

- 37 a. EXHIBIT 2: Fast Property Services - Front Entrance Landscape
38 Enhancement - \$4,527.19 – *Previously Presented*
- 39 b. EXHIBIT 3: Fast Property Services - Main Entrance River Rock
40 Conversion - \$3,695.00 – *Previously Presented*
- 41 Mr. Bobrowiecki presented an updated proposal for the
42 landscape refurbishment of the Teneroc, Gatsby, and front
43 entrances in the amount of \$8,637.00
- 44 c. EXHIBIT 4: Blanco Turf & Landscaping #69413 - Two Entrances
45 and Two Islands - \$9,500.00 – *Previously Presented*
- 46 d. EXHIBIT 5: Landscape Rehab - Outside Entrances - \$20,350.00 –
47 *Previously Presented*
- 48 e. EXHIBIT 6: Trimen Landscape – Entrances - \$29,874.00 –
49 *Previously Presented*
- 50 f. EXHIBIT 7: Fast Property Services - Amenities Area Landscaping
51 Enhancement - \$3,067.48 – *Previously Presented*
- 52 g. EXHIBIT 8: Fast Property Services - Pool/Amenities Parking Area
53 River Rock Conversion - \$4,650.00 – *Previously Presented*

54 On a MOTION by Supervisor Miro SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
55 Board approved Fast Property Services proposals to refurbish the Teneroc, Gatsby ad front
56 entrances for a total of \$8,637.00, for Saddle Creek Preserve of Polk County Community
57 Development District.

- 58 h. WALK-ON EXHIBIT B: Fast Property Services – Fallen Pine Tree
59 Removal - \$120.00

60 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
61 Board approved Fast Property Services proposal to remove a fallen pine tree in the amount of
62 \$120.00, for Saddle Creek Preserve of Polk County Community Development District.

- 63 i. WALK-ON EXHIBIT C: Fast Property Services – Pond 2 Alternate
64 Maintenance Access - \$975.00

65 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
66 Board approved Fast Property Services proposal to create an alternate maintenance access at
67 pond 2, in the amount of \$975.00, for Saddle Creek Preserve of Polk County Community
68 Development District.

- 69 D. EXHIBIT 9: Field Operations – *Michael Bush, Vesta District Services*
- 70 1. Presentation of Field Requests
- 71 2. EXHIBIT 10: Consideration of Pool Furniture Repairs/Replacement

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

73 b. Replacement Options

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

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

76 1. EXHIBIT 11: Adoption of **Resolution 2026-15, Setting FY 2027 Meeting**
77 **Scheduling**

78 The November and December meeting dates on the presented schedule
79 were amended to November 19 at 4 p.m. (prior to the Landowners
80 Meeting), and December 11 at 6 p.m. respectively.

81 On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
82 Board approved adoption of **Resolution 2026-15, Setting FY 2027 Meeting Scheduling** as
83 amended, for Saddle Creek Preserve of Polk County Community Development District.

84 2. EXHIBIT 12: Establishment of District Performance Standards and
85 Measures

86 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
87 Board approved establishment of District Performance Standards and Measures, for Saddle Creek
88 Preserve of Polk County Community Development District.

89 3. EXHIBIT 13: Reconsideration of Pool Maintenance Service Proposals
90 (3x/wk) – *Previously Presented*

91 a. Cooper Pools - \$1,625.00/mo.

92 b. Heartland Pools- \$1,000.00/mo.

93 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the
94 Board rescinded approval of the Willis Pools pool maintenance services proposal, for Saddle
95 Creek Preserve of Polk County Community Development District.

96 On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
97 Board approved Cooper Pools proposal for pool maintenance services (3x/wk) in the amount of
98 \$1,625.00/month, for Saddle Creek Preserve of Polk County Community Development District.

99 **FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

100 Supervisors discussed the cleaning of the Yellow Trail fence.

101 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
102 Board approved Fast Property Services to clean the viny fence behind Yellow Trail for the amount
103 of \$775.20, for Saddle Creek Preserve of Polk County Community Development District.

104 Supervisors discussed oak trees on easements adjoining resident properties and street
105 parking over the holidays.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. EXHIBIT 14: Acceptance of the Minutes of the Board of Supervisors Special Meeting Held July 28, 2026
- B. EXHIBIT 15: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 28, 2026
- C. EXHIBIT 16: Acceptance of the Unaudited July 2026 Financial Statements

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

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

- A. **Closed Session** (No Action Will be Taken During the Closed Session)
 - 1. Open Session

On a MOTION by Supervisor Martinez, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board approved pausing the regular meeting to enter a closed session to discuss security matters, for Saddle Creek Preserve of Polk County Community Development District.

- 2. Discussion on Actions Related to Security Matters
 - The Board discussed the proposals and scheduling
- 3. Close Session

On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the Board approved adjourning the closed session and resuming the regular meeting, for Saddle Creek Preserve of Polk County Community Development District.

- B. Consideration of Actions Related to Security Matters
 - 1. Pool Security Proposals
 - a. Nations Security
 - b. PGS USA

On a MOTION by Supervisor Martinez, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved PGS USA pool security proposal, for Saddle Creek Preserve of Polk County Community Development District.

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 September 22, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

Supervisors Martinez, Miro, and Pozniak expressed their intent to attend the next meeting in person. Supervisors Davis and Thomas advised they planned to attend virtually.

NINTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY

District Manager

- Contact Arc Towing about a new towing contract (8/27)
- Distribute future District communications via District's list, do not forward to HOA

TENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Pozniak, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:30 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 September 22, 2026.

Heath Beckett

Heath Beckett, Secretary



Erica Miro Smith (Oct 7, 2026 14:19:20 EDT)

Erica Miro, Chair