

FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

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

Supervisors discussed parking congestion and potential small-scale solutions. It was determined that even small improvements are costly and budget limitations prevent action this fiscal year. Parking improvements will be evaluated again during the next budget cycle.

- B. EXHIBIT 2: Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

Mr. Burnite presented the Aquatic Maintenance Report. He noted drought impacts on water levels and maintenance challenges. Discussion followed on benefits vs. aesthetics of vegetation on the pond banks along with wildlife concerns. Board consensus was to maintain vegetation, especially in non-residential areas.

Mowing vs. spraying responsibilities on pond banks were clarified. The current mowing approach, without entering ponds, will continue. Vendor will follow shoreline boundary guidelines.

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

Discussion followed regarding the tree debris left along the easement when Polk County trimmed the trees.

On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the Board approved Fast Property Services to remove tree debris for an amount not to exceed \$1,000.00, pending District Manager requesting a debris removal date from Polk County and Supervisor Miro Smith exploring volunteer removal options, for Saddle Creek Preserve of Polk County Community Development District.

1. EXHIBIT 3: Consideration of Fast Property Services Proposals

- a. Amenities Area Landscaping Enhancement - \$3,067.48
- b. Front Entrance Landscape Enhancement - \$4,527.19
- c. Pool/Amenities Parking Area River Rock Conversion - \$4,650.00
- d. Main Entrance River Rock Conversion - \$3,695.00

Supervisors reviewed the proposals and expressed concerns regarding the cost and sparse design. Consideration of the proposals was deferred, pending comparison proposals from other vendors and a fuller design revision from Fast Property Services.

Amenity and pool area landscape concerns were discussed. Supervisors requested an inspection and repair of the irrigation system, improved

pool landscaping (possibly adding Palm trees), and the loose rope barriers to be repaired within 48 hours.

D. EXHIBIT 4: Field Operations – *Michael Bush, Vesta District Services*

1. Presentation of Field Requests

Mr. Bush presented the Field Operations Report. Discussion followed on the ADA pool lift chair which is repeatedly damaged from misuse by children jumping and climbing on it. Concerns were raised that when the hydraulic mechanisms are damaged they can impact water pressure and the chemical balance of the water.

On a MOTION by Supervisor Davis, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the Board approved the purchase of a cover for the ADA pool chair for an amount not to exceed \$600.00, for Saddle Creek Preserve of Polk County Community Development District.

Mr. Bush was asked to post a QR code for residents to report issues at the pool and to research protective casing options for the lift chair equipment.

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

1. EXHIBIT 5: Adoption of **Resolution 2026-10, Amending Amenity Policies and Rates**

Discussion followed on community behavior and rule enforcement at the pool as well as technology and reporting improvements. A community-wide communication on rules and consequences along with liability for damages was requested.

Mr. Beckett provided an update on the process for a trespass agreement with Polk County.

Further amendments were made to the presented Swimming Pool and Lake policies. Ms. Rinaldi will present a further revision to the swimming pool policy at the next meeting.

On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-10, Amending Amenity Policies and Rates**, as amended, for Saddle Creek Preserve of Polk County Community Development District.

Ms. Rinaldi reminded Supervisors of the annual financial disclosure filing deadline of July 1, and the annual ethics training requirement to be completed by December 31, 2026. She also announced the qualifying period for Seat 2 and 3 candidates wishing to be included on the November 2026 General Election ballot is June 8-12, 2026. She confirmed that Seat 4 would be decided by Landowners' election.

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

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

A. WALK-ON EXHIBIT B: Discussion on Pending/Outstanding Items (Miro Smith)

Some of the discussion items were addressed earlier in the meeting during the vendors and staff reports. Discussion followed on the street signs, and pool maintenance, scheduling a pool shock which would require the pool to be closed for two days, dog park maintenance, owners leaving dogs unsupervised in the dog park, a pet registry, and the pet waste station maintenance service. Ms. Rinaldi advised that privilege suspension would be the enforcement mechanism for residents not following the amenity rules. Supervisors discussed security patrols at the amenity center. Mr. Beckett reviewed the trespass agreement requirements. Discussion followed on the unauthorized planting of banana trees on District property.

B. WALK-ON EXHIBIT C: Discussion on Additional Parking (Davis)

This item was discussed earlier in the meeting. Discussion followed on vehicles parked on District property.

SIXTH ORDER OF BUSINESS:

CONSENT AGENDA

A. EXHIBIT 6: Acceptance of the Minutes of the Board of Supervisors Workshop Held April 28, 2026

B. EXHIBIT 7: Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 28, 2026

C. EXHIBIT 8: Acceptance of the April 2026 Unaudited Financial Reports

D. EXHIBIT 9: Acceptance of Polk County Supervisor of Elections Qualified Elector Count as of April 15, 2026 – 610

E. WALK-ON EXHIBIT D: Ratification of Renumbering of Resolution 2026-08 09, Approving Proposed FY 27 Budget & Setting PH (Correcting Scrivener's Error)

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

SEVENTH ORDER OF BUSINESS:

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

There being none, the next item followed.

EIGHTH 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 June 23, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

Supervisors Martinez, Miro Smith, and Thomas affirmed their intent to attend the next meeting in person. Supervisors Davis and Pozniak intend to attend the meeting virtually.

Ms. Rinaldi responded to a query regarding the Supervisor elections. Residents can contact Polk County Supervisor of Elections for information on qualifying as a candidate for the General Election. She also clarified that persons designated as a proxy would bring the signed proxy form to the Landowner Election in order to cast a vote on behalf of a landowner.

NINTH ORDER OF BUSINESS:

Action Item Summary

District Manager

- SWFMD guide – send to supervisors per Mr. Burnite
- Letter to residents about ADA chair - if broken reimbursement for damages will be sought
- Locate Banana tree behind Bridal Booster or Gatsby & determine whether it needs to be removed

District Manager

- Create QR code for pool issues
- Purchase cover for ADA chair - NTE \$600

TENTH ORDER OF BUSINESS:

Adjournment

On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro Smith, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:31 p.m., for Saddle Creek Preserve of Polk County Community Development District.

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

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on June 23, 2026.

Heath Beckett

 Erica Miro Smith (Jun 26, 2026 23:44:43 EDT)

□ Heath Beckett, Secretary

□ Erica Miro Smith, Chair