

**MINUTES OF MEETING  
SADDLE CREEK PRESERVE OF POLK COUNTY  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held on **Wednesday, February 2, 2022** at 10:00 a.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Scott Shapiro	Chairman
Mike Seney	Vice Chairman
Lori Campagna	Assistant Secretary
Kelly Evans <i>via Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	KE Law
Clayton Smith	GMS
Logan Smith	GMS

*The following is a summary of the discussions and actions taken at the February 2, 2022 Saddle Creek Preserve of Polk County Community Development District's Board of Supervisors Meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present or on the Zoom call.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 15, 2021 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the December 15, 2021 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the Minutes of the December 15, 2021 Board of Supervisor's Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2021/2022  
Budget Deficit Funding Agreement**

Ms. Burns stated this agreement is with Lennar and this is for the excess should it be needed. The Board asked to remove Marvin Matheny from the agreement and put Parker Hirons on the agreement. Ms. Burns will make those changes.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, the Fiscal Year 2021/2022 Budget Deficit Funding Agreement, was approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04  
Supplemental Assessment Resolution for  
AA2 Bonds**

Ms. Burns presented the Supplemental Assessment Methodology and stated that this resolution outlines the specific terms of Series 2022 bonds that have been priced and noted that all the attachments show the specifics of this series of bonds. They are expected to close on February 10<sup>th</sup>. Ms. Burns asked for any questions from the Board. There being none, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Resolution 2022-04 Supplemental Assessment Resolution for AA2 Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated they are moving forward with the closing and everything is in order. The Board had no questions for Mr. Van Wyk, the next item followed.

**B. Engineer**

Ms. Burns asked for a motion to authorize staff to send out an RFP for engineering services for the District. The due date will be set before the next meeting to engage a contract in March if possible.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Authorizing Staff to send out an RFP for Engineering Services for the District, was approved.

**C. Field Manager's Report**

Mr. Smith presented the field manager's report and had some aquatic quotes for the Board's consideration. He started with some landscape considerations and a one-time mow of bond banks to assess what a bid would look like for the District's landscaping needs.

**i. Consideration of Proposals for Pond Maintenance Services**

Mr. Smith stated that because the ponds are in place, they want to be sure they are being maintained to avoid any issues. He collected three bids that can be found in the agenda package. The three bids came from Aquatic Weed Management, Inc., Aquagenix, and Solitude, with the lowest bid coming from Solitude. The Board would like Mr. Smith to reach out to Citex for a bid.

Ms. Burns suggested the Board setting a not to exceed amount and as Clayton can get in touch with Citex and authorize the Chair to move forward before the next meeting to get a company on board as soon as possible. Of the three bids that they did receive, Mr. Smith recommends moving forward with AWM.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Directing Staff to get a Quote from Citex and Authorizing the Chairperson to work with Staff on Deciding Between AWM and Citex with a NTE 10% of the AWM bid of \$1,250 per Month, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated that check register, and the total was \$30,892.91.

On MOTION by Mr. Seney, seconded by Mr. Shapiro, with all in favor, the Check Register totaling \$30,892.91, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials were in the package for review and questions. There was no action needed.

**SEVEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman