

**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, **June 17, 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 ( <i>via Zoom</i> )    | Assistant Secretary |
| Anita Nelson ( <i>via Zoom</i> ) | Assistant Secretary |
| Robert Zimbardi                  | Assistant Secretary |

Also present were:

|                  |                      |
|------------------|----------------------|
| Tricia Adams     | District Manager     |
| Robert Petillo   | 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 June 17, 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. Mr. Cameron, Mr. McKelvey and Mr. Zimbardi were present in person, and Ms. Nelson and Mr. Reed were present via Zoom. A quorum was established.

**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 none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 20, 2026,  
Board of Supervisors Meeting**

There were no corrections.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor the Minutes of the May 20, 2026, Board of Supervisors Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Consideration of Resolution 2026-03 Adopting Fiscal Year 2027 Budget and Relating to the Annual Appropriations**

Ms. Adams presented Resolution 2026-03, adopting and appropriating the Fiscal Year 2027 budget for the period October 1, 2026, through September 30, 2027. She noted that the budget included transfers to capital reserves and funding for contingencies, stormwater projects, and landscape improvements. No substantial changes had been made since the proposed budget was approved, and no assessment increase was proposed.

**B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams presented Resolution 2026-04, imposing the Fiscal Year 2027 non-ad valorem assessments, approving the assessment roll, and providing for collection through the uniform method on the Polk County tax bill.

The annual operation and maintenance assessment remained \$244.74 per assessable unit. Parcels subject to the applicable debt service assessment would also be assessed \$373.96, for a combined annual assessment of \$618.70.

Mr. Cameron opened the public hearing on the Fiscal Year 2027 budget and assessments. Mr. McKelvey asked whether a proposed constitutional amendment affecting ad valorem taxation would affect the District's assessments. Ms. Adams explained that the District's assessments are non-ad valorem assessments. No members of the public provided comments. Mr. Cameron closed the public hearing.

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On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

On MOTION by Mr. Zimbardi seconded by Mr. McKelvey with all in favor Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Cameron questioned which parcels recently conveyed to the HOA from Taylor Morrison had operation and maintenance (O&M) and debt assessments and how the HOA would pay it. Ms. Adams explained any debt assigned to a parcel was imposed on the parcel at the time the bond was issued until the debt was paid off, whether paid annually or in lump sum. The HOA intended to pay off their debt in a lump sum.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposals for Skeeter Treatment**

Ms. Jackson reviewed Clarke's proposed treatment alternatives, application schedule, and method of controlling midge larvae. Clarke proposed continuing the current treatment on 28 ponds for \$196,000, applying Skeeter treatment to 28 ponds for \$172,000, or applying Skeeter treatment to 85 ponds for \$289,000. Mr. Blanco also presented Steadfast's proposal of \$263,880 to apply Skeeter treatment to 85 ponds.

Discussion ensued and Ms. Jackson and Ms. Adams responded to Board questions. *There was Board consensus to obtain further information on what other companies use Skeeter treatment, their experience with it and cost for 85 ponds for 12 months.*

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Proposal for Stormwater Repairs**

Mr. Blanco presented GMS's \$5,252 proposal to complete stormwater repairs identified during the annual engineer's inspection. The work included repairs to mitered end sections, a corrugated pipe, and skimmer structures and included approximately 64 labor hours.

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On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor the proposal with GMS for stormwater repairs in the amount of \$5,252 was approved.

**EIGHTH ORDER OF BUSINESS****Review of Stormwater Maintenance  
Scope of Services****A. Current Scope of Services****B. Proposed Scope of Services**

Ms. Adams recalled that due to concerns with contract compliance, the Board directed the Field Manager to issue a Request for Proposal (RFP) for pond maintenance services. A scope of services that was drafted by Mr. Blanco, was included in the agenda package, along with the current scope of services for annual maintenance with Solitude. This item was deferred, as Board Members requested time to review the scope of services.

**NINTH ORDER OF BUSINESS****Discussion of Golf Cart Bridge  
Maintenance**

Mr. Cameron reported concerns regarding deterioration and potential safety conditions involving three golf cart bridges over District ponds. He recommended that District Counsel notify Taylor Morrison of the reported conditions and request timely repairs. The Board asked that the letter also address the deteriorated retaining wall at Pond E-3. Mr. Blanco reported that repairs were underway on two bridges on the Cypress course, while the third bridge had not yet been repaired, and that the eroded portion of the retaining wall had been barricaded. By consensus, the Board directed District Counsel to send the requested correspondence.

**TENTH ORDER OF BUSINESS****Discussion of Correspondence with  
Juniper**

Ms. Adams reported that Juniper had expressed interest in assuming the District's landscape-maintenance services. Staff informed Juniper that the District's existing contract with Floralawn resulted from a competitive procurement. Mr. Cameron reported that Floralawn had confirmed it had sufficient staffing and intended to continue serving the District despite the HOA's decision not to continue its separate contract. Ms. Adams reviewed the renewal provisions of the District's Floralawn agreement.

**ELEVENTH ORDER OF BUSINESS****Staff Reports**

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**A. Attorney**

Mr. Petillo reported that Ms. Carpenter provided the engagement letter that the Board approved to Gray Robinson, and they understood the ongoing issues. Mr. Cameron recalled that Ms. Carpenter was speaking with the county about impact to the tunnels due to the widening of Marigold Avenue.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager****i. Action Items List**

Staff reviewed the Action Items List, removed completed items, and retained outstanding matters for continued tracking. The Board directed staff to add District Counsel's correspondence regarding the golf-cart bridges and Pond E-3 retaining wall. The Board also discussed the proposed Marigold Avenue improvements, resident communications regarding fishing policies, and malfunctioning golf course irrigation.

Ms. Adams agreed to coordinate with Mr. McKelvey regarding resident communication about the fishing policies. Mr. Reed was asked to notify the HOA regarding malfunctioning golf course sprinklers.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register for May 3, 2026, through May 30, 2026, totaling \$47,688.83.

|                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the May 3, 2026, through May 30, 2026, Check Register in the amount of \$47,688.83 was approved. |
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**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through April 30, 2026.

**iv. Review of Fiscal Year 2027 Meeting Schedule**

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Ms. Adams presented the Fiscal Year 2027 meeting schedule, which was consistent with the current meeting schedule, with meetings on the third Wednesday of each month at 12:00 p.m. in the Gator Room, starting in October of 2026 and ending in September of 2027.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the Fiscal Year 2027 meeting schedule as presented was approved.

**v. Goals and Objectives**

**a. Adoption of Fiscal Year 2027 Goals and Objectives**

Ms. Adams presented the goals and objectives for FY 2027. These were the same goals and objectives that were previously approved such as community, communication and engagement, infrastructure and facilities maintenance, financial transparency and accountability.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor adopting the Fiscal Year 2027 goals and objectives as presented was approved.

**b. Review and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing the Chair to Execute the Final Form**

Ms. Adams presented the goals and objectives for FY 2026 and requested that the Board authorize the Chair to sign the final form of the report, which was required to be posted on the District's website by December 1, 2026.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor authorizing the Chairman to execute the final report of the 2026 goals and objectives was approved.

**vi. Form 1 Filing Reminder – Deadline July 1<sup>st</sup>**

Ms. Adams reminded the Supervisors that annual Form 1 financial disclosures must be filed electronically through the Commission on Ethics' filing system by July 1, 2026. She noted that the statutory grace period ends September 1, after which automatic fines may accrue.

**D. Field Manager**

**i. Field Manager's Report**

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**ii. Pond Maintenance Report**

Mr. Blanco reviewed the Field Manager's Report and Pond Maintenance Report, including pond-bank plantings, the butterfly garden, pending water-quality results, fishing signs, vendor performance, and the Bella Viana tunnel. Mr. Cameron recommended that the tunnel not be restriped. Mr. Cameron reported that approximately half of the tunnel lights were not operating, and Mr. Blanco stated that staff was troubleshooting the issue. Mr. Blanco recommended that the District proceed with the pond maintenance RFP after the Board completes its review and approves the proposed scope of services. No action was taken.

**iii. Midge Management Report****iv. Customer Complain Log**

Mr. Blanco presented the Midge Management Report and Customer Complaint Log. Mr. Reed requested additional information from the vendor regarding the pond dye project and accumulated muck levels.

**TWELFTH ORDER OF BUSINESS****Supervisors' Requests**

Mr. Cameron asked for clarification regarding the District Engineer's analysis of the 40 parcels proposed for conveyance to the HOA, including the recommended ownership of the parcels and those with outstanding land use, ownership, or physical condition issues. Ms. Leo indicated that she would follow up with Mr. Cameron.

**THIRTEENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS****General Audience Comments**

Ms. Alice Lehman of 120 Corsica Way introduced herself to the Board as this was her first CDD meeting. She appreciated all the Board's hard work.

**FIFTEENTH ORDER OF BUSINESS****Next Meeting Date – July 15, 2026, 12:00 P.M.; The Gator Room**

Mr. Cameron stated that the next meeting was scheduled for July 15, 2026, at 12:00 p.m. at this location.

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**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the meeting was adjourned at 1:49 p.m.

Signed by:

*Tricia Adams*

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Secretary/Assistant Secretary

Signed by:

**JON CAMERON**

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Chairman/Vice Chairman