

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

4 A workshop of the Board of Supervisors of the Saddle Creek Preserve of Polk County
5 Community Development District was held on Tuesday, April 28, 2026, at 4:30 p.m., at the
6 Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. No decisions were made,
7 nor action taken, on behalf of the CDD at this workshop.

8 **FIRST ORDER OF BUSINESS:**

ATTENDANCE

9 The workshop was called to order at 4:40 p.m. Present were:

10	Vickie Davis (S1)	Board Supervisor, Assistant Secretary (<i>Joined in-</i> <i>progress, virtually</i>)
11		
12	Erica Miro Smith (S2)	Board Supervisor, Chair
13	Angela Martinez (S3)	Board Supervisor, Assistant Secretary
14	Veronica Thomas (S4)	Board Supervisor, Vice Chair
15	Heath Beckett	District Manager, Vesta District Services
16	Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC

17 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS

18 There being none, the next item followed.

19 **THIRD ORDER OF BUSINESS:**

FY 2027 BUDGET

20 A. EXHIBIT 1: Discussion on FY 2027 Budget Draft

21 References:

- 22 ➤ Current Financial Report
- 23 ➤ FY 2025 Fund Balance Report
- 24 ➤ Discussion on Capital Improvement Projects

25 Mr. Beckett reviewed the budget process, explaining the Board would draft the
26 highwater mark for the proposed FY 2027 budget, this proposed budget is
27 submitted to Polk County 60 days prior to the Board holding a public hearing and
28 adopting the FY 2027 budget. The Board may reallocate funds within line items
29 or reduce funding to line items, but the proposed assessment allocation cannot
30 increase once the proposed budget is submitted. He explained that if the
31 assessments increase, a mailed notice is sent to all property owners advising of
32 the increase, the public hearing, and their opportunity to comment on the
33 proposed assessment allocations.

34 Mr. Beckett presented the proposed FY 2027 Budget. Supervisors discussed
35 adjustments to the fund allocation for each line item. Mr. Beckett
36 recommended building the reserve fund for another year before considering an
37 additional parking project in order to minimize impact on assessments. He also

38 recommended funding a Reserve Study (about \$5,000) in FY 2028. Discussion
39 followed on parking charges to offset construction costs, and enforcement costs.
40 The drafted budget proposed no increase to assessments for FY 2027.

41 **FOURTH ORDER OF BUSINESS: ADJOURNMENT**

42 The workshop was adjourned at 5:52 p.m.

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

47 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
48 **meeting held on May 26, 2026.**

49 *Heath Beckett*

50 Heath Beckett, Secretary

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

Erica Miro Smith, Chair