

MINUTES OF MEETING
POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, July 18, 2018 at 12:30 p.m. in the Starlight Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Leonard Vento	Vice Chairman
Joe Gecewicz	Assistant Secretary
Shirley Bzdweka	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Kathy Leo	District Engineer
Alan Scheerer	Field Manager
Pete Deglomine	Clarke Environmental
William Viasalyers	GMS
Residents	

The following is a summary of the discussions and actions taken at the July 18, 2018 Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vento called the meeting to order and all Board Members introduced themselves. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Susan Godlewski commented that the website was much easier to navigate and thanked the Board. Mr. Vento closed the public comment period.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 20, 2018 Meeting

Mr. Vento asked if there were any questions or comments to the minutes.

On MOTION by Ms. Bzdewka, seconded by Mr. Gecewicz, with all in favor, the Minutes of the June 20, 2018 Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2017 Audit Report

Mr. Flint stated that the report had already been filed with the State of Florida, as required, by June 30th. He noted that it was slightly delayed because of the transition in accounting and management companies, but that the timeframe was still met. He stated that the management letter, on page 33, reflected no current or prior financial recommendations and they are found to comply with all of the provisions of the Auditor General's Office, essentially meaning it is a clean audit. Mr. Gecewicz inquired how the transition from the former management company impacted the accounting process. Mr. Flint stated that some items had to be re-created from third parties but was comfortable that the audit for the next year could be completed earlier.

On MOTION by Ms. Bzdewka, seconded by Mr. Gecewicz, with all in favor, the Fiscal Year 2017 Audit was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing Report

Mr. Eckert stated that the Board has an obligation to record a Disclosure of Public Financing report that includes a description of the improvements maintained and details the bond issuances. He stated that it was a housekeeping matter and would replace the current version. Mr. Vento noted a typo on page 5 and Mr. Eckert stated it would be corrected.

On MOTION by Ms. Bzdewka, seconded by Mr. Gecewicz, with all in favor, the Amended and Restated Disclosure of Public Financing Report, was approved.

SEVENTH ORDER OF BUSINESS

Special Assessment Matters

A. Review of First Amendment to Master Methodology Regarding Undeveloped Land in Poinciana CDD

Mr. Eckert stated there was a copy of the report enclosed in the agenda package for the Board’s review. Mr. Eckert stated that in the Master Methodology, there were some questions regarding the un-platted acreage that was owned by Avatar and whether or not some numbers and acreages should be corrected or updated. He stated that this was an amendment to the report that was previously approved in connection with the amenities and does not impact the assessments on the 1,650 platted lots within the District. He then introduced Kevin Plenzler, assessment consultant with Fishkind and Associates, to outline the changes. Mr. Plenzler explained that some parcel ID’s were removed from the roll, belonging to Avatar, that were determined were not going to be part of any future development. He stated that Phase 5A has been platted, which before, had not been platted, and reduced some of the undeveloped acreage. He stated that as a result of those changes, the true-up was re-calculated based on the most recent information available and that it did not impact the platted lots within Poinciana West or any assessments associated within it. Brief discussion ensued.

B. Consideration of Resolution 2018-09 Declaring and Adjusting Assessments Under the First Amendment to the Master Methodology Regarding Undeveloped Land in Poinciana CDD

On MOTION by Ms. Bzdewka, seconded by Mr. Gecewicz, with all in favor, Resolution 2018-09 Declaring and Adjusting Assessments Under the First Amendment to the Master Methodology Regarding Undeveloped Land in Poinciana CDD was approved.

C. Consideration of Resolution 2018-10 Setting a Public Hearing on First Amendment to Master Methodology Regarding Undeveloped Land in Poinciana CDD

Mr. Eckert suggested setting the public hearing on September 5, 2018 at 11:00 a.m. as a joint meeting. He stated that likely the September 19th Board meeting would be canceled.

On MOTION by Ms. Bzdewka, seconded by Mr. Vento and Mr. Gecewicz, Resolution 2018-10 Setting a Public Hearing on First Amendment to Master Methodology Regarding Undeveloped Land in Poinciana CDD for September 5, 2018, at 11:00 a.m. at the Starlite Ballroom was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Litigation Update

Mr. Eckert stated they were in the process of getting a validation hearing set as soon as possible and would have a more in-depth update for the Board next month.

B. Engineer

Ms. Leo stated that everything is in generally good condition that that they have updated the map and distributed to all the Board members. She advised that as they alter things, updates will be made to it. Mr. Gecewicz thanked her for the map and Mr. Vento advised that when finalized it would be put on the District’s website.

C. District Manager

i. Action Items List

Mr. Flint stated that action items list only had storm water repairs on it and would be covered under the Field Manager’s Report.

i. Approval of Check Register

Mr. Flint presented the June general fund and payroll check register totaling \$28,991.96.

On MOTION by Ms. Bzdewka, seconded by Mr. Gecewicz, with all in favor, the Check Register for June 1, 2018 through June 30, 2018 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated the unaudited financial statements through June 30th were included in the agenda and that no action was required by the Board.

On MOTION by Ms. Bzdewka, seconded by Mr. Gecewicz, with all in favor, the June Financial Statements were accepted.

D. Field Manager

i. Field Manager’s Report

ii. Customer Complaint Lot

Mr. Flint stated that the report was e-mailed to the Board and that they were continuing to work on the stormwater repairs and that they are believed to be substantially completed by the end of August. He reminded that Board that they authorized staff to terminate the agreement with American Ecosystems and engage Clarke at the same price for monthly pond maintenance. He stated that Clarke started in July and that American Ecosystems was given the 30-day notice but was advised not to provide service after July 1st. He stated that some improvement has been noticeable since the switch and that Clarke has prepared a proposal that will be presented at the August meeting that would include a fairly extensive hydrilla maintenance plan. Ms. Bzdewka asked if the fish were an issue in Poinciana West as well and Mr. Flint responded that because of the temperatures right now, there is a significant concern about introducing those fish into ponds that have a water temperature of 85 degrees and higher. Mr. Vento asked if they were required to bid the aquatic contract and Mr. Eckert responded that they are not required to because of the amount of the contract. Discussion ensued regarding bidding requirements of governmental entities. Mr. Scheerer stated that he didn’t have any additional field issues and thought that Clarke was doing a great job and that residents should also see an improvement. Ms. Bzdewka asked if there was additional charge for trash pick-up and Mr. Scheerer responded that there were none. Mr. Flint advised that he communicated with AV Homes to advise their sub-contractors about proper disposal, as the construction sites are the main source of the trash. Mr. Vento stated that adding the pond numbers to the complaint log was helpful.

Mr. Gecewicz asked Mr. Eckert to provide historical details about the funding agreement that a resident, Mr. Gundel, had mentioned last month. Mr. Eckert responded that his firm was the preliminary author of the agreement and that they received input from Underwriters and Bond Counsel over the years in relation to the terms of the document, and that it would have also been subject to negotiations with AV Homes or Avatar back in 2016 when it was implemented. He stated that the language that was pointed out at the last meeting has been used in many funding agreements, and that it is there to protect the District so that if bonds are not issued within five years, there is no obligation for the District to repay those monies at all.

SEVENTH ORDER OF BUSINESS

General Audience Comments

There being none, the next item is followed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Next Meeting Date – August 15, 2018 @
12:30 P.M.**

On MOTION by Ms. Bzdewka, seconded by Mr. Vento and Mr. Gecewicz, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman