

Supervisors discussed an issue with gators in the District ponds. Mr. Beckett advised that residents should call FWC (866-392-4286) directly if they encounter an alligator that is posing a threat to people, pets or property. FWC provides a reference number which should be emailed to the District Manager, so that permission can be granted to the trapper to access District property. Residents were encouraged to submit maintenance requests via the District's website.

C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*

A representative of Fast Property Services was not present. Supervisors confirmed the proposed locations and scope of work outlined and noted the bid variations made comparison difficult. Supervisors discussed the warranty on the previously installed plants at the entrance. Consideration of the landscape proposals was postponed to the next meeting.

1. Consideration of Landscape Proposals

- a. EXHIBIT 2: Fast Property Services - Front Entrance Landscape Enhancement - \$4,527.19 – *Previously Presented*
- b. EXHIBIT 3: Fast Property Services - Main Entrance River Rock Conversion - \$3,695.00 – *Previously Presented*
- c. EXHIBIT 4: Blanco Turf & Landscaping #69413 - Two Entrances and Two Islands - \$9,500.00
- d. EXHIBIT 5: Landscape Rehab - Outside Entrances - \$20,350.00
- e. EXHIBIT 6: Trimen Landscape – Entrances - \$29,874.00
- f. EXHIBIT 7: Fast Property Services - Amenities Area Landscaping Enhancement - \$3,067.48 – *Previously Presented*
- g. EXHIBIT 8: Fast Property Services - Pool/Amenities Parking Area River Rock Conversion - \$4,650.00 – *Previously Presented*

D. EXHIBIT 9: Field Operations – *Michael Bush, Vesta District Services*

- 1. Presentation of Field Requests
- 2. EXHIBIT 10: Consideration of Pool Maintenance Service Provider (3x wk)
 - a. Cooper Pools - \$1,625.00/Month - *Previously Presented*
 - b. Heartland Pools - \$1,000.00/Month
 - c. Willis Pool Service - \$1,075.00/Month

Mr. Beckett advised of the reporting mechanism that all three vendors offer that is not available with the current vendor. He stated he did not have prior experience with Heartland Pools or Willis Pool Service. He responded to Supervisor questions regarding scope descriptions. Mr. Beckett advised that Cooper

Pools price is their best bid. In response to Supervisors questions, Ms. Rinaldi confirmed that a more detailed scope could be added to the agreement for Willis Pool Service to affirm the scope aligned with Supervisors' expectations. Supervisors discussed the cost of the new pool vendor compared to the budget line item for pool maintenance. Mr. Beckett reviewed the proposed budget for FY 2027 and the option to encumber the difference from the contingency line item. Supervisors discussed references and ratings of the presented vendors.

On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro, OPPOSED by Supervisor Thomas, the Board approved Willis Pool Service to provide pool maintenance services in the amount of \$1,075.00/month subject to an updated scope of work and receipt of at least three references, and authorizing the District Manager and Chair to review and execute for Saddle Creek Preserve of Polk County Community Development District.

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, OPPOSED by Supervisor Thomas, the Board approved terminating the Vesta Pools agreement for pool maintenance services with a 30-day termination notice, for Saddle Creek Preserve of Polk County Community Development District.

3. EXHIBIT 11: Consideration of Pool Furniture Repairs/Replacement

a. Patio Furniture Repair Proposal #6713 - \$1,530.00

b. Replacement Options

Supervisors discussed the presented options and security impact on furniture damage. Mr. Becket responded to Supervisor questions. Consideration of this item was postponed.

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

Ms. Rinaldi briefed the Board on the legislative updates

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

1. EXHIBIT 12: Adoption of **Resolution 2026-11, Designating Officers** (Updating Treasurer)

Mr. Beckett explained the resolution reflects a Vesta staffing change. (Christine Richie replacing Johanna Lee)

On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-11, Designating Officers** (Updating Treasurer), for Saddle Creek Preserve of Polk County Community Development District.

108 2. EXHIBIT 13: Adoption of **Resolution 2026-12, Designating Signatories**

109 Mr. Beckett advised the resolution removes Johanna Lee as a signatory
110 for the District accounts and adds Christine Richie.

111 On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board
112 approved adoption of **Resolution 2026-12, Designating Signatories**, for Saddle Creek Preserve of
113 Polk County Community Development District.

114 3. Consideration of Actions Related to Security Matters

115 a. Pool Security Proposals

116 i. Nations Security - \$87,214.40/yr

117 ii. PGS USA - \$79,977.38/yr

118 On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, OPPOSED by Supervisor
119 Thomas, the Board approved the pool security services vendor as discussed during the shade
120 session, for Saddle Creek Preserve of Polk County Community Development District.

121 4. Consideration of Amenity Privileges Suspension (Pindling)

122 Ms. Rinaldi reviewed the suspension notice sent to the resident and the
123 amenity rule provisions, and responded to Supervisor questions.

124 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
125 Board approved extending the Pindling amenity privileges suspension for an additional thirty (30)
126 days, for Saddle Creek Preserve of Polk County Community Development District.

127 **FOURTH ORDER OF BUSINESS: FY 2026-2027 BUDGET**

128 A. **FY 2026-2027 Budget Public Hearing**

129 1. Open Public Hearing

130 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
131 Board approved opening the Public Hearing on FY 2026-2027 Budget, for Saddle Creek Preserve
132 of Polk County Community Development District.

133 2. EXHIBIT 14: Presentation of FY 2026-2027 Budget

134 \$30,000 was added to Revenues under fund balance carried forward and
135 Amenity Security was increased by \$30,000.

136 3. Public Comments

137 In response to a comment regarding assessment increases, Mr. Beckett
138 advised there would be no increase in assessments over the current year.

139 4. Close Public Hearing

140 On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board
141 approved closing the Public Hearing on FY 2026-2027 Budget, for Saddle Creek Preserve of Polk
142 County Community Development District.

143 A. EXHIBIT 15: Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**

144 On a MOTION by Supervisor Pozniak, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the
145 Board approved adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**, as amended,
146 for Saddle Creek Preserve of Polk County Community Development District.

147 B. EXHIBIT 16: Adoption of **Resolution 2026-14, Providing for the Collection and**
148 **Enforcement of Special Assessments for FY 2026-2027**

149 On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board
150 approved adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of**
151 **Special Assessments for FY 2026-2027**, for Saddle Creek Preserve of Polk County Community
152 Development District.

153 **SECOND ORDER OF BUSINESS: SUPERVISOR REQUESTS**

154 Supervisor Pozniak requested proposals for a new pool janitorial service vendor.
155 Supervisors discussed their observations and their expectations per the scope outlined
156 in the contract. Mr. Beckett will reach out to the current vendor and advise of
157 Supervisor dissatisfaction. Supervisors discussed timing of site visits. Ms. Rinaldi
158 advised of the scheduled seasonal site visits per the agreement.

159 In response to a query regarding the District collaborating with the HOA to fine
160 residents for violating the speed limit, Ms. Rinaldi responded that the District's
161 enforcement measures were limited to those granted by Florida Statute. Mr. Beckett
162 will reach out to Polk County Sheriff's office regarding whether a traffic agreement is
163 required in order to provide traffic enforcement on District-maintained roads.
164 Discussion followed on the radar speed signs.

165 In response to a query regarding Frontier's site plan, Ms. Rinaldi advised that she had
166 not been contacted.

167 **CONSENT AGEND**

168 A. EXHIBIT 17: Approval of the Minutes of the Board of Supervisors Regular
169 Meeting Held June 23, 2026

170 B. EXHIBIT 18: Acceptance of the Audited FY 2025 Financial Statements

171 C. EXHIBIT 19: Acceptance of the Unaudited June 2026 Financial Statements

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

THIRD ORDER OF BUSINESS:

AUDIENCE COMMENTS

In response to comments regarding overnight street parking and lack of visibility from the towing vendor, Supervisor Davis advised that she had seen the towing company within the community yesterday. Mr. Beckett was asked to reach out to the towing vendor to adjust his patrol hours.

In response to a query regarding trees blocking sidewalks, Supervisors recommended reaching out to the HOA to enforce their rules, regulations and conditions.

FOURTH 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 August 25, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

All Supervisors affirmed their intent to attend the next meeting in person.

In response to a Supervisor question regarding the November meeting, Mr. Beckett advised that the meeting schedule would be reviewed at the next meeting.

FIFTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY

District Manager

- Ask District Engineer to evaluate erosion around MES on 6B
- Confirm FWC gator reporting procedure
- Check with Polk County re: whether traffic agreement required
- Move speed limit sign back further on Old Mining.
- Adjust flashing speed signs
- Request towing company to roam morning and evening.

SIXTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:59 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.

205 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
206 **meeting held on August 25, 2026.**

207 *Heath Beckett*
208 Heath Beckett, Secretary

[Erica Miro \(Aug 28, 2026 06:11:21 EDT\)](#)
Erica Miro, Chair