

**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, **January 21, 2026**, at 9:30 a.m. via Zoom Communication Media Technology and in The Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Peggy Gregory	Chair
Roy LaRue	Vice Chairman
Dr. Maneck Master	Assistant Secretary
Irene Stecher	Assistant Secretary
Cap Doorn	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Scott Clark	District Counsel
Joel Blanco	Field Services Manager
Cherrief Jackson	Clarke Midge Control
Jon Cameron	Poinciana CDD Chair
Rick McKelvey	Poinciana CDD Vice Chair
Anita Nelson	Poinciana CDD Supervisor
Residents	

The following is a summary of the discussions and actions taken at the January 21, 2026, Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 9:31 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Ms. Adams opened the public comment period. The following residents addressed the Board:

Residents addressed the Board regarding midge activity and pond maintenance, particularly concerning Pond P-22. Concerns included inconsistent treatment, algae buildup, floating vegetation, and impacts to residents. Staff confirmed P-22 was included for fogging but not larvicide and noted treatment decisions are based on complaint history and conditions. Staff indicated the matter would be addressed further during the Field Manager’s Report.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 17, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes of the September 17, 2025, Board of Supervisors Meeting, a draft which were included in the agenda package and were reviewed by District management staff. Mr. LaRue recalled asking on Page 9 of the minutes or Page 14 of the agenda package, the cost per pound for the special treatment, as they were currently treating Ponds 5, 6, 8 and 9 for midges. On Page 21 of the agenda package, fourth line down, Mr. LaRue requested that “2.5 feet” be “2.5 vertical feet.”

On MOTION by Ms. Stecher seconded by Ms. Gregory with all in favor the Minutes of the September 17, 2025, Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams presented a Data Sharing and Usage Agreement between the District and the Polk County Property Appraiser, which was included in the agenda package, exempting judges and law enforcement personnel from public records disclosure. It was an annual agreement that would be in effect from January 1, 2026, through December 31, 2026, whereby any confidential and exempt records that were provided by Polk County to the District, would be held by the District as confidential and exempt.

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On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the Polk County Property Appraiser Data Sharing and Usage Agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Engineering Services

Ms. Adams presented a rate sheet and proposal from Dewberry Engineers, Inc., included in the agenda package. The proposal was consistent with prior discussions and reflected no changes according to the principal engineer. Dewberry would attend meetings and perform annual stormwater inspections and other services to support compliance with Florida Statutes, the Trust Indenture, and best practices.

Dr. Master asked if the District had a contract with Dewberry. Ms. Adams confirmed that there was no current contract. Mr. Dorn questioned the annual fee. Ms. Adams indicated there was no set annual fee, but the budget that the Board set aside for engineering services, was \$15,000 per year. The CDD budget was based on historical use of the engineer. Dewberry served at the pleasure of the Board and only bill when they incur hours. Mr. LaRue questioned whether Mr. Joey Duncan was a level 7, 8 or 9 engineer. Ms. Adams did not know and would find out. Ms. Stecher asked if the rate schedule was effective every June. Ms. Adams replied affirmatively. Ms. Stecher questioned why Dewberry was not selected in the initial RFQ. Ms. Gregory recalled that Rayl was number one and Dewberry was number two. Mr. LaRue pointed out that Rayl was a small firm and they were close by. Ms. Stecher asked if Dewberry was available when the survey takes place this Spring. Ms. Adams indicated if the Board selected Dewberry by motion, the next step would be to enter into an agreement for annual engineering services. At the next meeting, a Work Authorization for the annual inspection, would be presented to the Board for approval. However, if there was no quorum or the Chair decided it was not prudent to meet, the Chair could authorize the Work Authorization, if the rainy season was approaching and the inspection has not occurred.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor the proposal with Dewberry Engineers, Inc. and authorization for District Counsel to prepare the form of agreement was approved.

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SEVENTH ORDER OF BUSINESS

**Review of Landscape and Hardscape
Improvements on CDD tracts**

Ms. Adams reviewed landscape and hardscape improvements located on CDD tracts that had historically been maintained by the HOA. Staff identified several areas for clarification regarding maintenance responsibility. The Board directed staff to coordinate with the HOA regarding continued maintenance and to obtain pricing should the District assume responsibility.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Stump
Grinding**

Ms. Adams presented a proposal from Floralawn for stump grinding in the amount of \$1,900, which was included in the agenda package, as the Board previously directed staff to have Floralawn remove some Cypress trees. Ms. Gregory recalled that three Cypress trees on CDD property that were encroaching a resident's property line, were cut down by the CDD a couple of months ago. Ms. Adams pointed out that this property was behind Indian Wells. Mr. Blanco indicated that he was informed by the resident that the root system was getting close to their lanai. However, this was not a reason to move forward with this. Ms. Gregory asked if there were any pictures showing that it was approaching their lanai. Mr. Blanco had pictures but did not include them in his report. Mr. LaRue asked if Cypress trees continue to grow from the roots. Mr. Blanco could see this happening, as the roots would continue to grow. Dr. Master asked if there was another option to grinding, such as a chemical option. Mr. Blanco was not aware of one. Ms. Gregory questioned how far the root was traveling to the lanai from where the stumps were cut. Mr. Blanco estimated 6 or 7 feet, which was why he originally recommended having the trees cut. Mr. LaRue was in favor of the stump grinding, as this was very close to the lanai. Ms. Gregory had no objection to it but would like to see pictures. Mr. LaRue asked if it included re-sodding. Mr. Blanco did not see in the proposal and would ask Floralawn to update the proposal to include it. This item was deferred, so that Mr. Blanco could provide a proposal at the next meeting that included sod replacement and photos of the existing conditions.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for Trench
Fill-In**

Ms. Adams presented a proposal with GMS for a trench fill-in in the amount of \$311, which was included in the agenda package. The trench was dug near P-10, to provide positive

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water flow. The proposal was for labor, mobilization and any equipment that was required. Ms. Gregory admitted that she and her husband dug the trench, because they were getting no action from the prior engineer, but questioned what equipment was needed for \$90. Mr. Blanco explained that they needed to use an open trailer to transport \$46 worth of fill-in dirt, which they must haul from St. Cloud. In addition, there was also an area where the hose was, which he would also like to fill. Mr. Blanco offered another option, which was to remove the fill-in dirt and trailer from the proposal and use what was there.

Ms. Stecher asked if there was enough dirt. Mr. LaRue pointed out that the dirt that was there, came out of the trench, but if it was not exactly to the top, it would be fine and approved of spending \$110 for just the labor. Ms. Stecher questioned mobilization fees. Mr. Blanco explained that the mobilization fee was for the travel and truck usage but offered to remove the equipment and materials fee. Therefore, the amount would be \$175.

Ms. Stecher MOVED to approve the proposal with GMS for trench fill-in in the amount of \$175 and Ms. Gregory seconded the motion.

Mr. Dorn did not want to vote. Ms. Adams explained that Board Members could only abstain if there was a financial conflict.

On VOICE VOTE with Dr. Master, Mr. LaRue, Ms. Stecher and Ms. Gregory in favor and Mr. Dorn dissenting, the proposal with GMS for trench fill-in in the amount of \$175 was approved. (Motion Passed 4-1)

TENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Agreement with Polk County

Ms. Adams presented a Non-Ad Valorem Agreement between the District and the Polk County Property Appraiser, which was included in the agenda package. This was to ensure that the information that the CDD provided for the Tax Roll, was in accordance with Florida Statutes and that they were meeting the deadlines provided by Polk County, to include the CDD fees on

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the Polk County Tax Bill. This was something that staff recommended approval of and was an administrative item that was presented to the Board each year.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the Non-Ad Valorem Agreement with Polk County was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark reported that the settlement with the CDD across the way, for the Pond 19-A damage, was complete. They paid the \$22,600 that the CDD asked them to pay and ultimately agreed to a form of settlement that was acceptable to him. Ms. Adams commended Mr. Clark on his efforts, as Mr. Clark informed the Board that they kept delaying it and wanted the CDD to sign their form of agreement, which was broad. When he informed them that the CDD was going to inform the Water Management District that they were in violation of their dewatering permit, they agreed to the CDD’s form of agreement and paid the \$22,600. Mr. LaRue appreciated all of Mr. Clark’s efforts but asked if the \$22,600 covered all the engineering and attorney fees. Mr. Clark replied affirmatively.

B. Engineer

Ms. Adams spoke to Mr. Rey Malavé regarding Mr. Joey Duncan’s engineering level but did not yet have a response.

C. District Manager

i. Approval of Check Register

Ms. Adams presented the Check Register for November 1, 2025, through December 31, 2025, totaling \$908,256.01, which was included in the agenda package, along with the detailed invoices and Check Run Summary. The transfers to US Bank, were for the transfer of tax receipts, because as soon as the CDD received the revenue from the Tax Collector, there was an electronic submittal. The portion for the General Fund maintenance, was retained by the District, but the portion that was allocated for the bonds and debt service payments, were transferred to the Trustee. Ms. Gregory noted that \$323.24 was spent for postage on the November 1st invoice. Ms. Adams would find out details on that postage expense and report back to the Board.

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On MOTION by Dr. Master seconded by Ms. Gregory with all in favor the Check Register as presented was approved.

ii. Financials

Ms. Adams presented the unaudited financials through December 31, 2025, and reviewed fund balances, collections, expenditures, and investment activity, including establishment of a Florida CLASS account for surplus funds.

iii. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Many of these items were already discussed. The selection of the District Engineer was now completed and would be removed from the Action Items List. The review of investment options would remain on the Action Items List, as an ongoing item. The other item that was marked as completed, was the Pond 19-A damage restoration and reimbursement, which Mr. Clark reported on under his report. The executed release was received on December 2, 2025, and the check was received in the Orlando GMS office on December 4, 2025.

D. Field Manager's Report

i. Field Manager's Report

Mr. Blanco presented the Field Manager Report, which was included in the agenda package. He provided a new version of the Field Manager's Report, which was different than prior reports. It included a Field Management Action Items List, as well as a supplemental photo report. The purpose was to streamline the report, memorialize it and better track it. The stump grinding and trench fill-in, were discussed. In the Supplemental Report, it was previously reported that fabric was covering the drain grade. That has been pulled back, and the grate itself was free of any fabric or anything that could clog it.

ii. Pond Maintenance Report

iii. Midge Management Report

iv. Customer Complaint Log

Mr. Blanco presented the customer complaint log. The Board discussed littoral maintenance, enforcement challenges, and alternative biological controls. Staff was directed to obtain

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proposals for freshwater clams, grass shrimp, Gambusia fish for Pond P-21, and larvicide treatment for P-21 and P-22.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

General Audience Comments

Ms. Hedy Lowenheim of 340 Monterey Street was surprised that Mr. Blanco did not mention her pond, P-2, as she was in touch with him every so often, to try to get Clarke to come out to spray for an ongoing midge problem. Mr. Blanco explained that with any type of recommendation, there needed to be a history. Even though Ms. Lowenheim called many times, multiple residents needed to call in midge complaints. Ms. Adams pointed out that Mr. Blanco had the authority to direct an extra barrier treatment and extra adulticide when it was needed. Mr. LaRue asked if it was just this home or the entire pond. Mr. Blanco acknowledged that he only received complaints from Ms. Lowenheim for P-2, but he must receive multiple complaints, as the larvicide was for the entire pond. However, it could be a wind that was directing all the midges to Ms. Lowenheim's house. Placing Gambusia fish into the pond, was the first step, but the Board must direct this. There were currently littorals on this pond.

Ms. Gregory asked if someone with a backpack walked around her house. Ms. Jackson confirmed that someone with a backpack walked P-2 three times. The last time was on January 7th and January 14th. They only received three complaints about P-2. Ms. Adams pointed out that there were times after an adulticide treatment that the issue did not re-occur. It was so hard to predict, because the midge population was dynamic. Mr. Dorn felt that having Gambusia in all their ponds, would be a great idea. Ms. Adams explained that Gambusia needs a littoral shelf or edge grasses as a habitat, as other fish could eat them if they did not have a place to hide from predators. Therefore, if there was a habitat for the Gambusia, the pond was a good candidate for the Gambusia and grass shrimp to control the midges by eating the eggs. Ms. Adams reminded Board Members to direct residents to contact Iman at GMS, to be recorded on the complaint log, as it was helpful data for the Board to consider adding funds to the midge/larvicide program. Ms. Lowenheim asked if there was a decision to obtain a proposal. Ms. Adams indicated unless there was an objection from the Board, they could bring back a proposal to stock P-2 with Gambusia

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and grass shrimp. Mr. LaRue requested that they separate the costs. Mr. Barry Dombchik of 1320 Bonita Canyon Drive asked if the Board approved P-22. Ms. Adams confirmed that the Board directed staff to bring back proposals to the next meeting. In the interim, there could be barrier treatments, as those were already funded. Mr. Dombchik questioned the time of year when the midges were worse than others. Ms. Jackson indicated Summer and Spring were the worst, but they could be present year-round.

Mr. Jon Cameron, Chairman of the Poinciana CDD, spoke about the landscape and hardscape improvements on CDD tracts. In 2023, the HOA Board arbitrarily decided that they were no longer going to maintain all the properties that they had to maintain for 20 years that were owned by the CDD. As a result, there was a License Agreement, whereby the HOA agreed to maintain everything that they always maintained. However, the Poinciana CDD has been working with Mr. McKelvey to establish a Fishing Policy on Poinciana CDD ponds, as Taylor Morrison added some language to the master documents, to allow fishing in all ponds within Solivita, which caused confusion. The policy would handle all the complaints and problems from people fishing behind houses and trying to determine areas of recommended fishing. He recommended that the Board consider a similar policy. Ms. Gregory asked if the Fishing Policy would allow fishing on specific ponds. Mr. Cameron explained that staff identified areas where fishing was recommended. They were not prohibiting fishing on any pond, but if the homeowner asked them to move, they need to move. If a fence behind a home was within 10 to 15 feet of the pond, they were asking people not to fish there at all. The Poinciana CDD Board was working with the Solivita Fishing Club to offer training and a fishing pass. The problem has not been with the Fishing Club, but it was with people who were not in the club who did not know the rules. Mr. McKelvey was doing a phenomenal job on the Fishing Policy, which was only for Poinciana CDD ponds.

Ms. Gregory felt that they were taking away more privileges than they were giving and questioned the detriment to allowing someone to fish. Mr. Cameron pointed out that this policy did not take away privileges from anyone. It just set some parameters, because by permit, these were not recreational ponds. Some of this had to do with Taylor Morrison selling homes on ponds that they controlled. They were trying to get two varying opinions together to try to come up with a solution that was workable for everybody. People were not supposed to go into people's yards to fish, but they do that and this policy sets forth guidelines. Ms. Gregory pointed

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out that residents were not supposed to cut down littorals, but they do that. Mr. Cameron noted that they could not legislate behavior for people that did not have common sense and suggested that Ms. Adams send the Fishing Policy to this Board, so that this Board could review it. Mr. LaRue felt it was not broken, they should not fix it, as they were not going to control the homeowner that was ignorant in the first place. In addition, this CDD Board was not going to stop the Poinciana CDD Board from educating the fishermen. Mr. McKelvey wanted to train people to fish responsibly. Dr. Master felt that was a fair thing to do, but there were many people who wanted privacy in the backyard and having people walking around their backyard fishing, was not something that they wanted. Mr. Dorn had an issue with the pass. Dr. Master questioned what the pass does, if he did not want someone fishing in his backyard. Mr. Cameron indicated that the Solivita Fishing Club would keep a database. Ms. Stecher requested more information on what they were putting in writing out to the public. Mr. LaRue was in favor of the Poinciana CDD Board providing the Fishing Policy for review but did not want to have a big discussion at the next meeting.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Meeting Date – March 18, 2026; The Gator Room

Ms. Adams stated that the next meeting was scheduled for March 18, 2026, at 9:30 a.m. in The Gator Room.

SIXTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the meeting was adjourned.

Signed by:
Tricia Adams

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Secretary / Assistant Secretary

Signed by:
Peggy Gregory

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Chair/Vice Chairman