

water levels are exposing formerly submerged trash, which is being picked up during regular site visits.

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

Mr. Bobrowiecki reported on landscape maintenance activities and responded to Supervisor questions.

1. Consideration of Landscape Proposals

a. EXHIBIT 1: Fast Property Services - Amenities Area Landscaping Enhancement - \$3,067.48 – *Previously Presented*

b. EXHIBIT 2: Fast Property Services - Front Entrance Landscape Enhancement - \$4,527.19 – *Previously Presented*

c. EXHIBIT 3: Fast Property Services - Pool/Amenities Parking Area River Rock Conversion - \$4,650.00 – *Previously Presented*

d. EXHIBIT 4: Fast Property Services - Main Entrance River Rock Conversion - \$3,695.00 – *Previously Presented*

Supervisor Miro Smith discussed proposals from other vendors for the front entrance landscape enhancements. The proposals will be added to the next agenda.

Supervisors discussed funding for the landscape project, plant selection, maintenance and warranties.

D. EXHIBIT 5: Field Operations – *Michael Bush, Vesta District Services*

Mr. Bush provided an update and responded to Supervisor questions regarding the radar speed signs, speed limit signs, QR codes at the amenity center, and the ADA pool chair. Supervisors requested the QR codes be revised to include reporting vandalism, misconduct, and amenity rule violations.

1. Presentation of Field Requests

2. WALK-ON EXHIBIT C: Consideration of Patio Furniture Repair Proposal - \$1,530.00

Supervisors discussed the proposal and ongoing expenditures due to misuse of District property. A proposal to replace the damaged furniture was requested. Board consensus was to postpone repairs pending a cessation in vandalism.

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

Ms. Rinaldi reviewed the amenity rules regarding age restrictions for unaccompanied minors. Supervisors discussed issues related to unauthorized pool access and trespassing, rule signs, installing a bulletin board at the pool, a

pool fob and/or ID requirement, trespass enforcement, and staffing to monitor pool access.

A shade session was requested to further discuss security matters.

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

1. EXHIBIT 6: Consideration of Pool Maintenance Services Proposal(s)

a. Cooper Pools (3x Week - \$1,625.00/mo) - \$19,500.00/yr

2. Consideration of Nation Security Pool Security Officer Proposal (\$479.20/wk) - \$24,918.40/yr

Supervisors discussed additional security coverage at the pool, and whether the option was available to close the pool.

Board consensus was to schedule the requested shade session for 5 p.m. on July 28, 2026.

▪ Announcement of Qualified Candidates for the November 3, 2026 General Election

➤ Seat 2: Erico Miro Smith (Unopposed)

➤ Seat 3: Angela Martinez (Unopposed)

3. Reminder of Landowners' Meeting and Election of Seat 4 Supervisor, Scheduled for 6 p.m. on November 19, 2026 at Auburndale Historic Depot, 120 W Park St, Auburndale, FL 33823.

a. Instructions and Proxy Form Available on District Website: <https://saddlecreekpreserveccd.com>

4. EXHIBIT 7: Consideration of Facility Use Requests

a. Tract G/Yellow Trail – Monthly Farmers' Market (Martinez)

Supervisors discussed the event concept and an agreement with the HOA to host it.

b. Pool Area – August 1, 2026 (10 a.m. – 1 p.m.) Back to School Event (HOA - Washington)

Mr. Beckett advised that the pool could not be closed to patrons during the event. Supervisors discussed the age group for the event and monitoring responsibilities.

On a MOTION by Supervisor Miro-Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved the HOA to host an event at the pool area on August 1, 2026 (10 a.m. – 1 p.m.) subject to safety and security monitoring being in place, for Saddle Creek Preserve of Polk County Community Development District.

FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

The purchase of a microphone to enhance audio coverage during District meetings was requested. Mr. Beckett suggested purchasing two.

On a MOTION by Supervisor Miro-Smith, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board approved the purchase of microphones for a total amount not to exceed \$200.00, for Saddle Creek Preserve of Polk County Community Development District.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 8: Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 26, 2026

B. EXHIBIT 9: Acceptance of the May 2026 Unaudited Financial Reports

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

Ms. Rinaldi reminded Supervisors to complete their required online annual financial report (Form 1) by July 1, 2026.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS
(Limited to 3 minutes per individual for non-agenda items)

Comments were made on city jurisdiction and resident accountability for unauthorized pool access, using wired microphones at meetings for better quality audio, speeding and the need for traffic calming devices, after-hours trespassing in the pool, and raising the age limit for unaccompanied minors.

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 July 28, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

Supervisor Thomas will attend virtually; all other Supervisors confirmed their intent to attend in person.

EIGHTH ORDER OF BUSINESS: ACTION ITEM SUMMARY

District Engineer

- Follow up on the sidewalk depressions in the community – can we get an inspection on them as some of them are puddling. Lennar was supposed to take care of them last year.

Field Manager

- Add speed limit signs added to the new radar signs.
- Change QR Code notice to include Misconduct/Vandalism in addition to pool maintenance
- Cost to replace pool furniture instead of replacing the fabric

District Manager

- Add shade session for next month to discuss security at the pool to begin at 5pm
- Request proposals for full-time security officer – 6-month contract
- Determine if amenity area was constructed was bond funds
- Notify residents – Board decided not to repair pool furniture due to ongoing vandalism. Persons identified as causing damage to District property may be liable for repair costs

NINTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:25 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 July 28, 2026.

Heath Beckett

Heath Beckett, Secretary

 (Aug 1, 2026 14:09:52 EDT)

Erica Miro Smith, Chair