

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

The regular meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **October 22, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Lori Campagna	Appointed as Chairperson
Mike Seney	Vice Chairman
Scott Shapiro	Assistant Secretary
Sean Finotti <i>by Zoom</i>	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Katie Vander Mead <i>by Zoom</i>	District Engineer, Landmark
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the October 2, 2024 Saddle Creek Preserve of Polk County Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 1:00 p.m. and called roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period for agenda items, limited to 3 minutes.

- Erica Miro (1952 Red Loop) Asked about the voting process for the Board.
- Yahaira (2045 Old Fashion Ln) Property damage due to conduit work. Grass damaged and irrigation broken, is there an estimate for completion? Parking issues, what are current rules?

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- Abby Morrobel (1905 Yellow Trail) – Inquired about voting process & requirements. Parking issues. Conduits, lawn care – dead areas. Commented about vortex at new lift station. Is towing company local?
- Marcos Pagan (2199 Old Mining) Asked to change hours of meeting. Who is allowed to fish on the property? Parking issue – semi’s parking overnight.
- Fred Omar (1676 Red Loop) Residents don’t know what the CDD and HOA are responsible for.
- Aimee Porras (1897 Red Loop) Street parking on Red Loop creating a hazard. Emergency vehicles can’t get through streets.
- Makeesha McKay (1814 Red Loop) Parking Issue on Red Loop.
- Camellia Jenkins (1881 Yellow Trail) Erosion issue caused fence to fall, legal action has been taken.
- Lachelle Webster (1928 Red Loop) Parking issue.
- Veronica Thomas (1934 Red Loop) Parking issue, public safety matters not being handled by law enforcement.
- Maria Bestman (2098 Old Mining Rd) Street lighting visibility issue, insect treatment, neighbors’ loud music, street parking issue, issues with renters.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 27, 2024 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the August 27, 2024 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Ms. Campagna, seconded by Mr. Seney with all in favor, the Minutes of the August 27, 2024 Board of Supervisors Meeting, were approved.

Ms. Campagna stated they are going to do realignment of seats. Ms. Evans seat is up in 2026. Mr. Finotti volunteered to stay on. Ms. Evans will resign from seat #4.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, Resignation of Kelly Evans from Seat #4, was approved.

Mr. Finotti would like to resign from seat #5.

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On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Resignation of Sean Finotti from seat #5, was approved.

Ms. Campagna appointed Sean Finotti to seat #4 which expires in 2026.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, Appointment of Sean Finotti to Seat #4, was approved.

Ms. Campagna appointed Kelly Evans to seat #5 which expires in 2024.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, Appointment Kelly Evans to Seat #5, was approved.

Ms. Campagna noted Sean Finotti’s oath will be done next month. Ms. Virgen administered the oath of office to Kelly Evans.

**Mr. Seney left the meeting at 1:33 p.m.*

Mr. Shapiro noted he would like to give up his position as Chairperson to someone more involved and active in the community. Ms. Evans made a motion to make Lori Campagna Chair.

On MOTION by Ms. Evans, seconded by Mr. Shapiro, with all in favor, the Resignation of Scott Shapiro as Chair & Appointment of Lori Campagna as Chairperson, All Other Board Members keep Same Positions, was approved.

FOURTH ORDER OF BUSINESS

Consideration of District Property Conveyance Documents

Ms. Hancock noted these are general conveyance documents for some of the common areas that are ready to be executed. Ms. Vander Mead noted Landmark Engineering needs to be changed to Landmark Engineering and Surveying.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, the District Property Conveyance Documents, were approved as amended.

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FIFTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates

Ms. Virgen noted this proposal is in line with the contract that was approved for the four- year Grau & Associates audit services. It has been signed and they are looking for a motion to ratify.

On MOTION by Ms. Evans, seconded by Mr. Shapiro, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing new to report.

B. Engineer

Ms. Vander Mead asked if there were any questions on the area of depression asphalt on Trotters Way. Mr. Bailey received a quote for \$36,260 to deal with the depression on Trotter’s Way to make sure the road would be up to county standards. Ms. Vander Mead confirmed with the contractor the majority of the cost is because to quickly restore back the roads, per Polk County they have to use flowable fill 7 ft deep and width of the road 25 ft plus the cost of asphalt that goes from curb to curb. Flowable fill is for compaction over the sanitary pipe and manhole. The cost of concrete and asphalt is the majority of the cost. Ms. Burns asked if any of this would be under the warranty from the original site contractor who did the roads. Ms. Vander Mead doesn’t think so as it has been a year. Mr. Shapiro asked to have the original site contractor come out and review it. Table until Allen speaks with the contractor (Tucker) and gets more information and maybe another proposal.

C. Field Manager’s Report

Mr. Bailey presented the field manager’s report on page 59 of the agenda package.

i. Update Regarding Hurricane Repairs

Mr. Bailey reviewed hurricane repairs in the Field Manager’s Report on page 59 of the agenda.

ii. Consideration of Proposal for Road Repair on Trotters Way

The proposal was tabled until more information is received from contractor and an additional proposal.

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that the homeowner owns. The CDD is responsible for all of the common areas, amenities, roadways & maintenance of the roadways. Public safety matters are handled by local law enforcement. The CDD does not have policing power. Mr. Bailey noted the new lift station is going to have Vortex pumps. The area behind Yellow Trail and Tenoroc where wetlands exceed past the fence, green growth is coming back and it's being monitored. Ms. Virgen noted the meeting hours can be changed but set by the Board. The seats currently are held by representatives of the developer so these are their working hours. Once residents are on Board, they will work with the Board then to work on a schedule that is good for everyone. Emergency vehicles will run through vehicles on the road to make it to the emergent location.

NINTH ORDER OF BUSINESS Adjournment

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

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
Lori Campagna
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Chairman/Vice Chairman

Audience Comments:

- Aimee Porras – Concerned emergency vehicles not getting to her house in a timely manner due to parking issue. Infuriated with answer she received today. Ms. Campagna noted 3 parking options were presented. Residents were against the last option. The Board decided to get a better decision from residents what would be in the best interest of the community & agreed to have community input when they get community members on the Board which will potentially be next month. Ms. Burns noted by Florida Law the CDD cannot tow unless there is a policy presented to the Board, a public hearing conducted, and signage in place, which usually takes about 90 days. Regarding public safety, it doesn't matter who owns the roads, the police are supposed to handle that.
- Resident – Asked if there is a plan for the big grassy area and could it ever be turned into parking. Overnight parking issue. Ms. Campagna noted that is utilities right of way so can't be roadway. There is no adopted policy in place for towing overnight.

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- Mark Pagan (2199 Old Mining) HOA states no commercial vehicle parking overnight but if it's happening the person complaining needs to report it to the HOA for something to be done.
- Abby Morrobel -Spoke on 3 proposed parking plans. Who to call for towing on weekends? Ms. Burns noted to send her an email. To be clear it's for the grass common areas only. There is a map on the CDD website showing exactly where you can't park. District staff will resend an email blast with the parking policy.
- Resident – Commented on blocking driveways. Residents build fences with a gate towards the street, that is not a driveway and not a right of way to that property. Asked for the link to the CDD website.
- Resident (4328 Trotters Way) Handicap lift in pool is broken. Allen is waiting on parts to come in for the seal. Still 2 chairs missing in pool area. Ms. Virgen noted its being addressed.
- Resident - Who updates the calendar on the website? Meeting is not on calendar. Ms. Virgen noted the meeting is there.
- Mark Brown (1604 Red Loop) Regardless of what is said in meetings it is an adversarial relationship. Ms. Campagna noted it's about the community as a whole and making the best decision for the community.
- Resident – Asked about a trespass authorization for the common areas. Ms. Burns noted there is a trespass authorization only for the amenities. The discrepancy is if they view the stormwater ponds as an amenity or not.
- Resident – Back-to-back with wetlands. She is supposed to have an easement on the back. HOA says no that the fence has to go back to the property line because there are no common areas behind her.