MINUTES OF MEETING
SADDLE CREEK PRESERVE OF POLK COUNTY
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held on Tuesday, August 26, 2025 at 2:00 p.m., at the The Hampton Inn–Lakeland, 4420 N. Socrum Loop Rd., Lakeland, Florida 33809. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Roll Call

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Erica Miro Smith (S2)	Board Supervisor, Chair
Vickie Davis (S1)	Board Supervisor, Assistant Secretary
Angela Martinez (S3)	Board Supervisor, Assistant Secretary
Abby Morrobel (S5)	Board Supervisor, Assistant Secretary

Also present were:

Veronica Thomas (S4)	Board Supervisor, Vice Chair *(Virtually)*
Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
Todd Amaden	District Engineer, Landmark Engineering & Surveying Corp.
Raymond Bobrowiecki	Fast Property Services
Bert Smith	General Manager, Sitex Aquatics
Alex Kurth	Premier Lakes
Derek Wagner	CrossCreek Environmental
Chuck Burnite	GHS Environmental
Matt Goldrick	Steadfast Environmental

SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items *(Limited to 3 minutes per individual for agenda items)*

A comment was heard on the proposed amendment to the parking and parking enforcement policy.

THIRD ORDER OF BUSINESS: Vendor Reports

A. Exhibit 1: Aquatic Maintenance – *Sitex Aquatics*

Mr. Smith was asked about the impact of pond treatments on the wetland along the District's frontage. Supervisors discussed testing the soil for chemicals that may be causing the plants to fail. Supervisors questioned the maintenance of vegetation along the Yellow Trail pond shoreline. Sitex only sprays invasive exotics which are then left to decay, vegetation cutbacks are not part of the maintenance scope.

B. Exhibit 2: Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*

Mr. Bobrowiecki presented the Landscape Maintenance Report, responded to Supervisor questions and discussed the scope of the presented proposals.

1. Consideration of Fast Property Services Proposals

a. Exhibit 3: Entry Island Mulch Reset - $1,475.00

> On a MOTION by Ms. Miro Smith, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to replenish the entry island mulch in the amount of $1,475.00, for Saddle Creek Preserve of Polk County Community Development District.

b. Exhibit 4: Entry Replanting - $1,580.00

> On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to replant the entry in the amount of $1,580.00, for Saddle Creek Preserve of Polk County Community Development District.

c. Exhibit 5: Field Cleanup and Sod Installation $1,300.00

> On a MOTION by Ms. Martinez, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to clean up the field and install sod in the amount of $1,300.00, for Saddle Creek Preserve of Polk County Community Development District.

d. Exhibit 6: Irrigation Box Replacement - $375.00

> On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to replace an irrigation box in the amount of $375.00, for Saddle Creek Preserve of Polk County Community Development District.

e. Exhibit 7: Palm Removal at Pool Area - $175.00

> On a MOTION by Ms. Martinez, SECONDED by Ms. Miro Smith, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to remove the Palm at pool area in the amount of $175.00, for Saddle Creek Preserve of Polk County Community Development District.

Supervisors discussed the landscape maintenance agreement.

> On a MOTION by Ms. Davis, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved extending the term of the landscape maintenance agreement with Fast Property Services through the end of FY 2026, for Saddle Creek Preserve of Polk County Community Development District.

C. Exhibit 8: Field Operations – *Michael Bush, Vesta District Services*

1. Update on Vesta Pro Access

Mr. Beckett advised that an update was pending.

Mr. Bush presented the Field Operations Report and responded to Supervisor questions. He discussed Supervisor requested items and approximate estimates. He requested Board direction on street sign repairs.

2. Exhibit 9: Update on Bulletin Board Request

Ms. Rinaldi advised of the First Amendment and freedom of speech issues that would impact the information posted on a CDD-owned and maintained bulletin board. Providing the HOA with a license agreement to install and maintain a bulletin board on District property was also discussed.

On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved the purchase of a bulletin board (model H-2857G) in the amount of $1,025.00 and its installation for an amount not to exceed $500.00, for Saddle Creek Preserve of Polk County Community Development District.

After further discussion Ms. Rinaldi was tasked with drafting a policy outlining the criteria for what information would be posted.

3. Exhibit 10: Consideration of American Power Washing Proposal - $1,600.00

Mr. Bush reviewed the scope of the proposal and advised that additional vendors had been contacted but they had not responded to set up a site visit.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the American Power Washing proposal for cleaning the amenity center furniture, entrance and pavers, in the amount of $1,600.00, for Saddle Creek Preserve of Polk County Community Development District.

4. Update on Repair or Replacement of Hand Dryer in Women's Restroom

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board authorized Mr. Bush to replace the hand dryer in the women's restroom for an amount not to exceed $650.00, for Saddle Creek Preserve of Polk County Community Development District.

Discussion moved to V.A. Consideration of aquatic Maintenance Proposals before proceeding to IV. Supervisor Requests.

FOURTH ORDER OF BUSINESS: Supervisor Requests

A. Exhibit 11: Discussion on Parking Concerns *(Miro Smith)*

Supervisors reviewed feedback from the community regarding street parking. Discussion followed on multi-vehicle households, guest parking, and accessibility for emergency, commercial and school vehicles, as well the driveway ingress/egress issues that residents experience.

Quorum held when Ms. Davis left the meeting at 4:19 p.m.

B. Discussion on Landscape Maintenance Service *(Miro Smith)*

This item was discussed during III.B. Landscape Maintenance Report.

C. Walk-on Exhibit A: Discussion on Verge at Old Mining Road and Red Loop *(Morrobel)*

Ms. Morrobel raised the possibility of paving the verge that generally retains water and is being driven over or parked on.

D. Discussion on Bench Installation *(Morrobel)*

The possible installation of a bench at the corner of Old Mining Road and Red Loop was raised. The District Engineer will need to confirm that the area can be paved and a bench installed.

Mr. Bush was asked to obtain a quote for a bench pending the District Engineer's affirmation that a bench may be installed in the suggested location.

FIFTH ORDER OF BUSINESS: Business Items

A. Exhibit 12: Consideration of Aquatic Maintenance Proposals

This item was addressed out of order after III.C. Field Operations.

1. Crosscreek Environmental (12 Visits, Free Callback) - $16,560.00/Yr
2. GHS Environmental (12 Visits) - $18,480/Yr
    a. Plan for Quarterly Wetland Mitigation Maintenance and Annual Monitoring and Reporting on Permit #4344474.000 - $4,600.00/Yr
3. Lake Doctors (12 Visit, Free Callback) - $37,080.00/Yr
4. Premier Lakes (18 visits, Free Callbacks) - $18,000.00/Yr
5. Steadfast (24 Visits) - $18,660.00/Yr

Each vendor representative in attendance was given the opportunity to present their proposal and respond to Supervisor questions. Mr. Burnite advised that the District's March reporting requirement had yet been completed for the SWFWMD permit.

Vendors were asked to resubmit their proposal with the inclusion of maintenance and reporting for the wetland/conservation area.

Supervisors discussed the terms of the Sitex contract which ends Sept 30, 2025.

Discussion moved back to IV. Supervisor Requests before proceeding to the next item.

B. Exhibit 13: Adoption of **Resolution 2025-22, Setting FY 2026 Meeting Schedule**

Mr. Beckett reviewed the proposed schedule. Meetings will be held on the fourth Tuesday of the month at 6 p.m. at the Auburndale Historic Depot.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-22, Setting FY 2026 Meeting Schedule**, for Saddle Creek Preserve of Polk County Community Development District.

SIXTH ORDER OF BUSINESS: Staff Reports

A. District Engineer – *Todd Amaden, Landmark Engineering & Surveying Corp.*

1. Discussion on Conservation Area Identification and Boundaries
2. Update on Sidewalk Review

    Mr. Beckett did not have an update on the punch list repair of the cracked and depressed sidewalks by Lennar.

3. Walk-on Exhibit B: Discussion on Pond 6B Erosion

Mr. Beckett advised that the District Engineer had noted some erosion beginning at pond 6B that needs to be monitored for future repairs. Supervisors advised Mr. Beckett of additional locations that need to be reviewed for future erosion repairs.

B. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*

Ms. Rinaldi reviewed the items covered in a recent email to Supervisors Sunshine and public records laws and clarified a response on Supervisors communicating with residents. She will work with Mr. Beckett to set a date for the CDD 101 presentation.

C. District Manager – *Heath Beckett, Vesta District Services*

1. Exhibit 14: Discussion on CDD Website Transition

Ms. Rinaldi discussed the status of negotiations with SchoolNow.

a. Previously Approved SchoolNow Proposal

b. Alternate VGlobalTech Proposal

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board rescinded approval of the SchoolNow proposal for website hosting and maintenance and authorized staff to begin negotiations with VGlobalTech, for Saddle Creek Preserve of Polk County Community Development District.

~~2. Update on Vesta Pro Access~~

This item was struck as a duplicate of agenda item III.C.1.

SEVENTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 15: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 22, 2025

B. Exhibit 16: Acceptance of the July 2025 Unaudited Financial Report

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A and B as presented, for Saddle Creek Preserve of Polk County Community Development District.

EIGHTH ORDER OF BUSINESS: Audience Comments – *Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)*

A comment was heard on whether towing would impact commercial vehicles during business hours.

NINTH ORDER OF BUSINESS: Security Matters

A. **Closed Session** *(No Action Will Be Taken During the Closed Session)*

1. Discussion on District's Security Matters

There being no security matters to discuss in a closed session, the next item followed.

B. Consideration of Action Relating to Security Matters

There being none, the next item followed.

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Saddle Creek Preserve of Polk County Community Development District meeting is scheduled for 2:00 p.m. on September 23, 2025 at The Hampton Inn - Lakeland, 4420 N. Socrum Loop Rd., Lakeland, Florida 33809.

ELEVENTH ORDER OF BUSINESS: Action Item Summary

District Manager

- Price a soil test for the front wet land area.
- Follow up with Mr. Darin regarding the field request ticketing system/reporting platform.
- Discuss on SWFWD reporting with District Engineer - find out why this wasn't filed. Review permit information on https://www.swfwmd.state.fl.us/
- Confirm with District Engineer that bench may be installed at proposed location
- Connect with Lennar regarding sidewalk repairs
- Add closed session to next agenda – pending camera proposals

Field Manager

- Request proposals for shade structures
- Order bench and schedule install – contingent on District Engineer confirming no regulations preventing installation at proposed site.
- Order No parking/towing signs (towing company)

District Engineer

- Review 1958 Red Loop for erosion

District Counsel

- Draft policy for what can be posted on a bulletin board

TWELFTH ORDER OF BUSINESS: Adjournment

On a MOTION by Ms. Morrobel, SECONDED by Ms. Miro Smith, WITH ALL IN FAVOR, the Board adjourned the meeting at 4:50 p.m., for Saddle Creek Preserve of Polk County Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 23, 2025.

Heath Beckett

Erica Miro Smith (Oct 2, 2025 07:15:31 EDT)

☐ Heath Beckett, Secretary	☐ Erica Miro Smith, Chair
☐________________________, Assistant Secretary	☐ Veronica Thomas, Vice Chair