

**MINUTES OF THE JOINT MEETING
OF THE POINCIANA & POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICTS**

The joint meeting of the Board of Supervisors of Poinciana Community Development District and Poinciana West Community Development District was held on Wednesday, July 20, 2016 at 1:45 p.m. at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum of the Poinciana CDD Board were:

Robert Zimbardi	Chairman
David Lane	Vice Chairman
LeRue "Skip" Stellfox	Assistant Secretary
Richard W. Kellogg	Assistant Secretary

Present and constituting a quorum of the Poinciana West CDD Board were:

Charles W. Case III	Chairman
Leonard Vento	Vice Chairman
Bill T. Brown	Assistant Secretary
Sidney Rosenberg	Assistant Secretary

Also present were:

Gary Moyer	District Manager
Michael Eckert	District Counsel
Lindsay Whelan	District Counsel
Kathy Leo	District Engineer
Kraig Carmickle	Evergreen Lifestyle Management

The following is a summary of the actions taken at the July 20, 2016 joint meeting of the Poinciana CDD and the Poinciana West CDD Board of Supervisors.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Zimbardi called the Poinciana CDD roll call.

Mr. Case called the Poinciana West CDD roll call.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments**

The Boards solicited comments from the audience at this time.

FOURTH ORDER OF BUSINESS

Discussion on Current Public Participation Protocol

- Mr. Eckert discussed the District's current public protocol and other legally-permissible options for soliciting public comment on District matters at Board meetings. Discussion ensued.
- The Boards indicated their desire to temporarily revise the public participation protocol for each of the Districts so as to allow for public comments prior to each agenda item through the end of the year.

FIFTH ORDER OF BUSINESS

Consideration of Memorandum of Understanding Regarding Stormwater Management System

- Ms. Whelan discussed the Memorandum of Understanding between the Poinciana CDD, Poinciana West CDD, and the HOA regarding the division of maintenance and repair obligations relative to the stormwater management system with Solivita. She indicated that the Memorandum incorporates the concepts previously reviewed and approved by the Boards at the June joint Board meeting.

On MOTION by Mr. Stellfox seconded by Mr. Kellogg with all in favor the Memorandum of Understanding regarding the stormwater management system was approved by the Poinciana CDD.

On MOTION by Mr. Brown seconded by Mr. Rosenberg with all in favor the Memorandum of Understanding regarding the stormwater management system was approved by the Poinciana West CDD.

SIXTH ORDER OF BUSINESS

Matters Related to Amenities Acquisition

A. Discussion regarding Posting Amenity Contracts on CDD Websites

- Mr. Moyer discussed a request that agreements regarding the District's amenities transaction be posted on the CDD websites. Discussion ensued.

On MOTION by Mr. Kellogg seconded by Mr. Stellfox with all in favor and opposing the posting of amenity contracts on the District's website was not approved by the Poinciana CDD.

On MOTION by Mr. Vento seconded by Mr. Rosenberg with all in favor and opposing the posting of amenity contracts on the District's website was approved by the Poinciana West CDD.

B. Discussion on AV Homes' Plan of Development for Solivita

- Mr. Iorio provided a summary of the development of Solivita to date, as well as the anticipated development of the remaining phases within the District.
- Mr. Iorio discussed the Developer's intent to develop approximately 317 additional units within Poinciana CDD than is presently documented, bringing the total Solivita residential units from 5,273 to 5,590. Mr. Iorio entertained questions from the Boards.

C. Presentation of Inspection Report

- Ms. Leo provided an overview of the Inspection Report and entertained questions on the report by the Boards.
- The Boards requested that a summary of the Inspection Report and deficiencies identified therein be prepared by engineering staff for review at the next Board meeting.

D. Discussions Regarding Follow Up Inspections

- Mr. Eckert discussed the need to obtain follow up inspections in the future to verify whether certain tasks identified in the Inspection Report have been completed by the Developer.

E. Presentation of Valuation Report and Capital Reserve Analysis for Amenities

- Mr. Eckert discussed that given the thoroughness of the Inspection Report, the Valuation Report was still being prepared by the valuation consultant. He recommended continuing this meeting to July 28, 2016 at 6:00 p.m. He noted he is not talking about the August 17, 2016 meeting which will remain scheduled at this time.

F. Review Form of Draft Interlocal Agreement between Districts

- Mr. Eckert provided an overview of the form of draft Interlocal Agreement between Poinciana CDD and Poinciana West CDD relative to the imposition and collection of special assessments relative to the amenities, as well as Poinciana West CDD residents' access to same.

- He discussed that the form of agreement was provided in the agenda package for informational purposes and will be reviewed and discussed in more detail at a future Board meeting.

G. Discussion Regarding Community Survey

- Mr. Karmickle discussed the status of the preparation of the amenity survey to be conducted by the HOA.
- The Boards indicated their intent for the HOA to release the survey to Solivita residents.

H. Discussion Regarding Other Amenity Matters

- The Boards discussed other matters of interest relative to the status of the amenities transaction.

SEVENTH ORDER OF BUSINESS

Supervisor Comments

There were no Supervisor comments at this time.

EIGHTH ORDER OF BUSINESS

Audience Comments

There not being any audience comments, the next item followed.

NINTH ORDER OF BUSINESS

Continuation

On MOTION by Mr. Zimbardi seconded by Mr. Kellogg with all in favor the Board approved continuing this meeting in progress to July 28, 2016 at 6:00 p.m. at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

On MOTION by Mr. Vento seconded by Mr. Brown with all in favor the Board approved continuing this meeting in progress to July 28, 2016 at 6:00 p.m. at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.




Gary L. Moyer
Secretary



Robert Zimbardi
Chairman, Poinciana CDD



Gary L. Moyer
Secretary



Charles W. Case, III
Vice Chairman, Poinciana West CDD