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Mr. Beckett called the meeting to order at 6:02 p.m. and conducted roll call. Present and constituting a quorum were:

## ROLL CALL

Present and constituting a quorum were:

Also present were:

**SECOND ORDER OF BUSINESS:**

There being none, the next item followed.

## OPERATIONS AND MAINTENANCE

Mr. Burnite presented the Aquatic Maintenance Report, noting that ponds 2 and 3 hadn't been treated in several months and access to ponds 21 and 22 is difficult. Treatments have started on these ponds, but it will take a while before the aesthetics begin to improve. He noted that his team may need to cut through private property to access the ponds, but they will try other routes first. He suggested the District's map be updated to reflect the pond numbering from the construction plans.

Mr. Burnite noted that a mitered structure on pond 7 is cracked and will need the engineer to review. Mr. Beckett added that this information has been forwarded to the District Engineer and they will schedule a review and request proposals for the repair.

The marsh by the cul-de-sac at the end of Yellow Trail *[pictured on page 25 of the agenda packet]* was discussed. Mr. Burnite will provide a proposal for planting native aquatics such as Pickerelweed and Sagittaria. He suggested transplanting some of the plants that are thriving at pond 4 to the Mitigation areas. Planting will be scheduled for spring. Mr. Burnite also noted that pond 21 was treated for red algae.

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

Mr. Bobrowiecki presented the Landscape Maintenance Report, noting the front field has dried out sufficiently to allow mowing.

1. Consideration of Fast Property Services Proposals:

a. Landscape Enhancements

i. EXHIBIT 3: Ten (10) Islands Along Old Mining Road - \$3,750.00 – *Previously Presented*

Mr. Bobrowiecki reported this project was already completed. Mr. Beckett advised that information on parking locations from the District Engineer is still pending. Discussion followed on the impact the future parking locations might have on the landscaping of the islands. Mr. Bobrowiecki was asked to wait for signed work authorizations before proceeding with future projects.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board approved payment to Fast Property Services for landscape enhancements completed at the ten (10) islands along Old Mining Road in the amount of \$3,750.00, for Saddle Creek Preserve of Polk County Community Development District.

ii. EXHIBIT 4: Revised Stump Grinding, Sod & Shrub Installation at Gatsby & Saddle Creek Roads - \$1,625.00

Mr. Bobrowiecki explained the scope of the proposal.

On a MOTION by Ms. Morrobel, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the Fast Property Services revised proposal for stump grinding, sod and shrub installation at Gatsby & Saddle Creek Roads in the amount of \$1,625.00, for Saddle Creek Preserve of Polk County Community Development District.

~~b. EXHIBIT 5: Revised Pressure Washing of Lift Station Entries~~

Not being presented, this item was struck from agenda.

Discussion followed regarding access to the lift stations.

C. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

Mr. Bush presented the Field Operations Report.

Mr. Bobrowiecki provided information on landscape debris being dumped in the conservation area. Ms. Rinaldi will check the requirements for “No Trespassing” signs. She affirmed that a cease-and-desist letter was sent to the resident regarding unauthorized activity on District property and explained that fines cannot be imposed on residents, however reimbursement can be sought if any fines are levied against the District by the Water Management District and/or for costs incurred to remediate the areas impacted by a resident’s unauthorized activity.

Supervisors discussed the towing vendor, noting the importance of proving clear communication of the new policy to the current vendor. A request was made to provide an alternative towing vendor for the Board’s consideration.

Mr. Bush requested input on the number of speed limit signs to install throughout the community. Discussion moved to stop signs and speed humps. Ms. Thomas advised she would be meeting with a Community Officer from Polk County Sheriff’s Department regarding the implementation of a neighborhood watch and Drive Safe campaign in conjunction with the HOA and would like to get input from that officer to bring back to the Board. Mr. Bush was directed to install one stop sign at the community’s entrance to create a three-way stop at the intersection.

Mr. Bobrowiecki was asked to re-address the entrance beds, Supervisors expressed dissatisfaction with the current display. Mr. Bobrowiecki agreed to rearrange some of the taller plants to increase the visibility of the flowering annuals.

1. EXHIBIT 7: Discussion on Amenity Center Light Replacements

Excluding Ms. Morrobel, Board consensus was for Mr. Bush to purchase and install a Kichler Mercer 24” High Black Silver Outdoor Hanging Light, listed at \$239.99.

It was noted that the officers were incorrectly listed on the agenda. Mr. Beckett will inform the admin.

D. District Engineer – *Todd Amaden/Katie Vander Meade, Landmark Engineering & Surveying Corp.*

A representative from Landmark Engineering was not present.

1. EXHIBIT 8: Discussion on Additional Parking Project Cost Estimate

Mr. Beckett advised that an exhibit should be available for the next meeting.

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

1. EXHIBIT 9: Adoption of **Resolution 2026-02, Setting Public Hearing for Adoption of Amended Rules of Procedure**

a. Memo Regarding Legislative Changes

b. Amended Rules of Procedure

Ms. Rinaldi briefly reviewed the amendments which update the Rules of Procedure to reflect current legislation.

On a MOTION by Ms. Martinez, SECONDED by Ms. Miro Smith, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-02, Setting Public Hearing for Adoption of Amended Rules of Procedure** for January 27, 2026, for Saddle Creek Preserve of Polk County Community Development District.

Ms. Rinaldi reminded Supervisors who were seated prior to March 31, 2025 to complete the required four hours of ethics training by December 31<sup>st</sup>.

Supervisors self-report their fulfillment of the ethics training on their Form 1.

In response to a Supervisor's question, Ms. Rinaldi explained that the District does not have a policy in place that permits street parking. The effective date for the recently adopted parking policy provides proper notice to residents so they can make arrangements to be in compliance with the adopted policy.

Notice of the parking policy will be mailed to property owners, emailed to the current distribution list, and posted on the bulletin board.

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

1. EXHIBIT 10: Adoption of **Resolution 2026-03, Authorizing Spending Authority**

Mr. Beckett explained that the resolution allows for emergency spending outside of a meeting. The resolution was amended to grant the Field Manager spending authority up to \$1,000.00 for standard items that would impact District assets or resident safety.

On a MOTION by Ms. Davis, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-03, Authorizing Spending Authority as amended**, for Saddle Creek Preserve of Polk County Community Development District.

2. EXHIBIT 11: Adoption of **Resolution 2026-04, Amending FY 2025 Budget**

Mr. Beckett explained that the amendment is to true-up the budget to the actual spending in accordance with the clauses of the original budget adoption resolution. The actual spending of the District was under budget. Unspent funds remain in the general fund as unassigned funds until Supervisors give direction to allocate an amount to a specific item.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-04, Amending FY 2025 Budget**, for Saddle Creek Preserve of Polk County Community Development District.

In response to a Supervisor question, Ms. Rinaldi explained the process of assessment collection through the Polk County Tax Collector.

**FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

Supervisors discussed holiday lighting.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the purchase and installation of holiday decorations in an amount not to exceed \$1,500.00 to be funded from CONTINGENCY, for Saddle Creek Preserve of Polk County Community Development District.

A request was made for holiday lighting vendors to present at the February meeting.

Ms. Martinez asked about adding flashing lights at the intersection of Old Miner and Trotters to direct drivers' attention to the stop signs. Supervisors raised concerns for people with epilepsy and migraine sufferers. Mr. Bush will research possible products and Mr. Beckett will discuss this with the District Engineer.

Ms. Miro Smith requested a discount on Field Services due to the still pending implementation of the Vesta Pro maintenance log.

Ms. Thomas asked for an update on the flooding issue on Teneroc. Mr. Beckett advised that the District Engineer and aquatic vendor had reviewed the area and confirmed it is designed to accommodate watershed which then overflows into the wetlands. It was noted that the chain link fence is not maintained by the CDD. Residents are advised to reach out to Polk County regarding pest control on the bus depot site and/or contact a pest control company to address unwanted animals on their own property.

Mr. Beckett will follow up on the relocation of the bus stop as he has not received an update to his last communication.

**FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

A. EXHIBIT 12: Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 28, 2025

B. EXHIBIT 13: Acceptance of the Minutes of the Board of Supervisors Workshop Held November 6, 2025

C. EXHIBIT 14: Acceptance of the ~~September~~ October 2025 Unaudited Financial Report

D. EXHIBIT 15: Ratification of Fast Property Services Hazardous Tree Removal - \$4,250.00

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

**SIXTH ORDER OF BUSINESS:**

**AUDIENCE COMMENTS – New Business** (Limited to 3 minutes per individual for non-agenda items)

A concern was raised regarding speeding, followed by a question on data collection by Polk County Sheriff's office and the installation of traffic calming devices.

Discussion followed on involving the District Engineer in a review of traffic calming options for the community, and inviting the HOA and Community Officer to a CDD meeting to discuss the issues and viable options. Mr. Beckett will reach out to the District Engineer regarding options for traffic calming devices and a traffic study.

Ms. Rinaldi was asked about District liability for speed hump damage claims. She advised these would be reviewed on a case-by-case basis and that the District Engineer would oversee the installation of traffic calming devices on District property and any review any claims against the District for damages.

**SEVENTH ORDER OF BUSINESS:**

**NEXT MEETING QUORUM CHECK**

*The next Saddle Creek Preserve of Polk County Community Development District meeting is scheduled for 6:00 p.m. on ~~December 23, 2025~~ January 27, 2026, at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.*

After discussing items and issues that might occur during December, Board consensus was to cancel the December 23, 2025 meeting. The next meeting is scheduled for January 27, 2026.

**EIGHTH ORDER OF BUSINESS:**

**ACTION ITEM SUMMARY**

**District Engineer**

- Update on additional parking options
- Price for traffic study and traffic calming options

**District Manager**

- Follow up with District Engineer on additional parking project
- Pond numbering on District's map – *Admin updated 12/5*
- Invite Big Jay's towing to next meeting, plus confirm if there is an alternate towing vendor which can provide services to the District
- Correct Chair and Vice Chair listing at the top of the agenda – *Admin corrected 12/5*
- Send towing policy to Ms. Thomas and Ms. Miro Smith
- Connect with District Engineer on adding traffic calming devices, pricing for a traffic study, and flashing lights to raise awareness of stop signs

- 217                   •       Follow up with School District transportation regarding bus stop  
218                               relocation

219               **Field Manager**

- 220                   •       Quotes for the stop sign and flashing light options

221   **NINTH ORDER OF BUSINESS:                   ADJOURNMENT**

222   On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board  
223   adjourned the meeting at 8:47 p.m., for Saddle Creek Preserve of Polk County Community  
224   Development District.

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

229   **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**  
230   **meeting held on January 27, 2026.**

231   *Heath Beckett*

232   ✗ Heath Beckett, Secretary

233   ☐ \_\_\_\_\_, Assistant Secretary

Erica Miro Smith (Jan 30, 2026 18:31:28 EST)

✗ Erica Miro Smith, Chair

☐ Veronica Thomas, Vice Chair