



SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT



Meeting Date: Tuesday, October 28, 2025
 Time: 6:00 p.m.
 Location: Auburndale Historic Depot
 120 W Park Street
 Auburndale, FL 33823

[Join via Computer or Mobile App](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 684 257 747#
 (Mute/Unmute: *6)
 (Raise/Lower Hand: *5)

Agenda

*The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date
 by emailing sconley@vestapropertyservices.com*

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Vickie Davis (1-VC)			
Erica Miro Smith (2)			
Angela Martinez (3-C)			
Veronica Thomas (4)			
Abby Morrobel (5)			

Staff/Vendors

Heath Beckett, Vesta District Services
Michael Bush, Vesta District Services
Grace Rinaldi, Kilinski Van Wyk
Tom Amaden, Landmark Engineering
Chuck Burnite, GHS Environmental
Justin Sarka, Fast Property Services

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- | | | |
|----|---|-------------------------|
| A. | Aquatic Maintenance – <i>Chuck Burnite, GHS Environmental</i> | <u>EXHIBIT 1</u> |
| 1. | Consideration of GHS Environmental Proposals | <u>EXHIBIT 2</u> |
| B. | Landscape Maintenance – <i>Raymond Bobrowiecki, Fast Property Services</i> | <u>EXHIBIT 3</u> |
| 1. | Consideration of Fast Property Services Proposals | |
| a. | <i>(Pending - Fire Ant Treatment)</i> | <u>EXHIBIT 4</u> |
| b. | <i>(Pending - Amenity Center Mulch)</i> | <u>EXHIBIT 5</u> |
| c. | <i>(Pending - Pressure Washing)</i> | <u>EXHIBIT 6</u> |
| C. | Field Operations – <i>Michael Bush, Vesta District Services</i> | <u>EXHIBIT 7</u> |
| 1. | Consideration of Field Operation Proposals | <u>EXHIBIT 8</u> |
| D. | District Engineer – <i>Todd Amaden/Katie Vander Meade, Landmark Engineering & Surveying Corp.</i> | |



THIRD ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
1. Reminder of Virtual Workshop for CDD 101 Presentation Scheduled for November 6, 2025 at 4 p.m.
 2. Adoption of **Resolution 2026-01, Setting Public Hearing for Adoption of Amended Rules of Procedure** [EXHIBIT 9](#)
- F. District Manager – *Heath Beckett, Vesta District Services*
1. Adoption of **Resolution 2026-02, Designating Registered Agent and Registered Office** [EXHIBIT 10](#)

FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

- A. Discussion on Fire Department Access Requirements (*Miro Smith*) [EXHIBIT 11](#)

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 23, 2025 [EXHIBIT 12](#)
- B. Acceptance of the August 2025 Unaudited Financial Report [EXHIBIT 13](#)

SIXTH ORDER OF BUSINESS: SECURITY MATTERS

- A. **Closed Session** (*No Action Will Be Taken During the Closed Session*)
1. Discussion on Security Monitoring Proposal(s) *Under Separate Cover*
- B. Consideration of Action Relating to Security Monitoring

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – New Business/Non-Agenda Items
(*Limited to 3 Minutes Per Person*)

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

	In Person	Virtually	Not
Vickie Davis			
Erica Miro Smith			
Angela Martinez			
Veronica Thomas			
Abby Morrobel			

Tuesday, November 25, 2025
at 6:00 p.m.

Auburndale Historic Depot
120 W Park Street
Auburndale, FL 33823

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY
(*To be Included in the Meeting Minutes*)

TENTH ORDER OF BUSINESS: ADJOURNMENT