the golf course would be closing the first two weeks of June and would be performing the maintenance at that time. Ms. Adams noted that this item was being tracked on the Action Items List.

B. Engineer

i. Review of Toho Water Authority Discharge Report

The District Engineer reviewed information received from Toho Water Authority regarding reclaimed water quality and responded to Board questions. Additional discussion occurred regarding pond conditions, water quality monitoring, and ongoing engineering analysis.

C. District Manager

i. Action Items List

Staff reviewed the Action Items List and provided status updates. Several completed items were removed, and remaining items were retained for continued tracking.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor delegating authority to the Chair to approve the final form of proposal for the tunnel striping was approved.

Ms. Carpenter recalled that a letter was sent to Taylor Morrison, as a reminder for the debt operation and maintenance (O&M) assessments and asked if there was a response. Ms. Adams reported that the HOA verbally informed the Chairman the HOA was prepared to pay CDD assessments.

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ii. Approval of Check Register

Ms. Adams presented the Check Register for April 5, 2026, through May 2, 2026, totaling \$159,622.83, which was included in the agenda package.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the April 5, 2026, through May 2, 2026, Check Register in the amount of \$159,622.83 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2026.

iv. Presentation of Registered Voters – 5,239

Ms. Adams reported that there are 5,239 registered voters in the District as of April 15, 2026, according to the Supervisor of Elections.

D. Field Manager**i. Field Manager's Report****ii. Pond Maintenance Report**

Mr. Blanco reviewed ongoing pond maintenance efforts, recent meetings with the current contractor, upcoming littoral plant installations, fishing signage, irrigation concerns, and corrective actions being taken to improve service performance. The Board expressed a desire to continue with the planned RFP process for stormwater pond maintenance.

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. Reed was not in favor of spending money on clams, as the cost was \$2,773 for one pond and there was no evidence that clams would solve algae problems. Mr. McKelvey disagreed, as the clams were helping to filter the algae. Mr. Blanco is monitoring the condition of the ponds where clams were stocked and will provide a clam stocking outcomes to the Board. Regarding the Customer Complaint Log, Mr. Blanco noted that many residents complained about Pond A-9, but the pond now looked better. Mr. Cameron

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requested that Mr. Blanco ensure that the fishing pole signs were consistent, as some poles were bent.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. McKelvey requested that another company provide midge management services. Mr. Blanco was speaking with Clarke Midge Control about using a new product called Skeeter and further information would be presented to the Board at the next meeting, along with a proposal from another company. Mr. McKelvey wanted to explore some alternate plantings to stabilize Pond E3, educate residents about alligators and issues on a pond and voiced his frustration with Floralawn's service. Mr. Blanco would provide a proposal for the alternative plantings from Juniper. Mr. Reed questioned the status of the pond dye project. Mr. Blanco reported that Pond 10-A was clear of algae and the pond dye would be applied. Pond dye was already applied on Pond C-6 and was waiting for the results.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**General Audience Comments**

Mr. Jan Gripp of 3685 Via Monte Napoleone Drive, provided comments regarding landscape maintenance and contractor recommendations.

TWELFTH ORDER OF BUSINESS**Next Meeting Date – June 17, 2026, 12:00 p.m.; The Gator Room**

Mr. Cameron stated that the next meeting was scheduled for June 17, 2026, at 12:00 p.m. at this location, which was the public hearing on the budget.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the meeting was adjourned at 1:36 p.m.

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Signed by:

Tricia Adams

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Secretary/Assistant Secretary

Signed by:

JON CAMERON

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Chairman/Vice Chairman