| 1 2 3 | SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT | | |
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| 4 5 6 7 | The Workshop of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held on Thursday, November 6, 2025 at 4:00 p.m., via Microsoft Teams. No decisions were made, nor action taken, on behalf of the CDD at the workshop. The CDD 101 Presentation workshop is summarized as follows: | | |
| 8 | FIRST ORDER OF BUSINESS: | Call to Order | |
| 9 | Ms. Conley called the workshop to order. | | |
| 10 | Present were: | | |
| 11 12 13 14 15 16 17 | Vickie Davis (S1) Erica Miro Smith (S2) Angela Martinez (S3) Veronica Thomas (S4) Abby Morrobel (S5) Grace Rinaldi Shirley Conley | Board Supervisor, Assistant Secretary Board Supervisor, Chair Board Supervisor, Assistant Secretary Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary District Counsel, Kilinski Van Wyk PLLC Vesta District Services | |
| 18 | SECOND ORDER OF BUSINESS: | Selection of Workshop Secretary | |
| 19 | There were no objections to Ms. Conley recording the Minutes of the workshop. | | |
| 20 | THIRD ORDER OF BUSINESS: | CDD 101 Presentation – Kilinski Van Wyk | |
| 21 22 23 24 25 26 | Ms. Rinaldi began the presentation with an overview of Community Development Districts, their primary functions, the powers provided to them under 190 Florida Statutes, some of the Florida Statutes that guide District governance, and the distinctions between Community Development Districts and Homeowner Associations. She then discussed key legal considerations for Supervisors and outlined the requirements imposed by Florida's Sunshine, Public Records, and Ethics laws. | | |
| 27 28 29 30 31 32 33 | Ms. Rinaldi continued the presentation with a review of District Finances, providing information on the budget adoption and amendment process, Bonds, assessments, and the required annual audit. She then discussed the roles and responsibilities of District staff (District Manager, District Engineer, and District Counsel), before reviewing the roles of the Board, Supervisors, and officers. During this portion of the presentation Ms. Rinaldi covered the Supervisor election process, meeting procedures, and some best practices for Supervisors. | | |
| 34 35 | | ervisor questions throughout the presentation and provided questions at the end of the presentation. | |
| 36 | FOURTH ORDER OF BUSINESS: | Adjournment | |

The workshop was adjourned at 5:27 p.m.

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Saddle Creek Preserve of Polk County CDD CDD 101 Presentation Workshop

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- *Each person who decides to appeal any decision made by the Board with respect to any matter
- 39 considered at the meeting is advised that person may need to ensure that a verbatim record of
- 40 the proceedings is made, including the testimony and evidence upon which such appeal is to be
- 41 based.
- 42 Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed
- meeting held on November 25, 2025.

| 44 | Heath Beckett | | Erica |
|----|----------------------------|-----------------------|-------------------------------|
| 45 | ☐ Heath Beckett, Secretary | | ☐ Erica Miro Smith, Chair |
| 46 | | , Assistant Secretary | □ Veronica Thomas, Vice Chair |