

1 **MINUTES OF MEETING**
2 **SADDLE CREEK PRESERVE OF POLK COUNTY**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk
5 County Community Development District was held on Tuesday, April 28, 2026 at 6:00 p.m., at
6 Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: ROLL CALL**

9 Mr. Beckett called the meeting to order at 6:01 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Erica Miro Smith (S2)	Board Supervisor, Chair
12 Angela Martinez (S3)	Board Supervisor, Assistant Secretary
13 Veronica Thomas (S4)	Board Supervisor, Vice Chair

14 Also present were:

15 Vickie Davis (S1)	Board Supervisor, Assistant Secretary (<i>Virtually</i>)
16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
19 Chuck Burnite	GHS Environmental
20 Raymond Bobrowiecki	Fast Property Services
21 Kayla Pozniak	Appointed to Board Supervisor, Assistant Secretary 22 (<i>Virtually</i>)

23 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS**
24 (Limited to 3 minutes per individual for agenda
25 items)

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS: SEAT 5 VACANCY**

28 A. Consideration of Supervisor Candidates

29 Ms. Pozniak introduced herself to the Board.

30 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
31 the Board approved the appointment of Kayla Pozniak as Supervisor to fill the Seat 5 vacancy, for
32 Saddle Creek Preserve of Polk County Community Development District.

33 B. EXHIBIT 1: Administration of Oaths of Office

34 This item was deferred until Supervisor Pozniak can b physically present.

35 C. EXHIBIT 2: Adoption of **Resolution 2026-07, Electing Officers**

36 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
37 the Board approved the adoption of **Resolution 2026-07, Electing Officers**, all current officers
38 remained the same and Supervisor Pozniak was added as an Assistant Secretary, for Saddle Creek
39 Preserve of Polk County Community Development District.

40 D. Review of Sunshine and Public Record Laws

41 References:

42 [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

43 [Government in the Sunshine Training](#)

44 [Free Resources for Required Ethics Training](#)

45 **FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE**

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

48 A representative of Landmark Engineering was not present. With no questions
49 or direction from the Board, the next item followed.

50 B. EXHIBIT 3: Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

51 Mr. Burnite presented the Aquatic Maintenance Report, noting debris deposited
52 in pond 4, which may have come from outside the community, and drought
53 conditions causing water levels to drop.

54 1. EXHIBIT 4: Consideration of GHS Environmental Proposal #26-210 for
55 Mitigation Area Planting - \$5,975.00

56 Mr. Burnite discussed the scope of the proposal. Planting will wait until
57 July once rainy season occurs and plants become more readily available.

58 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
59 the Board approved GHS Environmental Proposal #26-210 for Mitigation Area Planting in the
60 amount of \$5,975.00, for Saddle Creek Preserve of Polk County Community Development District.

61 C. WALK-ON EXHIBIT A: Landscape Maintenance – *Raymond Bobrowiecki, Fast*
62 *Property Services*

63 Mr. Bobrowiecki discussed the Landscape Maintenance activities and discussed
64 the presented proposals.

65 Mr. Bush was asked to purchase a hose for the pool area.

66 The area enclosed by pond 3B was discussed. Maintenance has not occurred
67 due to water levels restricting access. Discussion followed on planting and
68 maintenance options for the “island” within 3B. Ms. Rinaldi will send a letter to
69 the resident whose fence is blocking the easement access (1886 Red Loop), and
70 request the fence be removed.

- 71 1. WALK-ON EXHIBIT B: Review of Pool Landscape Refurbishment Project
72 (Thomas)
73 a. Approved Proposal
74 b. Before Pictures
75 c. After Pictures

76 Additional plants were requested. Supervisors discussed ideas for
77 additional plants and options for the front entrance.

- 78 2. EXHIBIT 5: Consideration of Fast Property Services Proposals
79 a. Application of Landscaping Stone Binder at Amenity Center -
80 \$784.00

81 It was noted the binder would hold the rock in place, but would
82 not prevent intentional removal. Ms. Rinaldi noted that the
83 District has policies in place that limit liability claims.

84 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
85 the Board approved Fast Property Services proposal to apply Landscaping Stone Binder at the
86 Amenity Center in the amount of \$784.00, for Saddle Creek Preserve of Polk County Community
87 Development District.

- 88 b. Fill and Sod Over Depression in North-East Corner of District
89 Property - \$630.00

90 This item was tabled.

- 91 c. Amenity Exterior Landscape Improvements - \$4,650.00

92 This item was deferred pending a proposal for wood pillars and
93 rope.

- 94 d. Main Entrance Landscape Enhancement - \$4,875.00

95 This item was deferred pending a proposal for wood pillars and
96 rope.

- 97 D. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

98 Mr. Bush reviewed the Field Operations Report. Locations for the speed limit
99 signs, entrance signs identifying Teneroc and Gatsby entrances as part of the
100 District, and the pool lift were discussed.

- 101 1. Presentation of Field Requests

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

- 103 1. WALK-ON EXHIBIT C: Discussion on Revised Parking and Parking
104 Enforcement Policy

105 Ms. Rinaldi recommended the Board maintain uniform enforcement of
106 the District's rules to ensure consistency in the direction given to
107 residents and vendors and to avoid any confusion. While the Board could
108 direct staff to advise the towing vendor of times when leniency could be
109 allowed, it would not prevent another entity with jurisdiction from
110 towing. Supervisors discussed parking issues.

111 a. Reimbursement for District Property Damage (Thomas)

112 Ms. Rinaldi reviewed the amenity suspension process as adopted
113 in the [Amenity Policies and Rates](#), stating that administrative and
114 property damage reimbursement could be applied and amenity
115 privileges suspended if District property is damaged during the
116 towing of an improperly parked vehicle.

117 Staff were directed to advise the towing vendor of the property
118 owner's liability for any damages and to proceed with towing of
119 the improperly parked vehicle behind. If District property is
120 damaged, staff were directed to notify the vehicle owner of their
121 amenity suspension and the administrative and property damage
122 reimbursement liability.

123 b. Reporting of Parking Violations (Thomas)

124 The reporting of parking violations was discussed. Any towing
125 requests should go to the District Manager to relay to the vendor.
126 *[Ongoing parking violations can be reported to the **District***
127 ***Manager** via the District's website: saddlecreekpreserve.cdd.com]*

128 Ms. Rinaldi reviewed the bills approved during the regular legislative session –
129 the formal recall process to remove a CDD Supervisor before their term ends,
130 increased sovereign immunity limits, rules regarding e-bike operation,
131 accident/incident data collection, and creation of an e-bike safety task force,

132 2. EXHIBIT 7: Discussion on Additional Parking Construction and Financing
133 Options

134 This item was tabled due to budget constraints.

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

136 1. EXHIBIT 8: Consideration of **Resolution 2026-08, Approving Proposed FY**
137 **2027 Budget and Setting Public Hearing**

138 ➤ Proposed FY 2027 Budget

139 The budget was revised to reflect the workshop discussions; no
140 increase in assessments was proposed.

141 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
142 the Board approved adoption of **Resolution 2026-08, Approving Proposed FY 2027 Budget, as**
143 **revised, and Setting Public Hearing (6 p.m. on July 28, 2026)**, for Saddle Creek Preserve of Polk
144 County Community Development District.

145 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

146 A. Discussion of Frontier Marketing Agreement Related to Use of District Property
147 (Thomas)

148 Ms. Rinaldi advised that a license agreement would be required which would
149 authorize the HOA to place described signs in specified locations on District
150 property. A license agreement can also be drafted to allow the HOA to hold
151 events on District property.

152 Supervisor Thomas provided additional information on the Frontier’s proposed
153 marketing plan for the District.

154 B. WALK-ON EXHIBIT D: Discussion on Amenity Rules - Review of Dress Code &
155 Clarification on Age Restrictions (Thomas)

156 Supervisors discussed age and attire requirements for the pool and scheduling
157 adult-only swim times. Ms. Rinaldi will review the current policy and present
158 recommendations to the next meeting.

159 Supervisor Davis requested the Board consider an amenity that would provide
160 teenagers with an activity, such as a tennis court or basketball court.

161 Supervisors discussed additional security measures at the pool.

162 **SIXTH ORDER OF BUSINESS: CONSENT AGENDA**

163 A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Special Meeting
164 Held February 24, 2026

165 B. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular
166 Meeting Held February 24, 2026

167 C. EXHIBIT 11: Acceptance of the March 2026 Unaudited Financial Reports

168 D. EXHIBIT 12: Ratification of GHS Environmental Invoice for Vegetation Clearing at
169 Ponds 4, 5, 6A & 6B Mitered End Sections - \$500.00

170 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
171 the Board approved Consent Agenda – items A-D as presented, for Saddle Creek Preserve of Polk
172 County Community Development District.

173 **SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**
174 (Limited to 3 minutes per individual for non-
175 agenda items)

176 Comments were heard against funding capital improvements to benefit teenagers,
177 requiring children and teenagers to follow the rules, and safety concerns due to parked
178 vehicles encroaching on sidewalks.

179 **EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

180 *The next Saddle Creek Preserve of Polk County Community Development District meeting is*
181 *scheduled for 6:00 p.m. on May 26, 2026 at Auburndale Historic Depot, 120 W. Park Street,*
182 *Auburndale, Florida 33823.*

183 Supervisor Miro Smith advised she may be attending virtually. Supervisors Davis,
184 Martinez, and Thomas affirmed their intent to attend the meeting in person.

185 **NINTH ORDER OF BUSINESS: ACTION ITEM SUMMARY**

186 **District Manager**

- 187 • Advise towing company of District rules regarding damage liability and
188 have them tow the vehicle inappropriately parked behind the Yellow Trail
189 property. Depending on whether damages are incurred, advise vehicle
190 owner of amenity suspension and administrative/property damage
191 reimbursement liability.

192 **District Counsel**

- 193 • Send letter to resident (1886 Red Loop) regarding fence encroachment
194 on Red Loop easement which is impeding vendor access to District
195 property
196 • Review age and attire rules for amenity pools and options for adults only
197 swim times

198 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

199 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR,
200 the Board adjourned the meeting at 7:53 p.m., for Saddle Creek Preserve of Polk County
201 Community Development District.

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

206 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
207 **meeting held on May 26, 2026.**

208 *Heath Beckett*

209 Heath Beckett, Secretary

 Erica Miro Smith (Jun 3, 2026 15:36:11 EDT)

Erica Miro Smith, Chair