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FIRST ORDER OF BUSINESS: **Roll Call**

Mr. Beckett called the meeting to order at 2:01 p.m. and conducted roll call.

Present and constituting a quorum were:

Vickie Davis (S1)	Board Supervisor, Assistant Secretary
Erica Miro Smith (S2)	Board Supervisor, Chair
Angela Martinez (S3)	Board Supervisor, Assistant Secretary
Veronica Thomas (S4)	Board Supervisor, Vice Chair
Abby Morrobel (S5)	Board Supervisor, Assistant Secretary

Also present were:

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
Alex Kurth	Premier Lakes (<i>Virtually</i>)

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS: **Vendor Reports**

A. Exhibit 1: Aquatic Maintenance – Sitex Aquatics

A representative from Sitex Aquatics was not present.

Staff were asked to confirm the chemicals used by Sitex and whether it would affect vegetation in the wetlands.

B. ~~Exhibit 1:~~ Exhibit 2: Landscape Maintenance – Raymond Bobrowiecki, Fast Property Services

Mr. Bobrowiecki presented the Landscape Maintenance Report and responded to Supervisor questions. He presented a proposal to repair irrigation lines at the front entrance, likely damaged by the truck when the tree trimming along the power lines was performed. Ms. Rinaldi advised that any photographs taken by Supervisors of the Polk County truck that got stuck in that area can be forwarded

to the District Manager and staff will coordinate on requesting reimbursement for damage to District property.

Mr. Beckett read the scope of the proposal to repair observed damaged sod and irrigation in the amount of \$725.00 and requested public comments on this item.

On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to repair damaged irrigation lines and sod in the amount of \$725.00, for Saddle Creek Preserve of Polk County Community Development District.

1. Discussion on Exposed Irrigation Around CDD Property (Miro Smith)

Exposed and raised irrigation lines were discussed. Mr. Bobrowiecki was asked to review exposed irrigation lines and re-stake where they are raised. Mr. Bobrowiecki discussed site preparation for mulch and will provide a proposal for affixing mulch in the amenity center area.

Supervisors discussed the appearance of the trimmed shrubs at Red Loop to Old Mining. Mr. Bobrowiecki was asked to provide proposals to treat fire ants in this area and to replace the shrubs with a low-maintenance option.

2. ~~Exhibit 3:~~ Consideration of Fast Property Services Proposals

There being none, the next item followed.

C. Exhibit 4: Field Operations – Michael Bush, Vesta District Services

Mr. Bush reviewed the Field Operations Report and provided an update on completed and current projects. He discussed replacement lights at the amenity center. Supervisors discussed the warranty and distinction between the new and existing and installation costs above material costs, flush-mounted compared to hanging lights. Mr. Bush was asked to provide additional proposals for the discussed options.

FOURTH ORDER OF BUSINESS: Business Items

A. Consideration of Aquatic Maintenance and Wetland Mitigation/Monitoring/Reporting Proposals

1. Exhibit 5: GHS Environmental (12 Visits) - \$18,480.00/Yr
Plus Quarterly Wetland Mitigation and Annual Monitoring/Reporting - \$4,600.00/Yr

2. Exhibit 6: Premier Lakes (18 visits, Free Callbacks) - \$18,000.00/Yr
Plus Quarterly Wetland Mitigation and Annual Monitoring/Reporting - \$3,600.00/Yr

Supervisors discussed the proposals. Mr. Kurth responded to Supervisor questions on the presented proposal. Mr. Amaden provided additional information on mitigation areas and reporting requirements.

On a MOTION by Ms. Morrobel, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the termination of the aquatic maintenance agreement with Sitex Aquatics, for Saddle Creek Preserve of Polk County Community Development District.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved an agreement with GHS Environmental for aquatic maintenance and wetland mitigation/monitoring/reporting, for Saddle Creek Preserve of Polk County Community Development District.

Discussion followed on the effective date for the termination notice and new vendor start date.

B. Discussion on District's Performance Measures/Standards

1. Exhibit 7: Review of FY 2025 Achieved Goals and Objectives

Ms. Rinaldi discussed the report. Board consensus was to report that FY 2025 goals and objectives were achieved.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board approved the FY 2025 Achieved Goals and Objectives Report, for Saddle Creek Preserve of Polk County Community Development District.

2. Exhibit 8: Consideration of FY 2026 Performance Measures/Standards & Annual Reporting Form

On a MOTION by Ms. Davis, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Measures/Standards & Annual Reporting Form as presented, for Saddle Creek Preserve of Polk County Community Development District.

FIFTH ORDER OF BUSINESS: Staff Reports

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

1. Walk-on Exhibit A: Update on Annual Reporting Requirements for Wetland Mitigation Areas

Mr. Beckett reviewed the preliminary report and recommendations provided by GHS Environmental on the wetland mitigation area. Mr. Amaden noted that an approved planting plan is on file with SWFWMD and GHS Environmental will likely follow that.

2. Discussion on Paving Verge at Old Mining Road and Red Loop

Mr. Amaden discussed permits for projects, paving and alternate pervious materials that would not impact the watershed.

B. District Counsel – Grace Rinaldi, Kilinski Van Wyk

Ms. Rinaldi discussed scheduling the CDD 101 virtual presentation. Board consensus was to proceed with scheduling a workshop for November 6, 2025 at 4 p.m.

112 Ms. Rinaldi advised of updates to the Rules of Procedure based on the past
113 legislative session that will require a Public Hearing prior to adoption.

114 Ms. Rinaldi requested approval for Ms. Miro Smith to maintain a bulletin board
115 at the mailboxes which would only hold CDD- and HOA-approved event and
116 meeting notices.

117 On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board
118 authorized Ms. Miro Smith to maintain the postings on a bulletin board at the mailboxes, for
119 Saddle Creek Preserve of Polk County Community Development District.

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

121 1. Update on Request for Amenity Center Security Monitoring Proposals

122 Mr. Beckett advised the size of the project was inhibiting vendors from
123 providing proposals, but he is continuing to work on this item. A closed
124 session will be scheduled to allow the Board to discuss security matters
125 further.

126 **SIXTH ORDER OF BUSINESS: Parking and Parking Enforcement Policy**

127 A. Public Hearing - Amended and Restated Rules Related to Parking and Parking
128 Enforcement

129 1. Open Public Hearing

130 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
131 approved opening the Public Hearing on the Amended and Restated Rules Related to Parking and
132 Parking Enforcement, for Saddle Creek Preserve of Polk County Community Development
133 District.

134 2. Presentation of Amended and Restated Parking and Parking Enforcement
135 Policy

136 a. Exhibit 9: One-side Street Parking

137 b. Exhibit 10: No Street Parking

138 Mr. Amaden recommended no street parking. Ms. Rinaldi recommended
139 following the District Engineer's recommendation. Supervisors discussed
140 parking options.

141 3. Public Comments

142 Comments were heard on safety concerns, clarification on where no
143 street parking would be enforced, impact on multi-car households when
144 guests are visiting, access for emergency vehicles when cars were parked
145 on both sides of the street, checkered parking, and the policy's impact on
146 future school bus access.

147 Mr. Amaden offered to review the community for potential parking
148 locations.

149 4. Close Public Hearing

150 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board
151 approved closing the Public Hearing on the Amended and Restated Rules Related to Parking and
152 Parking Enforcement, for Saddle Creek Preserve of Polk County Community Development
153 District.

154 B. Exhibit 11: Consideration of Resolution 2025-23 Adopting Amended and
155 Restated Rules Relating to Parking and Parking Enforcement

156 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board
157 adopted Resolution 2025-23, Adopting Amended and Restated Rules Relating to Parking and
158 Parking Enforcement allowing for no street parking, for Saddle Creek Preserve of Polk County
159 Community Development District.

160 A question was raised on current parking sign enforcement. Ms. Rinaldi will
161 prepare an amendment to the agreement for the current towing company. Mr.
162 Beckett was asked to price a mass mailing regarding the amended parking policy.

163 **SEVENTH ORDER OF BUSINESS: Supervisor Requests**

164 A. Discussion on Vendor Accountability and Vendor Schedule (Miro Smith)
165 Ms. Miro Smith requested the schedule for pool maintenance and a preventative
166 maintenance schedule. Proposals were requested for bi-annual and quarterly
167 pressure washing of the lift stations, Yellow Trail fence, the exterior of the
168 amenity center, and the pool area (deck and furniture). She also requested the
169 full agenda packet, with available exhibits, sent to the Board seven days prior to
170 the meeting.

171 It was clarified that Supervisors can contact the District Manager at any time in
172 between meetings with questions and requests, this would give the District
173 Manager time to follow up on the request and provide appropriate
174 documentation for the meeting agenda for the Board to consider.

175 **EIGHTH ORDER OF BUSINESS: Consent Agenda**

176 A. Exhibit 12: Approval of the Minutes of the Board of Supervisors Regular Meeting
177 Held August 26, 2025

178 B. Exhibit 13: Acceptance of the August 2025 Unaudited Financial Report

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

182 **NINTH ORDER OF BUSINESS: Audience Comments – New Business** (Limited to
183 3 minutes per individual for non-agenda items)

184 In response to an audience question, the time and location for future meetings was
185 confirmed.

- 186 A comment was heard on cleaning within the pool and the filtration system.
- 187 A comment was heard on seeking alternative vendors for the towing company. Ms.
- 188 Rinaldi advised that there are Statutory requirements for towing vendors.

189 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

190 The next Saddle Creek Preserve of Polk County Community Development District meeting is
191 scheduled for 6:00 p.m. on October 28, 2025 at Auburndale Historic Depot, 120 W. Park Street,
192 Auburndale, Florida 33823.

193 Ms. Davis advised that she plans to attend virtually. All other Supervisors affirmed their
194 intent to attend in person.

195 **ELEVENTH ORDER OF BUSINESS: Action Item Summary**

196 **Supervisors**

- 197 • Send pictures to DM of trucks that caused the irrigation problem

198 **Fast Property Services**

- 199 • Send proposal to treat the fire ants and replace mulch with pine needles
- 200 • Send proposal for quarterly and bi-annually power washing

201 **District Manager**

- 202 • Forward approved Fast Property proposal to admin
- 203 • Get Nov. 6th CDD 101 workshop noticed – virtually at 4pm
- 204 • Schedule closed session for security discussion
- 205 • Get with engineer about getting cost on parking lots etc.
- 206 • Send a mailer to everyone in the community re amended parking policy

207 **TWELFTH ORDER OF BUSINESS: Adjournment**

208 On a MOTION by Ms. Morrobel, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
209 adjourned the meeting at 4:24 p.m., for Saddle Creek Preserve of Polk County Community
210 Development District.

211 *Each person who decides to appeal any decision made by the Board with respect to any matter
212 considered at the meeting is advised that person may need to ensure that a verbatim record of
213 the proceedings is made, including the testimony and evidence upon which such appeal is to be
214 based.

215 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
216 noticed meeting held on October 28, 2025.

217 *Heath Beckett*

218 ☒ Heath Beckett, Secretary

219 ☐ _____, Assistant Secretary

Erica Miro Smith (Nov 10, 2025 19:45:34 EST)

☒ Erica Miro Smith, Chair

☐ Veronica Thomas, Vice Chair