

*Poinciana West
Community Development District*

Agenda Package

April 18, 2018

AGENDA

Poinciana West

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 11, 2018

**Board of Supervisors
Poinciana West Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana West Community Development District will meet **Wednesday, April 18, 2018 at 11:00 AM at the Starlight Ballroom, 384 Village Drive, Poinciana, Florida. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period
4. Organizational Matters
 - A. Review of Letters of Interest/Resumes
 - B. Appointment of an Individual to Fulfill the Board Vacancy with a Term Ending November 2018
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Consideration of Resolution 2018-07 Electing Assistant Secretary
5. Approval of Minutes of the March 21, 2018 Meeting
6. Presentation of Inframark Final Invoice
7. Ratification of Amendment to Fiscal Year 2018 Meeting Schedule
8. Consideration of Matters Related to Pond Conveyances and Maintenance Responsibilities
9. Discussion of Boating in District Ponds
10. Staff Reports
 - A. Attorney
 - i. Litigation Update
 - B. Engineer
 - i. Presentation of Priority List for Stormwater System Repairs
 - C. District Manager
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Discussion of General Election Qualifying Period & Procedure
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Discussion of Midge Control Issues

iii. Customer Complaint Log

11. Supervisor's Requests
12. Audience Comments
13. Other Business
14. Next Meeting Date – May 16, 2018
15. Adjournment

The second order of business is the reciting of the Pledge of Allegiance.

The third order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is Organizational Matters. Section A is the review of the letters of interest and resumes received from residents. Copies of the letters and resumes are enclosed for your review. Section B is the appointment of an individual to fulfill the Board vacancy with a Term ending November 2018 and Section C is the administration of the Oath of Office to the newly appointed Board member. Section D is the consideration of Resolution 2018-07 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fifth order of business is the approval of minutes from the March 21, 2018 meeting. The minutes are enclosed for your review.

The sixth order of business is the presentation of the final Inframark invoice. A copy of the invoice is enclosed for your review.

The seventh order of business is the ratification of the amendment to the Fiscal Year 2018 meeting schedule. A copy of the revised schedule reflecting the new meeting time is enclosed for your review.

The eighth order of business is the consideration of matters related to pond conveyances and maintenance responsibilities. A copy of the table of ponds and the quit claim deeds are enclosed for your review.

The ninth order of business is the discussion of boating in the District ponds. A copy of the memorandum from District Counsel is enclosed for your review.

The tenth order of business is Staff Reports. Section A is the Attorney's Report and an update on the litigation will be discussed under Sub-Section 1. Section B is the Engineer's Report. Sub-Section 1 is a presentation of the priority list for stormwater system repairs. A copy of the list enclosed for your review. Section C is the District Manager's Report. Sub-Section 1 includes the Action Items list for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for your review. Sub-Section 4 is the discussion of the General Election Qualifying Period and procedure. A handout detailing the procedure is enclosed for your review. Section D is the Field Manager's Report. Sub-Section 1 includes the report that will provide details of field issues going on in the community. Sub-Section 2 is the discussion of the midge control issues. This is an open discussion item. Sub-Section 3 includes the customer complaint log for review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

CC: Michael Eckert, District Counsel
Kathleen Leo, District Engineer
Brian Smith, Field Manager
Darrin Mossing, GMS

Enclosures

SECTION IV

A

Board of Supervisors Poinciana West CDD,

My name is Mark Fertig and I am asking to be considered for the vacant position on the Poinciana West CDD. I have lived in Solivita for almost 10 years. Since moving in I have served on the Solivita Advisory Board and the Solivita Landscaping Committee. I have always been someone who looks at the big picture, what is best for the entire community. It would be an honor to work with my neighbors on the CDD as we go forward.

Thank you,
Mark Fertig

Mark Fertig
1727 Encinitas Way
Poinciana, Florida
harrycarrysdad@yahoo.com
610-316-0147

Be appointed to the vacant position on the Poinciana West CDD. To work with my neighbors as we move forward in the community.

Worked 33 years for Millwright Local 1906, Philadelphia, Pa.

Designed projects- when asked by clients, determined location for project, determined foundation needs, determined building type, determined equipment needed, determined controls needed etc. Example: steam generating plant / University of Pennsylvania, catch wire fabrication line / United States Navy (Because I was not an engineer my drawings and information were given to an engineer to be redrawn and stamped by the engineer.)

Bid work- estimated the cost of jobs, manpower, equipment, materials, etc. While working for JJ White Inc., I would use documents and prints to establish the number of trades people needed to complete a job. I would determine the equipment need by these tradesmen to do the job, the facilities needed to house them, the material they would need, and complete a schedule that allowed all the trades to work together efficiently. Example: PECO powerhouse turnarounds where the turbine and all the support equipment for the power house must be repaired or replaced usually in a 4 to 6 week period.

Run work- coordinate the work of multiple trades to arrive at the intended goal on time and under budget with no injuries. I would work with the superintendents and general foreman representing each trade to insure a safe working environment that allowed work to be completed on schedule. Example: PECO, Eddystone powerhouse, removed and replaced 4FD fans. Coordinated work of laborers, cement masons, pipe fitters, boiler makers, operating engineers, electricians, millwrights, and painters. Job was completed on time, in budget, and with no injuries.

Worked 9 years for United Carpenters Joint Apprentice Committee writing training manuals.

Worked as a Subject Matter Expert to write 5 training manuals used by apprentices in the United States and Canada. Example: Gas Turbine Qualification, a detailed instruction on disassembling and reassembling a Gas turbine.

Solivita Advisory Board (3 years), Solivita Landscaping Committee (6 years), and Solivita CAPS (5 years).

Worked with neighbors, HOA officials and contractors to discuss and complete work around Solivita

Volunteering for our community and Run Disney, 10 years

I have volunteered for Lifestyles at community events. For Run Disney, I am now what they call a Zonie. As a Zonie I am responsible to resolve any problem the Team Leaders and volunteers have that will keep them from being ready when the first runner arrives at their location. I usually have about 150 volunteers that I am responsible for. I have to communicate with various law enforcement officers, Disney logistic personnel, and race officials to resolve the problems.

LETTER OF INTEREST – POINCIANA WEST CDD BOARD OF SUPERVISORS SEAT #2

April 3, 2018

George S. Flint, District Manager

Poinciana West CDD

135 W. Central Blvd. Suite 320

Orlando, Florida 32801

RECEIVED
APR 05 2018

BY:_____

Dear Mr. Flint,

Enclosed you will find my resume being presented in conjunction with this letter of interest in being considered for appointment to the currently vacant seat #2.

My background, experience, accomplishments and community service over the years appear to fit very well with the requirements of this position. After spending 27 years in the private sector with the same bank (including mergers) I had the wonderful privilege of bringing that experience to the public sector for an additional 13 years as the Director of Tax Compliance for the State of New York.

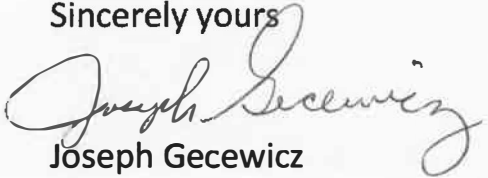
My banking experience was primarily concentrated in the lending function including credit analysis, consumer and commercial lending, negotiating, management positions and the opportunity to establish and run for several years a problem loan workout unit.

As the Director of Tax Compliance I was responsible for the collection of all outstanding taxes owed to the State of New York, which is extensive. Bringing private sector experience to the public sector demonstrates a strong desire to contribute in a positive way. Over and above the direct responsibilities of this position my opportunities also included interaction with State budget initiatives, proposal and development of legislation associated with the collection of taxes, developing a process to collect the most difficult unpaid child support cases, participation and cooperation with other states and the IRS in bettering processes and results as well as taking advantage of opportunities to grow personally and professionally.

Community involvement was extensive over the years, especially while in the banking industry, in a manner that appears to contribute positively to the requirements of this position.

Most of all, I feel a dedication to my fellow residents of Solivita and sincerely wish for the opportunity to utilize my experience for the betterment of the community. Thank you very much for the opportunity to apply for this position.

Sincerely yours

A handwritten signature in cursive script, reading "Joseph Gecewicz". The signature is written in dark ink and is positioned above the printed name.

Joseph Gecewicz

457 Palos Verde Place

Poinciana, FL 34759-6135

H: 863-852-8733

M: 518-641-9585

Email: joemaryg@verizon.net

JOSEPH F. GECEWICZ

457 Palos Verde Place
Poinciana, FL 34759

Residence: 863-852-8733

joemaryg@verizon.net

PROFESSIONAL SUMMARY:

Extensive management, negotiating and problem solving experience in both the private and public sectors. Multiple management positions primarily associated with the lending function in banking over twenty-seven years and thirteen years as the Director of Tax Compliance for the State of New York. Considerable community involvement.

WORK HISTORY:

Norstar Bank: 27 years

Earned multiple promotions to the rank of Vice President. Senior management positions included Branch Loan Administrator, VP Corporate Banking Division, VP Managed Asset Division. Extensive budgeting, planning and goal setting.

ACCOMPLISHMENTS:

- Evaluated loan portfolios of merger partners
- Reorganized lending process to assimilate 26 new offices
- Managed consumer, mortgage and commercial loan portfolios in a 52-office decentralized branch environment
- Trusted with handling considerable loan relationships with 3 members of the bank Board of Directors
- Specialized in lending to large contractors
- Developed for corporate-wide use Risk Acceptance and Criteria for lending to contractor industry
- Responsible for loan portfolio reporting to the Executive Committee of the Board of Directors
- Established and ran a loan workout division charged with handling all problem loans. Annually accomplished non-performing asset reductions consistent with established goals. Average portfolio size - \$150 million.

New York State Department of Taxation and Finance: 13 years

Given my extensive background and experience in management, negotiating and solving financial problems I was appointed by the Governor to the position of Director, Tax Compliance Division responsible for the collection of all past due taxes owed to the State of New York. This was an opportunity to bring the successes of the private sector to the routine of the public sector and served 13 years under 2 different administrations.

ACCOMPLISHMENTS:


- Completely reorganized the Division, updated technology, strategies and processes. Refocused assets to increase productivity toward maximizing collection of over 60 different taxes representing an average of 250,000 active cases totaling an average of over \$3 billion in outstandings.
- Reduced average staffing from 1,050 to 700 (-33%) while increasing annual average collections from \$850 million to \$1.2 billion (+\$41%)
- Managed an annual operating budget of over \$60 million
- Participated in the annual State budget process
- Established the first financial analysis group in the country for use in the tax collection environment
- Consolidated our most qualified individuals into a High Value Team to focus on larger cases primarily in the New York City area
- Hired IBM and mathematicians to develop a complex data analytics driven process to get collection cases to the right place in the collection cycle at the right time for the right reasons. This was a first in the country accomplishment that increased collections by over \$80 million in the first year. This initiative won state level awards as well as national and international recognition.
- Participated in the development of legislation whereby our Division took over responsibility for the collection of the most difficult child support arrears. Additional collections for Child and Family Services were increased by an average of approximately \$60 million annually.
- Worked with other states and the IRS to improve cooperation and processes

COMMUNITY INVOLVEMENT:

- Numerous committees and programs involving the Saratoga Springs Chamber of Commerce and other organizations
- Saratoga Springs Lions Club (various positions including President)
- Different committees under the jurisdiction of the City of Saratoga Springs
- Numerous fund raisers and community events
- Treasurer and then President of 72 single family unit HOA in Saratoga Springs. Participated in rewriting governing documents for submission to and approval by the Attorney General. Established budget process.
- Solivita Golf Advisory Committee

EDUCATION AND PROFESSIONAL DEVELOPMENT:

- Hudson Valley Community College: AAS Business Administration
- Murray State University: BS Business Administration
- Paid my own way through college
- Stonier Graduate School of Banking – American Bankers Association in conjunction with Rutgers University – full year program
- National Commercial Lending School
- Advanced Commercial Lending and Credit Analysis
- Numerous courses and programs presented by Robert Morris Associates, American Institute of Banking, American Bankers Association
- Extensive courses and programs in negotiating from institutions such as State University of New York, many private presenters and the Harvard Kennedy School of Government. The Harvard program of six days was attended by 126 individuals from around the world and focused on strategic public sector negotiating.

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Letter of Interest for Roy LaRue for the Poinciana West CDD Board of Supervisors Vacancy
Date: April 11, 2018 at 10:43 AM
To:



From: Roy LaRue rdlarue@sbcglobal.net
Date: April 10, 2018 at 9:36:37 PM EDT
To: "gflint@gmscfl.com" gflint@gmscfl.com
Subject: Letter of Interest for Roy LaRue for the Poinciana West CDD Board of Supervisors Vacancy
Reply-To: Roy LaRue rdlarue@sbcglobal.net

Dear Mr. Flint,

I would like to be considered for the open appointment to Seat #2 (or any future seat openings) for the Poinciana West CDD Board of Supervisors. My resume is attached.

If you have questions or would like to discuss my qualifications, please feel free to contact me at home: 863-353-8905 or via cell phone: 989-859-8738.

Best Regards,

Roy LaRue



Resume for Roy
LaRue...8.docx

Stacie Vanderbilt
135 W. Central Blvd.
Suite 320
Orlando, FL 32801
407-841-5524
407-839-1526 - Fax
svanderbilt@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
History.—s. 1, ch. 2006-232.

Resume for Roy LaRue

Roy LaRue received a degree in Chemical Engineering from University of Kansas in 1980. Upon graduation, he joined Dow Corning in Midland, Michigan for a career that spanned 29 years.

Work assignments at Dow Corning included various roles in Process Design, Quality Assurance, Process Engineering, Manufacturing Building Superintendent, Statistical Process Control, Senior Development Group Leader, and Joint Venture Technology Manager. During his career Roy achieved an ASQ Certification as a Six Sigma Black Belt in Statistical Process Control, and received 4 Manufacturing Achievement Awards. After a year of retirement, He returned as a consultant at a Dow Corning subsidiary for another 2 1/2 years. Roy has experienced the full gambit of technical problem solving, to people management, as well as budgetary management.

In 2012, Roy and Amy purchased their current home in Solivita, but were "snowbirds" until June of 2014, when they became full time residents of Solivita, residing at 211 San Vicente Lane in the Portofino neighborhood.

Roy enjoys water volley ball, tennis, bicycling, playing bridge, and travel. He was the water volley ball Club Secretary from March 2016 to March 2017. Roy is currently serving as Club President for the water volley ball club. In addition to enjoying activities within Solivita, Roy and Amy also volunteer at the Osceola Regional Medical Center Gift Shop on Monday afternoons / evenings, where Roy serves as Secretary to the auxiliary Board.

Roy believes that community and civic service is an important component of an active adult retirement and looks forward to serving on the Poinciana West CDD Board of Supervisors.

**Dr. Patrick J. Musto, D.D.S.
832 Pacific Ridge Rd.
Kissimmee, FL 34759
607-731-2180**

April 10, 2018

George S. Flint
District Manager

I am respectfully submitting my name for consideration for appointment to the Poinciana West CDD Board of Supervisors Seat #2. I believe the knowledge and experience gained in the various elected and appointed positions I have held will be a valuable asset as a Supervisor

For four years I served as a councilman in Sayre Pennsylvania. As chairman of the administration committee I was responsible for developing and oversee the Borough's budget. I was also involved in the planning and financing of many capital projects, union and non-union contract negotiations, zoning, and long range development planning.

I served as chairman of the Valley Joint Sewer Authority for the 27 years and Athens Township Authority for the 7 years. In those roles I developed budgets, planned and executed several multimillion dollar construction projects, planned financing for those projects, and developed and funded a long range capital purchasing program.

Please contact me if you need any further information or would like to interview me for this position.

Sincerely,

Patrick J. Musto, D.D.S.

Larry Fair
1306 Harbor Ridge Drive
Kissimmee, Florida 34759

301 943 4065
Larry20876@aol.com

SUMMARY

Seasoned, results-driven **Sales Management** and **Business Development** professional

Comprehensive experience in developing, specifications, negotiations, closing new clients, sales and profit growth. Territories included Metro NYC, New Jersey, South Florida and the Mid-Atlantic.

Extensive background in;

- Increasing market penetration
- Architectural and Engineering specifications
- Presentations to groups and individuals
- Pricing and Negotiations
- Sales training and joint sales calls
- Sales via distributors, dealers, contractors, subs, re-modelers, builders
- Job site training and presentations, property management companies

EXPERIENCE

8/2013 – Relocated to Florida. Volunteer work with the Community Emergency Response Team, Medicare Fraud and Long Term Ombudsman.(Nursing home patients)

03/01/2009 – 7/2013 (Retired)

Comverge Energy Management

Energy reduction using demand response products. Customers included Property Management Companies, Builders, Property Developer's, Government, Commercial and Industrial Properties.

FRACO MAST CLIMBERS, Quebec, Canada

2008 – 2009

Territory Manager, DC – VA Territory

Responsible for business development. Specifications with Architects and Engineers. Sales or rent to Masonry, Glazing, Window and Drywall Contractors
Performed job site layout and measuring requirements. Managed sales and rental of equipment, engaged in collections from delinquent accounts.

Accomplishments:

- Identified and managed bidding opportunities with 26 new accounts
- Sold 13 new units
- Biggest Sale three million dollars

BARBER AND ROSS MANUFACTURING CO., Winchester, VA

1999 – 2008

BARBER AND ROSS WINDOW AND MILLWORK MANUFACTURER

Sales Manager - Mid-Atlantic

Managed six field representatives for sales of windows, doors, millwork, closets. Conducted builder direct sales. Made joint sales calls with Sales Representatives. Set up call reports, pipe line reports, target list of potential customers. Built relationships with Builder Headquarter personal. Received blueprints for take-offs and pricing. Responsible for the training of direct reports.

Accomplishments:

- Increased sales by 135% and profits by 17%
- Single largest Sale – Stanley Martin – 3000 Homes – 11 million dollars
- Increased profit margins and sales of additional products
- Accounts added – K-hovnanion, Toll, Lennar, Winchester, Stanley Martin, WCI, EYA, Mitchell and Best

THOMAS AND BETTS, Memphis, TN. 1997 – 1999

Territory Manager – Metro Washington, DC Area

Sold electrical products via distribution, dealers, government and contractors. Group presentations for product introductions to distribution and end users which resulted in pull-thru orders from contractors to wholesaler.

Managed independent agents and insured correct product specifications and pricing.

Accomplishments:

- Increased market penetration by adding new products to distribution
- Increased market penetration by increasing specifications

UNISTRUT CORPORATION, Itasca, MI

1992 – 1997

Branch & Sales Manager

Managed staff of five plus two independent representative agents. Managed projects and oversaw architectural and engineering specifications. Hired sub-contractors for installation

Accomplishments:

- Grew branch sales by 100%.
- Set up a more efficient measurement and installation program
- Oversaw specification projects at Baltimore Washington Airport
- Sold the Fall Arrest System to the Baltimore Transit Authority and the U.S. Government Printing Office

ADDITIONAL SALES EXPERIENCE 1984 - 1991

Bryant Electric Division of Westinghouse Electric, which had started a new division, concentrating on commercial grade wiring devices. Increased sales from \$87,000 to \$1.4 million in under three years. Activities strongly concentrated in the architectural and engineering specifications markets. Increased sales via Contractors and Builders with group Presentations. Took territory to the number 1 position

Nutone Division of Scovill Mfg, Started as an Associate Sales representative in the Metro NYC Market. Promoted to Senior Representative for New Jersey. Nutone then split in two, and I was then transferred to Miami.

EDUCATION

Queensborough Community College, Bayside NYC

Completed Courses in:

- Consultative Sales Approach
- Architectural Specifications
- Negotiations
- Closing
- Positive Selling Skills
- Xerox Training
- Neuro-Linguistic Training

RESOLUTION 2018-07

**A RESOLUTION OF THE POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Poinciana West Community District desires to elect _____ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT:**

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 18th day of April, 2018.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

MINUTES

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, March 21, 2018 at 11:30 a.m. in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Charles W. Case	Chairman
Leonard Vento	Vice Chairman
Bill Brown	Assistant Secretary
Shirley Bzdewka	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Tony Call	District Engineer - GAI
Michael Dell'Isola	District Engineer – Atkins
Brian Smith	Field Manager
Residents	

The following is a summary of the discussions and actions taken at the March 21, 2018 Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Board Members introduced themselves and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Organizational Matters - Added

A. Acceptance of Resignation of Sidney Rosenberg

On behalf of the Board, Mr. Case thanked Mr. Rosenberg for his service to the Board.

On MOTION by Mr. Brown, seconded by Ms. Bzdewka, with all in favor, Sidney Rosenberg's resignation, effective immediately, was accepted.

B. Discussion of Process to Fulfill Board Vacancy

Mr. Case proposed requesting resumes and forwarding them to the District Manager for review, prior to the next meeting. Mr. Flint stated that the deadline to provide resumes would be a week before the meeting, for inclusion in the agenda package. Ms. Bzdewka stated that an e-blast would be sent. It was noted that a Board Member submitted a letter of intent to forfeit their seat if Poinciana and Poinciana West merged. Mr. Case requested that the letter of intent be rescinded.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the January 17, 2018 Board of Supervisors Meeting, December 13, 2017 Joint Board of Supervisors Meeting and Acceptance of Minutes of the January 17, 2018 Audit Committee Meeting

Mr. Case presented the minutes of the January 17, 2018 Board of Supervisors, December 13, 2017 Joint Board of Supervisors and January 17, 2018 Audit Committee meetings. There were no corrections.

Mr. Brown stated that on Page 5 of the January minutes, under the Tenth Order of Business, a resident reported that Floralawn was throwing grass into their lanai and plant beds. After the last meeting, the resident confirmed that it was not the lake bank mowers, but the actual home lawn mowers. He asked if the minutes should be amended. Mr. Eckert advised that the minutes should reflect the discussion, but it was clarified in the minutes of this meeting.

Mr. Vento noted on the same page, Mr. Eckert was supposed to meet with the developer and District Engineer to discuss future changes in the pond. Mr. Eckert stated he would discuss this item later in the meeting.

On MOTION by Ms. Bzdewka, seconded by Mr. Vento, with all in favor, the Minutes of the January 17, 2018 Board of Supervisors, December 13, 2017 Joint Board of Supervisors meetings were approved and the Minutes of the January 17, 2018 Audit Committee meeting were accepted, as presented.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2017

Mr. Flint presented the Agreement with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2017 auditing services. He stated that the agreement was previously executed, so the audit could commence, due to the statutory timeframe to complete the audit and that the fees were consistent with their proposal.

On MOTION by Mr. Vento, seconded by Mr. Brown, with all in favor, the agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2017 was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Engineering Services Agreement with GAI Consultants, Inc.

Mr. Eckert presented the GAI Consultants, Inc. Engineering Services Agreement. At a prior meeting, the Board ranked GAI as the number one qualified engineer and directed staff to negotiate the contract. He stated that they agreed to the form of the contract, which was approved by District Counsel. Mr. Eckert appreciated GAI using their 2017 rates, since the process was started at the end of 2017.

On MOTION by Mr. Vento, seconded by Mr. Brown, with all in favor, the GAI Consultants, Inc. Professional Engineering Services Agreement was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- **Pond Conveyances and Maintenance Update** *(Added to the Agenda)*

Mr. Eckert stated that he met with the District Engineer and AV Homes on the remaining pond conveyances and that there were cleanup items to ensure that the boundaries matched the plat. He stated that the Quit Claim Deeds were needed for eight or nine ponds that would be provided at the April meeting and that Ponds #19A and #19B must be conveyed to the District. He stated the developer was compiling the as-builts, title work and preparing the deeds for the Board to consider. He stated that previously, the Board agreed to accept the ponds by resolution in 2015 and that the current maintenance contracts were consistent with the CDD ownership.

Mr. Case asked if the ponds were inspected prior to acceptance. Mr. Dell'Isola inspected ponds that the developer wanted to transfer two months ago; however, it may be in the best interest to have GAI perform the final inspection, as GAI must issue the formal letter. Ms. Bzdewka asked if the new ponds had fish and plants, so there were no midge problems. Mr. Dell'Isola believed that there was carp. Mr. Case noted that Drew Malcavek, a resident, emailed the Board regarding midges on Pond H. Mr. Dell'Isola stated that an Entomologist from the University of Florida noted 1,500 different species of midges. Mr. Vento recalled that two meetings ago the Entomologist was supposed to attend a meeting. Mr. Dell'Isola stated that the Entomologist was out of the country and May was the opportune time to attend the meeting.

After further discussion, Mr. Flint would provide a proposal for fish stocking and Clarke using a biological treatment at the April meeting.

- **Authority to Extend Amenity Inspection Period** *(Added to the Agenda)*

Mr. Case reported that the Poinciana CDD Board approved a 30-day extension of the District's inspection period under the Asset Sale and Purchase Agreement, which would expire on April 6th.

- **Status of Inframark Reconciliation** *(Added to the Agenda)*

Mr. Eckert sent an email to the Board addressing the Inframark adjustments. He stated that the District did not pay the January invoice, and based on the calculations, Inframark expected a payment of \$1,624.26, taking into account various credits. Mr. Eckert stated would submit the invoice in April and recommended it was not worth spending additional legal fees.

- i. **Litigation Update**

Mr. Eckert reported that the Supreme Court appeal was dismissed and the issues with the next appeal from the second Bond Validation case were pending. He stated that an Order to Show Cause Hearing was being scheduled and that the Class Action Lawsuit would impact the

ability of the District to issue bonds. He stated the plaintiffs' argument that the amenities were common areas that the developer provided to the HOA for free, was rejected by trial court, because the amenities were not commercial property and thus, not subject to the HOA laws.

Mr. Brown asked what would happen if the court ruled in the CDD's favor and there was no second appeal. Mr. Eckert noted that there would be no second appeal and the District could go to the bond market, provided that the bonds could be marketed with the remnants of the Class Action Lawsuit.

B. Engineer

Mr. Dell'Isola announced that this was his last meeting and that Atkins would serve until the end of the month and transfer documents electronically to GAI. He stated that Atkins would work with GAI if additional information was necessary and that the transition was scheduled to be completed by the end of the month.

i. Presentation of Annual Stormwater Management System

Mr. Dell'Isola presented the Stormwater Management System Annual Inspection Report. He stated that there were a few new issues, which GMS was working on and preparing a plan. The following issues were noted:

- *Eroded mitered end sections.* Poinciana CDD had the same issue. Staff was working on practical solutions.
- *Unsteady or broken skimmers.* A skimmer and mitered end section on Pond 20, must be repaired in the next few months.
- *Fences.* Fences installed on the downstream side of the overflow device and on the top of a weir on Pond 18 should be removed. They serve no purpose and could block the flow of water.
- *Dry ponds.* Soggier this year, versus last year.

Mr. Dell'Isola recommended that the Field Manager observe the dry ponds after a sizable rain event, to observe the time it takes for it to get back down to a soggy bottom because if it did not occur in the appropriate amount of time, there was a bigger issue. He stated that a few homeowners informed the inspector that their dry pond was soggy and there were issues.

Mr. Brown asked why the bleed down device could not be located in Pond 1. Mr. Dell'Isola explained that devices could not be found in ponds below the water level, but it appeared to be connected. Mr. Brown voiced concern that minor issues could become major if

they were not addressed. Mr. Dell'Isola explained that many items were not repaired from the last report. He stated that Mr. Smith and Ms. Leo had a priority list for both CDDs and that he noted no high-risk items. Mr. Brown expressed wanted the Board to be accountable for completing all items.

C. District Manager

i. Approval of Check Register

Mr. Flint presented the Check Register from December 22, 2017 through February 28, 2018, for the General Fund and payroll, in the amount of \$1,054,890.31. There was a check for \$1 million to move debt service assessment revenue to the Trustee and additional advertising costs. The detail was behind the Check Register.

On MOTION by Mr. Vento, seconded by Ms. Bzdewka, with all in favor, the Check Register for December 22, 2017 through February 28, 2018 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the Unaudited Financial Statements through February 28, 2018.

On MOTION by Ms. Bzdewka, seconded by Mr. Brown, with all in favor, the February Financial Statements were approved.

D. Field Manager

i. Field Manager's Report

Mr. Smith presented the Field Manager's Report. He stated there were minor issues and that solutions for keeping the dry ponds aesthetically pleasing would be provided. He stated that more mulch must be placed around tree rings. He stated that the aquatic contractor was performing well and that there was some suspended algae that is common for dry ponds.

Mr. Vento asked on Page 6, if the pond treatments were for one month or varied based on what was being treated. Mr. Smith indicated that it varied on the amount of activity. He stated a pond with heavy algae growth would be treated once a month and that Clarke and American Ecosystems were onsite once a month. Mr. Vento asked if it was possible to indicate in the

report how many times the pond was treated for a specific item. Mr. Smith stated he would include it.

Mr. Case stated that Dick Rogers, a resident, 228 San Vicente Lane, complained about people accessing his property to get to Pond #8. Mr. Eckert suggested looking at the plat to find the access easement for the pond. Mr. Flint stated he would handle.

ii. Priority Stormwater System Repairs

Mr. Smith noted minor repairs, such as repairing the skimmers and removing debris from the top of the grates and a couple of mitered end sections. He stated that as a test, Mr. Smith and Ms. Leo would remove the collar from one pipe, break up the concrete, place cloth and rip rap around the pipe to stabilize it.

Mr. Case asked if there was a priority list. Mr. Smith stated that he and Ms. Leo prepared a list of items that would be listed by priority. He stated that nine ponds were a priority, four were dry ponds.

Mr. Case announced that he was leaving the meeting, due to a prior commitment and Mr. Vento continued running the meeting.

Mr. Case left the meeting

Mr. Smith indicated that the cost for the priority repairs was \$4,122, and requested authorization to spend a not-to-exceed amount of \$5,000. Mr. Vento asked who would provide the labor and supplies and Mr. Smith stated that GMS would provide the labor and the District would purchase the supplies and materials. Mr. Vento asked if Floralawn could take responsibility for damage from lawn mowers. Mr. Eckert stated that a vendor should be contacted any time there was damage to District property. Mr. Flint pointed out that many skimmers were damaged a year ago and unless it was documented in the last three reports, it was hard to prove, but if staff was aware of it, it would be addressed. Mr. Vento wanted to address damage by motors. Mr. Smith stated that it was hard to tell if damage was caused by a lawn mower.

On MOTION by Mr. Brown, seconded by Ms. Bzdewka, with all in favor, authorizing a not-to-exceed amount of \$5,000 for completing repairs that were a priority, was approved.

iii. Customer Complaint Log

Mr. Smith presented the Customer Complaint Log.

iv. Clarke Environmental Aquatic Treatment Report

Mr. Smith presented the Clarke Environmental Aquatic Treatment Report.

v. Clarke Environmental Midge Treatment Report

Mr. Smith presented the Clarke Environmental Midge Treatment Report.

NINTH ORDER OF BUSINESS

Supervisor's Request

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Benninghoff, a resident, 831 Bella Viana Road, asked what items were still pending in the class action suit. Mr. Eckert stated that claims with the developer were still pending and that it was unclear what courses of actions were dismissed. He stated that the District was not a party to the class action suit, but it was an impediment to the District's issuance of bonds. Mr. Benninghoff asked if the interest rate was a benefit to residents. Mr. Eckert stated that the interest rate makes a difference on whether or not the deal goes through at all. Mr. Brown believed that it impacted the amount of money AV Homes funded towards the District. Mr. Benninghoff asked if Berger Toombs was a CPA firm that provided audited statements. Mr. Flint stated that Berger Toombs submitted audited statements each year.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – April 18, 2018

Mr. Vento announced that the next meeting was April 18, 2018 at 11:00 a.m. The Poinciana West CDD meeting would be held first, followed by the Poinciana CDD meeting. Mr. Flint would schedule more time in between meetings.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VI



Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice: 27832
Invoice Date: 2/16/2018
Due Date: 3/18/2018
Terms: Net 30
Project ID: POINCIANAW
EST
PO #:

Bill To:
Poinciana West CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

Sales Description	Quantity	Units	Rate	Amount
Management Fees for the Month Of: January 2018				
Administrative Fees 001-531027-51201-5000	1	Ea	\$3,395.50	\$3,395.50
Field Ops Services 001-531016-53901-5000	1	Ea	\$293.75	\$293.75
Office Supplies 001-551002-51301-5000	1	Ea	\$121.00	\$121.00
Copies 001-547001-51301-5000	1	Ea	\$320.45	\$320.45
Postage 001-541006-51301-5000	1	Ea	\$18.86	\$18.86
Credit for 50% OF DISSEMINATION BILLING 2016	1	Ea	(\$2,500.00)	(\$2,500.00)
Credit for Late Fee from DEPT OF ECONOMIC OPPORTUNITY	1	Ea	(\$25.00)	(\$25.00)
Subtotal				\$1,624.56
Tax (0%)				\$0.00
Total Due				\$1,624.56

Memo: Replaced invoice no. 26988

Remit To : Inframark, LLC
P.O. Box 733778
Dallas, TX 75373-3778

*Please note our lockbox address has changed.
Please include the Project ID and the Invoice
Number on the check stub of your payment.*

SECTION VII

**NOTICE OF MEETING DATES
POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Poinciana West Community Development District* will hold the remainder of the regularly scheduled public meetings for **Fiscal Year 2018 at 11:00 a.m. in the Starlite Ballroom at 384 Village Drive, Poinciana, Florida 34759** on the third Wednesday each month as follows unless indicated otherwise:

April 18, 2018
May 16, 2018
June 20, 2018
July 18, 2018
August 15, 2018
September 19, 2018

There may be occasions when one or more Supervisors may participate by telephone. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager

SECTION VIII

POINCIANA WEST STORMWATER CONVEYANCE / MAINTENANCE

POND		DEED EXECUTED	DEED RECORDED	PLAT DEDICATION	CURRENT OWNER	AQUATIC CONTRACT	MIDGE CONTRACT	LANDSCAPE CONTRACT
7A (134/20)	P-1 (Pond 2 per Adkins)	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2005)	PWCDD	YES	NO	YES
7A (134/20)	P-2 (Pond 1 per Adkins)	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2005)	PWCDD	YES	NO	YES
7B1 (136/14)	P-3	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7B1 (136/14)	P-4	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7B1 (136/14)	P-4A	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7B1 (136/14)	P-5	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	YES	YES

POINCIANA WEST STORMWATER CONVEYANCE / MAINTENANCE

POND		DEED EXECUTED	DEED RECORDED	PLAT DEDICATION	CURRENT OWNER	AQUATIC CONTRACT	MIDGE CONTRACT	LANDSCAPE CONTRACT
7B2 (136/39)	P-6	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7C (136/3)	P-7	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7C (136/3)	P-8	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	YES	YES
7C (136/3)	P-9	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	YES	YES
7C (136/3)	P-10	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7B1 (136/14)	P-11 * * Not the same as P-11 in 7C	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7C (136/3)	P-11 * * Not the same as	12/6/2007	Special Warranty Deed From: Avatar	AVATAR (2006)	PWCDD	YES	NO	YES

POINCIANA WEST STORMWATER CONVEYANCE / MAINTENANCE

	POND	DEED EXECUTED	DEED RECORDED	PLAT DEDICATION	CURRENT OWNER	AQUATIC CONTRACT	MIDGE CONTRACT	LANDSCAPE CONTRACT
	P-11 in 7B1 (Pond 12 per Adkins)		To: PWCDD Date: 12/27/2007 Book 7516, Page 0625					
7D (137/9)	P-13	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7D (137/9)	P-15	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7D (137/9)	P-16	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7D (137/9)	P-16A	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7E UNIT 2 (155/13)	P-17	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	PWCDD (2014)	PWCDD	YES	NO	YES

POINCIANA WEST STORMWATER CONVEYANCE / MAINTENANCE

	<u>POND</u>	<u>DEED EXECUTED</u>	<u>DEED RECORDED</u>	<u>PLAT DEDICATION</u>	<u>CURRENT OWNER</u>	<u>AQUATIC CONTRACT</u>	<u>MIDGE CONTRACT</u>	<u>LANDSCAPE CONTRACT</u>
7E UNIT2 (155/13)	P-18	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	PWCDD (2014)	PWCDD	YES	NO	YES
7F (161/7)	P-19A	12/8/2017	Special Warranty Deed From: Avatar To: PWCDD NOT YET RECORDED; AVATAR COMPILING NECESSARY DOCUMENTATION	PWCDD (2016) (CDD Board accepted in July 2016)	AVATAR	NO	NO	NO
7F (161/7)	P-19B	12/8/17	Special Warranty Deed From: Avatar To: PWCDD NOT YET RECORDED; AVATAR COMPILING NECESSARY DOCUMENTATION	PWCDD (2016) (CDD Board accepted in July 2016)	AVATAR	NO	NO	NO
7D (137/9)	P-20	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7D (137/9)	P-21	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES

POINCIANA WEST STORMWATER CONVEYANCE / MAINTENANCE

POND		DEED EXECUTED	DEED RECORDED	PLAT DEDICATION	CURRENT OWNER	AQUATIC CONTRACT	MIDGE CONTRACT	LANDSCAPE CONTRACT
7D (137/9)	P-22	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625	AVATAR (2006)	PWCDD	YES	NO	YES
7G Unit 1 (153/36)	P-1 DRY POND	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	SWCA (2012)	PWCDD QUIT CLAIM FROM SWCA PREPARED AND BEING EXECUTED	YES	NO	YES
7G Unit1 (153/36)	P-2 DRY POND	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	SWCA (2012)	PWCDD QUIT CLAIM FROM SWCA PREPARED AND BEING EXECUTED	YES	NO	YES
7G UNIT 2 (155/4)	P-3 DRY POND	12/6/2007	Special Warranty Deed From: Avatar To: PWCDD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	SCA (2014)	PWCDD QUIT CLAIM FROM SCA PREPARED AND BEING EXECUTED	YES	NO	YES
7G UNIT 2	P-4	12/6/2007	Special Warranty Deed From: Avatar	SCA (2014)	PWCDD	YES	NO	YES

POINCIANA WEST STORMWATER CONVEYANCE / MAINTENANCE

	POND	DEED EXECUTED	DEED RECORDED	PLAT DEDICATION	CURRENT OWNER	AQUATIC CONTRACT	MIDGE CONTRACT	LANDSCAPE CONTRACT
(155/4)	DRY POND		To: PWCD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT		QUIT CLAIM FROM SCAPREPARED AND BEING EXECUTED			
7G UNIT 2 (155/4)	P-5 DRY POND	12/6/2007	Special Warranty Deed From: Avatar To: PWCD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	SCA (2014)	PWCD QUIT CLAIM FROM SCA PREPARED AND BEING EXECUTED	YES	NO	YES
7G UNIT 2 (155/4)	P-6 DRY POND	12/6/2007	Special Warranty Deed From: Avatar To: PWCD Date: 12/27/2007 Book 7516, Page 0625 AVATAR PREPARING QUIT CLAIM DEED BECAUSE DEED IS METES AND BOUNDS, NOT TRACT ON FINAL PLAT	SCA (2014)	PWCD QUIT CLAIM FROM SCA PREPARED AND BEING EXECUTED	YES	NO	YES

Notes:

- The following are plats of lands within the PWCD, but which do not have ponds:
 - Phase 7E – Unit 1, Plat Book 155, Page 9
 - Phase 7G-1, Plat Book 143, Page 13
- Last Revision: 3/25/18

THIS INSTRUMENT PREPARED BY:
MELISA BOROSSKONDERIK, ESQ.
AV HOMES
8601 N. Scottsdale Road, Suite 225
Scottsdale, AZ 85253

Property Folio Numbers:
See Exhibit A

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made as of the ____ day of March, 2018, between AVATAR PROPERTIES INC., a Florida corporation ("Grantor") having offices at 8601 N. Scottsdale Road, Suite 225, Scottsdale, AZ 85253 and POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government (the "District"), having offices at 135 W. Central Boulevard, Suite 320, Orlando, FL 32801.

RECITALS:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by District, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto District and District's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the lands described on Exhibit A attached hereto, situate, lying and being in the County of Polk and State of Florida.

THIS QUITCLAIM DEED IS BEING EXECUTED TO CONFIRM THE CONVEYANCE OF THE PONDS DESCRIBED ON EXHIBIT A TO THE DISTRICT AS REFERENCED ON THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 7516 AT PAGE 625 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of District and District's successors and assigns forever, and "as is" without any representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and improvements thereon.

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

WITNESSES:

AVATAR PROPERTIES INC., a Florida corporation

Print Name: Melissa Borosskonderik

Print Name: James Delgado

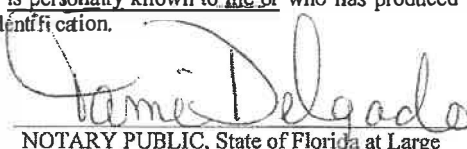
By: Anthony S. Iorio
Name: ANTHONY S. IORIO
Title: Vice President

{SEAL}

STATE OF FLORIDA)
) SS.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 27 day of March, 2018, by ANTHONY S. IORIO, as Vice President of AVATAR PROPERTIES INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

My commission expires:


NOTARY PUBLIC, State of Florida at Large

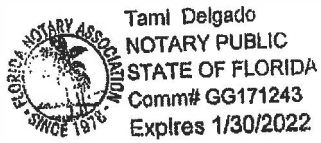


EXHIBIT A

Tracts P-17 and P-18 as shown on the plat of **SOLIVITA PHASE 7E -- UNIT 2**, according to the plat thereof, as recorded in Plat Book 155 at Page 13, of the Public Records of Polk County, Florida. Tax Folio Nos.: P-17: 28-27-16-933612-001690 and P-18: 28-27-16-933612-001700;

Tracts P-1 and P-2 as shown on the plat of **SOLIVITA PHASE 7G - UNIT 1**, according to the plat thereof, as recorded in Plat Book 153 at Page 36, of the Public Records of Polk County, Florida. Tax Folio No.: 28-27-22-933916-001000; and

Tracts P-3, P-4, P-5 and P-6 as shown on the plat of **SOLIVITA PHASE 7G - UNIT 2**, according to the plat thereof, as recorded in Plat Book 155 at Page 4, of the Public Records of Polk County, Florida. Tax Folio Nos.: P-3: 28-27-15-933573-002830, P-4 & P-5: 28-27-15-933573-002840 and P-6: 28-27-15-933573-002850.

THIS INSTRUMENT PREPARED BY:
MELISA BOROSS KONDERIK, ESQ.
AVHOMES
8601 N. Scottsdale Road, Suite 225
Scottsdale, AZ 85253

Property Folio Numbers:
See Exhibit A

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made as of the ____ day of March, 2018, between SOLIVITA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, ("Grantor") having offices at 10401 Deerwood Park Blvd., Suite 2130, Jacksonville, FL 32256 and POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government (the "District"), having offices at 135 W. Central Boulevard, Suite 320, Orlando, FL 32801.

RECITALS:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by District, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto District and District's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the lands described on Exhibit A attached hereto, situate, lying and being in the County of Polk and State of Florida.


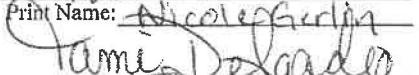
THIS QUITCLAIM DEED IS BEING EXECUTED TO DISCLAIM ANY INTEREST GRANTOR MAY HAVE TO THE PONDS DESCRIBED ON EXHIBIT A PURSUANT TO THE INCORRECT PLAT DEDICATION REFERENCED ON THE SOLIVITA PHASE 7G-UNIT 2 PLAT.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of District and District's successors and assigns forever, and "as is" without any representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and improvements thereon.

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

WITNESSES:

SOLIVITA COMMUNITY ASSOCIATION,
INC., a Florida not-for-profit corporation


Print Name: Nicole Gerding

Print Name: Tami Delgado

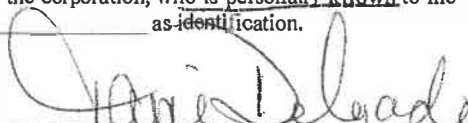
By: 
Name: ANTHONY S. IORIO
Title: President

{SEAL}

STATE OF FLORIDA)
) SS.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 27 day of March, 2018, by ANTHONY S. IORIO, as President of SOLIVITA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

My commission expires:


NOTARY PUBLIC, State of Florida at Large



Tami Delgado
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG171243
Expires 1/30/2022

EXHIBIT A

Tracts P-3, P-4, P-5 and P-6 as shown on the plat of **SOLIVITA PHASE 7G - UNIT 2**, according to the plat thereof, as recorded in Plat Book 155 at Page 4, of the Public Records of Polk County, Florida.

Tax Folio Nos.:

Tract P-3: 28-27-15-933573-002830

Tracts P-4 & P-5: 28-27-15-933573-002840

Tract P-6: 28-27-15-933573-002850.

THIS INSTRUMENT PREPARED BY:
MELISA BOROSS KONDERIK, ESQ.
AV HOMES
8601 N. Scottsdale Road, Suite 225
Scottsdale, AZ 85253

Property Folio Numbers:
See Exhibit A

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made as of the ____ day of March, 2018, between SOLIVITA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, successor by merger to SOLIVITA WEST COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantor") having offices at 10401 Deerwood Park Blvd., Suite 2130, Jacksonville, FL 32256 and POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government (the "District"), having offices at 135 W. Central Boulevard, Suite 320, Orlando, FL 32801.

RECITALS:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by District, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto District and District's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the lands described on Exhibit A attached hereto, situate, lying and being in the County of Polk and State of Florida.

THIS QUITCLAIM DEED IS BEING EXECUTED TO DISCLAIM ANY INTEREST GRANTOR MAY HAVE TO THE PONDS DESCRIBED ON EXHIBIT A PURSUANT TO THE INCORRECT PLAT DEDICATION REFERENCED ON THE SOLIVITA PHASE 7G-UNIT 1 PLAT.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of District and District's successors and assigns forever, and "as is" without any representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and improvements thereon.

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

WITNESSES:

SOLIVITA COMMUNITY ASSOCIATION,
INC., a Florida not-for-profit corporation,
successor by merger to SOLIVITA WEST
COMMUNITY ASSOCIATION, INC., a Florida
not-for-profit corporation.

Print Name: Nicole Gerling

Print Name: Tamara Delgado

By: Anthony S. Iorio

Name: ANTHONY S. IORIO


Title: President

{SEAL}

STATE OF FLORIDA)
) SS.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 27 day of March, 2018, by ANTHONY S. IORIO, as President of SOLIVITA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, as successor by merger to SOLIVITA WEST COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

My commission expires:


NOTARY PUBLIC, State of Florida at Large



Tami Delgado
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG171243
Expires 1/30/2022

EXHIBIT A

Tracts P-1 and P-2 as shown on the plat of **SOLIVITA PHASE 7G - UNIT 1**, according to the plat thereof, as recorded in Plat Book 153 at Page 36, of the Public Records of Polk County, Florida. Tax Folio No.: 28-27-22-933916-001000.

SECTION IX

MEMORANDUM

To: Board of Supervisors, Poinciana West Community Development District

From: Michael C. Eckert

Date: April 6, 2018

Re: Boating in Storm Water Management Ponds

At the March 21, 2018 meeting of the Poinciana West Community Development District ("District") Board of Supervisors ("Board"), District Counsel was asked to provide information regarding boating in District storm water management ponds ("Ponds"). This is a very common issue confronted by community development districts throughout the State of Florida.

It is important to remember that the Ponds are a utility. They are designed to capture storm water runoff to prevent community flooding, attenuate and manage storm water runoff during rain events, and hold the storm water runoff for a sufficient period of time to allow contaminants to sink to the bottom or otherwise dissipate. The primary function of the Ponds is not recreation.

The Board has the discretion to: a) expressly permit boating in the Ponds, b) expressly prohibit boating in the Ponds, or c) refrain from regulating boating in the Ponds. To date, the Board has maintained a policy which prohibits boating in the Ponds.

Some community development districts allow boating and others do not. Boards usually balance the following factors in reaching a decision.

Advantages of Permitting Boating in Ponds

1. More recreation opportunities for residents
2. More social interaction among residents with boating interests
3. Some people like seeing boating in the lakes in the community

Disadvantages of Permitting Boating in Ponds

1. Risk of personal injury or drowning; risk of dangerous wildlife encounters
2. Potential liability of District for boating accidents or dangerous wildlife encounters

Disadvantages of Permitting Boating in Ponds (continued)

3. Unsightliness of boats and unwanted noise of boaters on the water
4. Privacy concerns of residents adjacent to the Ponds
5. Unsightliness of boats moored to, or remaining on pond banks or in yards
6. Potential for increased pollution and resulting impairment of functionality of Ponds
7. Potential for non-residents requesting access if the Ponds are promoted as a recreation amenity instead of being treated as a utility
8. Difficulty in enforcement of violations
9. Difficulty in mediating disagreements between homeowners

It is important to note that the costs associated with potential liability of the District for boating accidents and dangerous wildlife encounters can be mitigated by signed waivers, and more importantly, appropriate insurance.

Please feel free to contact me with any questions. Thank you.

SECTION X

B

1

Poinciana West Community Development District (PWCDD)

2017 Annual inspection Report

Priority List

Pond Name	Description of Issue
Pond 5	Minor damage to skimmer. Orifice missing stand pipe and should be replaced. Minor shoreline erosion.
Pond 10	Minor damage to skimmer. Orifice needs repair. Minor shoreline erosion.
Pond 18	Skimmer needs repairs. Orifice missing stand pipe and should be replaced. Fence to be removed???
Pond 20	Skimmer needs repairs. Orifice missing stand pipe and should be replaced. Fence to be removed???
Pond 11	Algae growth. Skimmer damage.
Pond 3	Minor damage to skimmer.
Pond 13	Minor damage to skimmer.
Pond 16	Minor damage to skimmer. The spreader swale for the overflow weir is heavily covered with vegetation. Minor erosion around MES. Vegetation inside control structure should be removed. Fence to be removed??
Pond P-1/P-2	Overgrown plants at overflow weir.
Pond 4A	Overgrown plants at overflow weir. Grass should be cleared around bubble up structure for better flow.
Pond 16A	The vegetation in and around the facility should be trimmed and monitored.
Pond 22	Minor shoreline erosion. Trash and debris on control structure grate.
Pond P-3	The pond should be inspected after a few rain events to observe the draw down time of ponding water in the pond. Should the draw down not occur within the original design time, further investigation and evaluation may be required to determine the cause of any observed excessive ponding.. Overgrown vegetation was observed in the middle of the pond that needs to be removed. to not impede flows. Overgrown vegetation was observed at the outflow of the weir and should be removed to not impede flows.
Pond P-4	The pond should be inspected after a few rain events to observe the draw down time of ponding water in the pond. Should the draw down not occur within the original design time, further investigation and evaluation may be required to determine the cause of any observed excessive ponding.. Overgrown vegetation was observed in the middle of the pond that needs to be removed. to not impede flows. Overgrown vegetation was observed at the outflow of the weir and should be removed to not impede flows.

Pond P-5	The pond should be inspected after a few rain events to observe the draw down time of ponding water in the pond. Should the draw down not occur within the original design time, further investigation and evaluation may be required to determine the cause of any observed excessive ponding. The area around the inflow structure needs to be cleared from grass to not impede flows towards the outfall.
Pond P-6	The pond should be inspected after a few rain events to observe the draw down time of ponding water in the pond. Should the draw down not occur within the original design time, further investigation and evaluation may be required to determine the cause of any observed excessive ponding. The area around the inflow structure needs to be cleared from grass to not impede flows towards the outfall.
Pond 7	Algae growth. Minor shoreline erosion.
Pond 9	Algae growth. Minor shoreline erosion.
Pond 17	Algae growth. Minor shoreline erosion.
Pond 21	Algae growth. Minor shoreline erosion.
Pond 2	Erosion around inflow pipe MES.
Pond 6	Algae growth.
Pond 12	Algae growth.
Pond 1	No Issues were noticed.
Pond 4	No Issues were noticed.
Pond 8	No Issues were noticed.
Pond 15	No Issues were noticed.
Pond 19A	Not a part of PWCDD.
Pond 19B	Not a part of PWCDD.

Poinciana West CDD

ACTION ITEMS

as of 4/11/2018

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	12/13/17	Status of Transition	Eckert		In Process	Final bill on 4/18/18 Agenda
2	1/17/18	Storm Drain System Repairs	Smith		In Process	Inspection report presented at 3/21/18 meeting. NTE amount approved for top priority repairs. Additional repairs to be discussed at 4/18/18 meeting.

Poinciana West Community Development District

Summary of Check Register

March 1, 2018 to March 31, 2018

Fund	Date	Check No.'s		Amount
General Fund	3/1/18	1410-1414	\$	20,300.75
	3/6/18	1415	\$	5,131.04
	3/8/18	1416	\$	5,007.63
	3/9/18	1417	\$	1,934.10
	3/15/18	1418-1420	\$	10,381.90
	3/20/18	1421	\$	5,167.43
	3/22/18	1422	\$	1,624.56
	3/29/18	1423	\$	5,485.73
			\$	55,033.14
Payroll	<u>March 2018</u>			
	Charles Case III	50006	\$	184.70
	Shirley Bzdewka	50007	\$	184.70
	William Brown	50008	\$	184.70
			\$	554.10
			\$	55,587.24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/01/18	00004	3/01/18	1803277 201803 320-53800-47000 WATER MANAGEMENT SERV MAR	AMERICAN ECOSYSTEMS, INC.	*	2,702.46	2,702.46 001410
3/01/18	00005	1/24/18	6365087 201803 320-53800-47100 MOSQUITO MGMT SERV MAR18	CLARKE ENVIRONMENTAL MOSQUITO	*	1,833.33	1,833.33 001411
3/01/18	00007	12/01/17	2211-I 201712 320-53800-46200 LAWN MAINTENANCE DEC17	FLORALAWN 2, LLC	*	4,691.16	9,382.32 001412
		3/01/18	2467 201803 320-53800-46200 LAWN MAINTENANCE MAR18		*	4,691.16	
3/01/18	00016	2/28/18	2122948 201802 310-51300-31100 INTERIM ENG.SRVCS-FEB18	GAI CONSULTANTS, INC	*	147.50	147.50 001413
3/01/18	00002	2/21/18	98652 201801 310-51300-31500 GEN.COUNSEL/MTHLY MTG JAN	HOPPING GREEN & SAMS	*	6,235.14	6,235.14 001414
3/06/18	00001	3/01/18	5 201803 310-51300-34000 MANAGEMENT FEES MAR18		*	3,750.00	
		3/01/18	5 201803 310-51300-35200 INFO TECHNOLOGY MAR18		*	125.00	
		3/01/18	5 201803 310-51300-31300 DISSEMINATION FEE MAR18		*	416.67	
		3/01/18	5 201803 310-51300-51000 OFFICE SUPPLIES		*	.15	
		3/01/18	5 201803 310-51300-42000 POSTAGE		*	1.84	
		3/01/18	5 201803 310-51300-42500 COPIES		*	4.05	
		3/01/18	6 201803 320-53800-12000 FIELD MANAGEMENT MAR18	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	833.33	5,131.04 001415
3/08/18	00002	12/20/17	97551 201711 310-51300-31500 GEN.COUNSEL/MTHLY MTG NOV	HOPPING GREEN & SAMS	*	5,007.63	5,007.63 001416
3/09/18	00010	11/28/17	LH327574 201711 310-51300-48000 NOT.OF SPECIAL ASMT-11/28		*	2,196.60	
		11/28/17	L060G018 201711 310-51300-48000 INFRAMARK CHK 1352/1367	THE LEDGER	*	262.50-	1,934.10 001417

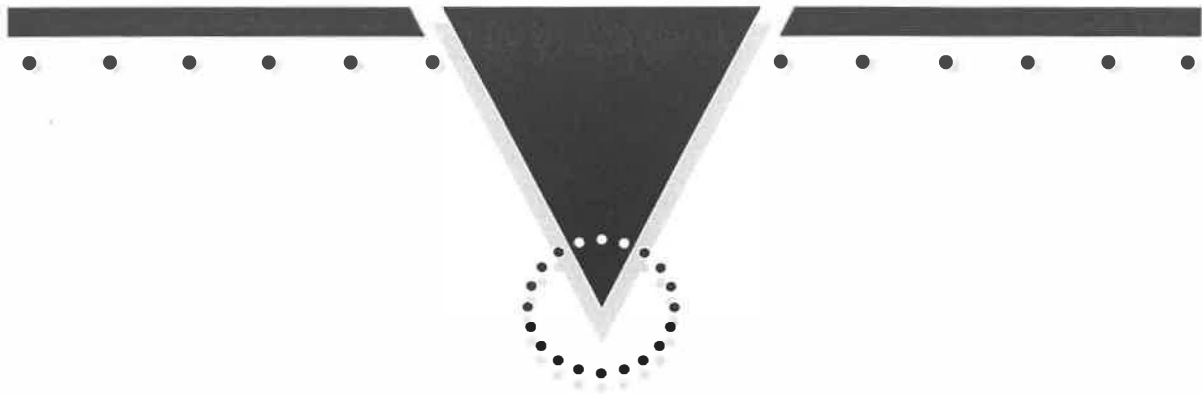
POIW POIN WEST CDD TVISCARRA

*** CHECK DATES 03/01/2018 - 03/31/2018 ***

POINCIANA WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/15/18	00003	2/26/18 1876637	201801 310-51300-31100 ENGINEERING SERV JAN18	ATKINS NORTH AMERICA, INC.	*	2,473.65	2,473.65 001418
3/15/18	00002	1/28/18 98223	201712 310-51300-31500 PROJ.CONSTRUCTION DEC17		*	279.00	
		2/21/18 98653	201801 310-51300-31500 PROJ.CONSTRUCTION JAN18	HOPPING GREEN & SAMS	*	625.50	904.50 001419
3/15/18	00017	2/23/18 4916808	201802 310-51300-32300 TRUSTEE FEES FY17	U.S. BANK	*	7,003.75	7,003.75 001420
3/20/18	00013	3/20/18 03202018	201803 300-20700-10000 FY18 DEBT SERV SER2017	POINCIANA WEST CDD C/O USBANK	*	5,167.43	5,167.43 001421
3/22/18	00009	2/16/18 27832	201801 310-51300-34000 MANAGEMENT FEES JAN18		*	3,395.50	
		2/16/18 27832	201801 320-53800-12000 FIELD MANAGEMENT JAN18		*	293.75	
		2/16/18 27832	201801 310-51300-51000 OFFICE SUPPLIES JAN18		*	121.00	
		2/16/18 27832	201801 310-51300-42500 COPIES JAN18		*	320.45	
		2/16/18 27832	201801 310-51300-42000 POSTAGE JAN18		*	18.86	
		2/16/18 27832	201801 310-51300-31300 50% CRED.DISSEM.BILL 2016		*	2,500.00-	
		2/16/18 27832	201801 310-51300-54000 LATE FEE-DEPT.ECON.OPPTY	INFRAMARK, LLC	*	25.00-	1,624.56 001422
3/29/18	00003	3/27/18 1878670	201802 310-51300-31100 ENGINEERING SERV FEB18	ATKINS NORTH AMERICA, INC.	*	5,485.73	5,485.73 001423
TOTAL FOR BANK A						55,033.14	
TOTAL FOR REGISTER						55,033.14	

POIW POIN WEST CDD TVISCARRA



Poinciana West
Community Development District

Unaudited Financial Reporting

March 31, 2018



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Income Statement</u>
4	<u>Month to Month</u>
5	<u>FY18 Assessment Receipt Schedule</u>

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2018

	General Fund	Debt Service Fund	Totals 2018
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$228,000	---	\$228,000
MONEY MARKET ACCOUNT	\$483,974	---	\$483,974
<u>INVESTMENTS</u>			
SERIES 2017			
RESERVE R1	---	\$393,161	\$393,161
RESERVE R2	---	\$122,082	\$122,082
REVENUE	---	\$1,015,073	\$1,015,073
TOTAL ASSETS	\$711,974	\$1,530,316	\$2,242,290
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$5,408	---	\$5,408
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2017	---	\$1,530,316	\$1,530,316
OPERATING RESERVE	\$65,156	---	\$65,156
UNASSIGNED	\$641,410	---	\$641,410
TOTAL LIABILITIES & FUND EQUITY	\$711,974	\$1,530,316	\$2,242,290

Poinciana West

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
ASSESSMENTS - TAX COLLECTOR	\$297,492	\$284,763	\$284,763	\$0
INTEREST	\$3,000	\$1,500	\$4,277	\$2,777
TOTAL REVENUES	\$300,492	\$286,263	\$289,041	\$2,777

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES	\$6,000	\$3,000	\$6,600	(\$3,600)
FICA EXPENSE	\$459	\$230	\$505	(\$275)
ENGINEERING	\$20,000	\$10,000	\$11,789	(\$1,789)
ATTORNEY	\$50,000	\$25,000	\$24,869	\$131
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$5,000	\$3,416	\$1,584
ANNUAL AUDIT	\$4,023	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$7,004	(\$7,004)
ASSESSMENT COLLECTION COST	\$6,198	\$0	\$0	\$0
MANAGEMENT FEES	\$50,525	\$25,263	\$24,266	\$996
INFORMATION TECHNOLOGY	\$0	\$0	\$275	(\$275)
POSTAGE	\$1,000	\$500	\$2,528	(\$2,028)
PRINTING & BINDING	\$1,500	\$750	\$2,093	(\$1,343)
INSURANCE	\$10,883	\$10,883	\$10,074	\$809
LEGAL ADVERTISING	\$2,000	\$1,000	\$6,921	(\$5,921)
OTHER CURRENT CHARGES	\$636	\$318	\$281	\$37
OFFICE SUPPLIES	\$200	\$100	\$248	(\$148)
PROPERTY APPRAISER	\$6,198	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD MANAGEMENT	\$4,371	\$2,186	\$3,218	(\$1,032)
LANDSCAPE MAINTENANCE	\$56,294	\$28,147	\$28,147	\$0
AQUATIC CONTROL MAINTENANCE	\$32,430	\$16,215	\$16,215	\$0
AQUATIC MIDGE MANAGEMENT	\$22,000	\$11,000	\$11,000	\$0
R&M PLANT REPLACEMENT	\$10,000	\$5,000	\$0	\$5,000
CONTINGENCY	\$10,000	\$5,000	\$0	\$5,000

TOTAL EXPENDITURES	\$300,492	\$149,766	\$159,623	(\$9,858)
EXCESS REVENUES (EXPENDITURES)	\$0		\$129,418	
FUND BALANCE - BEGINNING	\$0		\$511,993	
FUND BALANCE - ENDING	\$0		\$641,410	

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2017

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

REVENUES:

ASSESSMENTS - TAX COLLECTOR
INTEREST

\$1,073,042	\$1,026,580	\$1,026,580	\$0
\$100	\$50	\$609	\$559

TOTAL REVENUES

\$1,073,142	\$1,026,630	\$1,027,189	\$559
-------------	-------------	-------------	-------

EXPENDITURES:

ADMINISTRATIVE

PROPERTY APPRAISER
TRUSTEE FEES
ASSESSMENT COLLECTION COSTS

\$22,355	\$0	\$0	\$0
\$5,500	\$0	\$0	
\$22,355	\$0	\$0	\$0

SERIES 2017 R-1

INTEREST - 11/1
PRINCIPAL - 05/1
INTEREST - 05/1

\$198,166	\$198,166	\$198,166	\$0
\$385,000	\$0	\$0	\$0
\$198,166	\$0	\$0	\$0

SERIES 2017 R-2

INTEREST - 11/1
PRINCIPAL - 05/1
INTEREST - 05/1

\$77,981	\$77,981	\$77,981	\$0
\$80,000	\$0	\$0	\$0
\$77,981	\$0	\$0	\$0

TOTAL EXPENDITURES

\$1,067,504	\$276,147	\$276,147	\$0
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EXCESS REVENUES (EXPENDITURES)

\$5,638	\$751,042
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FUND BALANCE - BEGINNING

\$974,881	\$779,273
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FUND BALANCE - ENDING

\$980,519	\$1,530,316
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Poinciana West
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX COLLECTOR	\$1	\$21,681	\$242,668	\$13,816	\$5,193	\$1,404	\$0	\$0	\$0	\$0	\$0	\$0	\$284,763
INTEREST	\$364	\$366	\$874	\$1,442	\$814	\$418	\$0	\$0	\$0	\$0	\$0	\$0	\$4,277
TOTAL REVENUES	\$365	\$22,048	\$243,542	\$15,258	\$6,006	\$1,822	\$0	\$0	\$0	\$0	\$0	\$0	\$289,041
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$2,000	\$800	\$1,400	\$800	\$1,000	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600
FICA EXPENSE	\$153	\$61	\$107	\$61	\$77	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$505
ENGINEERING	\$930	\$879	\$931	\$2,474	\$5,633	\$943	\$0	\$0	\$0	\$0	\$0	\$0	\$11,789
ATTORNEY	\$3,659	\$5,008	\$4,939	\$6,861	\$4,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,869
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$0	\$2,500	\$0	\$82	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$3,416
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$7,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,004
ASSESSMENT COLLECTION COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$4,210	\$4,210	\$4,210	\$4,135	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$24,266
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$25	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$275
POSTAGE	\$126	\$98	\$1,979	\$319	\$3	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$2,528
PRINTING & BINDING	\$146	\$143	\$1,461	\$320	\$19	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$2,093
INSURANCE	\$10,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,074
LEGAL ADVERTISING	\$267	\$5,334	\$319	\$744	\$258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,921
OTHER CUR REPAIR CHARGES	\$44	\$49	\$49	\$47	\$47	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$281
OFFICE SUPPLIES	\$0	\$88	\$39	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD MANAGEMENT	\$364	\$364	\$364	\$458	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$3,218
LANDSCAPE MAINTENANCE	\$4,691	\$4,691	\$4,691	\$4,691	\$4,691	\$4,691	\$0	\$0	\$0	\$0	\$0	\$0	\$28,147
AQUATIC CONTROL MAINTENANCE	\$2,702	\$2,702	\$2,702	\$2,702	\$2,702	\$2,702	\$0	\$0	\$0	\$0	\$0	\$0	\$16,215
AQUATIC MIDGE MANAGEMENT	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000
R&M PLANT REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$31,376	\$28,761	\$25,025	\$25,675	\$32,797	\$15,990	\$0	\$0	\$0	\$0	\$0	\$0	\$159,623
EXCESS REVENUES/(EXPENDITURES)	(\$31,011)	(\$6,713)	\$218,517	(\$10,416)	(\$26,791)	(\$14,168)	\$0	\$0	\$0	\$0	\$0	\$0	\$129,418

**Poinciana West
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENTS FY2018 RECEIPTS

MAINTENANCE

GROSS ASSESSMENTS \$ 309,888.00
CERTIFIED NET ASSESSMENTS \$ 291,294.72
100%

DATE	CHECK NO.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS	COMMISSIONS PAID	INTEREST INCOME	NET ASSESSMENTS RECEIVED	GENERAL FUND
10/27/17	ACH	\$ -	\$ -	\$ -	\$ 1.23	\$ 1.23	\$ 1.23
11/15/17	ACH	\$ 2,611.98	\$ 104.44	\$ 50.15	\$ -	\$ 2,457.39	\$ 2,457.39
11/17/17	ACH	\$ 16,418.16	\$ 656.48	\$ 315.23	\$ -	\$ 15,446.45	\$ 15,446.45
11/22/17	ACH	\$ 4,058.56	\$ 203.83	\$ 77.09	\$ -	\$ 3,777.64	\$ 3,777.64
12/6/17	ACH	\$ 31,157.19	\$ 1,245.82	\$ 598.23	\$ -	\$ 29,313.14	\$ 29,313.14
12/13/17	ACH	\$ 53,405.58	\$ 2,134.96	\$ 1,025.41	\$ -	\$ 50,245.21	\$ 50,245.21
12/20/17	ACH	\$ 173,370.13	\$ 6,931.77	\$ 3,328.77	\$ -	\$ 163,109.59	\$ 163,109.59
1/16/18	ACH	\$ 14,365.88	\$ 436.31	\$ 278.59	\$ -	\$ 13,650.98	\$ 13,650.98
1/31/18	ACH	\$ -	\$ -	\$ -	\$ 165.03	\$ 165.03	\$ 165.03
2/15/18	ACH	\$ 5,410.53	\$ 111.91	\$ 105.97	\$ -	\$ 5,192.65	\$ 5,192.65
3/15/18	ACH	\$ 1,445.92	\$ 13.09	\$ 28.66	\$ -	\$ 1,404.17	\$ 1,404.17
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COLLECTED		\$ 302,243.93	\$ 11,838.61	\$ 5,808.10	\$ 166.26	\$ 284,763.48	\$ 284,763.48
PERCENTAGE COLLECTED							98%

DEBT SERVICE

GROSS ASSESSMENTS \$ 1,117,752.24
CERTIFIED NET ASSESSMENTS \$ 1,050,687.11
100%

DATE	CHECK NO.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS	COMMISSIONS PAID	INTEREST INCOME	NET ASSESSMENTS RECEIVED	DEBT SERVICE FUND
10/27/17	ACH	\$ -	\$ -	\$ -	\$ 4.53	\$ 4.53	\$ 4.53
11/15/17	ACH	\$ 8,925.54	\$ 356.98	\$ 171.37	\$ -	\$ 8,397.19	\$ 8,397.19
11/17/17	ACH	\$ 58,359.30	\$ 2,334.12	\$ 1,120.50	\$ -	\$ 54,904.68	\$ 54,904.68
11/22/17	ACH	\$ 14,935.63	\$ 750.17	\$ 283.71	\$ -	\$ 13,901.75	\$ 13,901.75
12/6/17	ACH	\$ 109,166.22	\$ 4,366.14	\$ 2,096.00	\$ -	\$ 102,704.08	\$ 102,704.08
12/13/17	ACH	\$ 189,667.42	\$ 7,584.14	\$ 3,641.67	\$ -	\$ 178,441.61	\$ 178,441.61
12/20/17	ACH	\$ 631,825.18	\$ 25,269.19	\$ 12,131.12	\$ -	\$ 594,424.87	\$ 594,424.87
1/16/18	ACH	\$ 51,492.66	\$ 1,563.82	\$ 998.58	\$ -	\$ 48,930.26	\$ 48,930.26
1/31/18	ACH	\$ -	\$ -	\$ -	\$ 594.49	\$ 594.49	\$ 594.49
2/15/18	ACH	\$ 19,910.82	\$ 411.91	\$ 389.98	\$ -	\$ 19,108.93	\$ 19,108.93
3/15/18	ACH	\$ 5,320.98	\$ 48.09	\$ 105.46	\$ -	\$ 5,167.43	\$ 5,167.43
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COLLECTED		\$ 1,089,603.75	\$ 42,684.56	\$ 20,938.39	\$ 599.02	\$ 1,026,579.82	\$ 1,026,579.82
PERCENTAGE COLLECTED							98%

2018 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of \$25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.
Petitions must be submitted by Noon on May 21, 2018.
2. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

Candidates who WILL incur election expenses or contributions will do the following:

1. File Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.
2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.
3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.
Petitions must be submitted by Noon on May 21, 2018.
4. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - Check for \$25.00, from your campaign account made payable to the Supervisor of Elections, for your qualifying fee. NO CASH WILL BE ACCEPTED.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

D

Poinciana West Community Development District



April 11, 2018

Brian Smith - Field Services Manager

GMS

Poinciana West
Community Development District

Field Management Report

April 11, 2018

To: George Flint
District Manager

From: Brian Smith
Field Services Manager

RE: Poinciana CDD – April 11, 2018

The following is a summary of items related to the field operations and management of the Poinciana West Community Development District.

Completed Items

Fish kill Clean-up



- ✦ A sudden fish kill occurred in a large retention pond.
- ✦ The fish kill was cleaned-up.

Pond Aeration – Poinciana CDD

- ✦ Installation of pond aerators has begun and is expected to be completed week of 4/20/18.
- ✦ Tunnel will need painted during the next budget season.
- ✦ Aerators have arrived and contractor has prepared for the installation.



Pending Items

Dry Pond Maintenance



- 🛠 Improvements to the maintenance of the dry ponds.
- 🛠 Cleaning Unsightly brush and debris from dry ponds.



Pending Items

Pond Aquatic Maintenance

- ✦ Spraying and management of aquatic weeds.
- ✦ Contractor performing well.



Storm Structure Maintenance

- ✦ Repair and maintenance of storm structures and storm systems.



Pending Items

Pond Bank Maintenance

- ✚ Create and mulch tree rings on all Poinciana West CDD pond banks.
- ✚ This work will be completed over the next 6 months as budget permits.



Pond bank Landscape Maintenance



- ✚ Mowing and maintenance of all pond banks.
- ✚ Contractor performing well.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-451-4047, or by email at brsmith@gmscfl.com. Thank you.

Respectfully,
Brian Smith



Poinciana West Community Development District
Monthly Midge Treatment Report
February 1, 2018- February 28, 2018

Night Truck Spray

- 0 Miles were sprayed

ATV ULV Spray

- 3.7 Miles were sprayed

Backpack Pellet Larvicide

- 0 Acres were treated

Boat Larvicide Treatments

- 13.35 Acres were treated

Customer Complaint Log Poinciana West CDD

Date	Resident	Address	Phone #	Complaint	Assigned To	Resolution	Date Resolved
2/7/18	Jerry Tiedt	668 San Joaquin Rd	319-610-5006	Dry Pond Unsightly	Brian Smith	Responded to homeowner - Pending	2/7/18
3/7/18	Elizabeth Weiss	443 Indian Wells	863-427-9672	Vine growing on surface of pond #1	Brian Smith	Called and left message, contractor to visit site	3/8/18
3/9/18	Alan Bynum	848 Pacific Ridge Rd	703-738-2806	Dry Pond	Brian Smith	Met with homeowner, looking for resolution	3/14/18
3/12/18	Marian Frisch	615 Villa Park Road	863-258-6286	Midge control	Brian Smith	Contractor sprayed, returned call	3/13/18
3/12/18	Drew Makovec	109 Crystal Cove	407-517-4697	Midge control pond #8	Brian Smith	Contractor sprayed, returned call	3/13/18
3/27/18	Rochelle Quinn	586 Villa Park Road	863-496-5313	Pond treatment	Brian Smith	Contractor did ULV treatment	3/28/18
3/27/18	Luis Arenas	609 Villa Park Road	407-873-1046	Midge control	Brian Smith	Contractor did ULV treatment	3/28/18
4/3/18	Elaine Atwood	718 San Raphael Street	863-496-7019	Fish kill	Brian Smith	Dead fish were removed	4/5/18
4/3/18	Peggy Gregory	742 San Raphael Street	314-583-2812	Fish kill	Brian Smith	Dead fish were removed	4/5/18
4/4/18	Luis Arenas	609 Villa Park Road	407-873-1046	Midges persisting	Brian Smith	Contractor did ULV treatment	4/5/18
4/4/18	Bill Tank	621 Villa Park Road	406-281-0201	Midges persisting	Brian Smith	Contractor did ULV treatment	4/5/18
4/4/18	Michael Saltman	644 San Raphael Street	863-496-0485	Fish kill	Brian Smith	Dead fish were removed	4/5/18
4/5/18	Muriel Sherman	262 Escondido Court	863-496-0311	Fish kill and midge control	Brian Smith	Dead fish were removed and ULV Treatment	4/5/18
4/6/18	John Pelka	844 San Raphael Street	615-481-6035	Fish kill	Brian Smith	Dead fish were removed	4/5/18
4/7/18	Ted Weiland	951 Bella Viana Road	919-414-0819	Fish kill	Brian Smith	Dead fish were removed	4/5/18
4/9/18	Bruce Menzies	532 Villa Park Road	863-496-5861	Algae on pond	Brian Smith	Contractor was notified	4/10/18
4/11/18	Rochelle Quinn	586 Villa Park Road	863-496-5313	Midge control	Brian Smith	Spoke to homeowner, contractor notified	4/11/18