

**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, **November 19, 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	Chairperson
Sean Finotti	Assistant Secretary
Abby Morrobel	Supervisor
Erica Miro Smith	Supervisor

Also present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Allen Bailey <i>by Zoom</i>	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the November 19, 2024 Saddle Creek Preserve of Polk County Community Development District’s Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:54 p.m. and called roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

- Resident – Proposed movie night the third Friday of every month but mosquitos are bad. She asked to use open flame tiki torches with Citronella.
- Resident – Asked if candidates had to be present in order to be voted in. Ms. Burns noted you have to be present to cast your vote. You can’t vote via Zoom.

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- Resident (Veronica) – Commented on fallen trees on Red Loop since last storm being ignored. Asked for status on why trails are being dug around each pond creating an unsightly mud strip. Mr. Finotti noted it’s mower rutting.
- Miguel Morrobel (1905 Yellow Trail) – He was contacted by another community for updates on their blown-out fence and debris and timeline for fix. He noted the landscape company is getting too complacent with their work. Fence damage done to homeowners fencing when Lennar was working on erosion issue.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath to Supervisor Sean Finotti Appointed to Seat #4 at October 22, 2024 Board Meeting**

Ms. Burns administered the oath to Supervisor Sean Finotti Appointed to Seat #4 at the October 22, 2024 meeting.

**B. Administration of Oath of Office to Newly Elected Board Members after Landowners’ Election**

Ms. Burns administered the Oath of Office to Abby Morrobel and Erica Miro Smith. Ms. Kobitter reviewed the Sunshine Law, Public Records Law and Ethics Law.

**C. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election**

Ms. Burns noted the results of the landowners’ election will be filled in, in this resolution. Kelly Evans was elected to seat #1 with 70 votes, Erica Miro Smith elected to seat #2 with 30 votes and Abby Morrobel elected to seat #5 with 31 votes. Kelly and Abby will have 4-year terms and Erica will hold a 2-year term.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

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**D. Election of Officers**

**E. Consideration of Resolution 2025-02 Electing Officers**

This item was tabled to a future meeting agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 22, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the October 22, 2024 Board of Supervisors meeting.

The Board had no changes to the minutes.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Minutes of the October 22, 2024 Board of Supervisors Meeting, were approved.

Resident noted the voting process and requirements were not disclosed about Lennar having lots. Asked the Board to revisit changing the hours of the meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County**

Ms. Burns stated Florida Statute requires the District to notice meetings in the newspaper. The CDD is now allowed to use a public website hosted by the county for their public notices. Polk County has established a website so the CDD can piggyback off that and use their website for most of the notices. An advertisement will be in the newspaper directing people to the Polk County website.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

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**SIXTH ORDER OF BUSINESS**

**Ratification of Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on November 16, 2024**

Ms. Burns noted this request was for a pot luck event in an open space area on Yellow Trail on November 16, 2024 and was approved outside the meeting. Ms. Kobitter drafted general agreement documents. The neighbors were contacted about the event and signed off. Ms. Campagna stated no tiki torches this weekend. Ms. Miro Smith suggested asking if it's possible to use a tiki torch with open flame for future events with insurance.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, the Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on November 16, 2024, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on November 22, 2024**

Ms. Burns noted this request was for a movie night in an open space area on Yellow Trail on November 22, 2024 which was signed off outside of the meeting. Ms. Kobitter drafted general agreement documents. The neighbors were contacted about the event and signed off. Ms. Campagna stated no tiki torches this weekend. Ms. Miro Smith suggested asking if it's possible to use a tiki torch with open flame for future events with insurance.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, the Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow trail on November 22, 2024, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resident Request to Hold Monthly Community Movie Nights on the 3<sup>rd</sup> Friday of Each Month in Open Space Area on Yellow Trail**

Ms. Burns presented a request to hold a monthly movie night on the third Friday of each month in the open space area on Yellow Trail. Ms. Campagna asked to get in writing (or email)

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from the surrounding residents that they know that this will be a continual event and will be approving the third Friday of the month.

On MOTION by Ms. Morrobel, seconded by Ms. Miro Smith, with all in favor, the Resident Request to Hold Monthly Community Movie Nights on the 3<sup>rd</sup> Friday of Each Month in Open Space Area on Yellow Trail, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter had nothing new to report. She offered to take any questions.

**B. Engineer**

Ms. Burns had no engineering related reports today.

**C. Field Manager’s Report**

Mr. Bailey presented the field manager’s report on page 48 of the agenda package. Mr. Finotti and Allen will review the erosion near the wetland near Ms. Miro’s home (1952 Red Loop). Mr. Bailey spoke with Prince & Sons regarding the trees on Red Loop and Yellow Trail cutting off any impediments that are blocking pathways behind CDD property. The grass is currently cut every other week and ponds once a month now that the winter schedule has started. Allen will review mowing ruts around the pond on Red Loop and the one behind Ms. Morrobel’s home with Prince & Sons. There is no ETA on when the fence will be brought back up fully.

Mr. Finotti updated the Board on streetlight repairs and damaged Yellow Trail fencing.

**i. Consideration of Proposal for Replacement Pool Chairs**

Mr. Bailey presented a proposal from ET&T Distributors for two patio chairs for \$682.42. Ms. Kobitter stated the \$32.39 sales tax will need to be removed.

On MOTION by Ms. Campagna, seconded by Ms. Miro Smith, with all in favor, the ET&T Distributors Proposal for Pool Chairs, was approved.

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**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from October 5<sup>th</sup> through November 5<sup>th</sup> totaling \$27,066.38. Immediately following is the detailed run summary.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the unaudited financials start on page 65 of the agenda package. These are for informational purposes only.

**iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24**

Ms. Burns reminded the Board to complete 4 hours of ethics training by 12/31/24. The two new Board members do not need to do ethics training this year.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Morrobel asked to bump up December’s meeting. Ms. Burns noted the December meeting is scheduled for December 17<sup>th</sup>. Mr. Finotti has jury duty on the 17<sup>th</sup> therefore will not attend the meeting.

**Public Comments:**

Resident – Asked about the handicap lift. Ms. Burns noted the steel bar is expected to be in next week and will be installed.

Resident (Veronica) – Most of mulch is gone from the amenity around the drip lines. Allen will review with the landscaper, can maybe spot cover. She asked about picking up trash and relocating the dumpster that is in the front of the community. The landscapers pick up trash in areas they mow. Asked about how folks stepping down from the Board are replaced. Ms. Burns reviewed the election process.

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Resident – Asked on Gatsby about plans for an overpass to connect that community with the rest of the community. Mr. Finotti stated no plans at all. The mailbox location is designated by the post office.

Marcos Pagan – Commented on no lighting at night at Gatsby turnaround and speeding in that area, safety issue. Mr. Finotti noted the lights are coming at the end of the week. Residents should contact county on signage. Commented on speeding & speed bumps. Ms. Burns noted a traffic study would be required. It is an expensive process.

Ms. Morrobel – Asked about George Flint listed as Assistant Secretary. Monica Virgen isn't listed. Ms. Burns stated Mr. Flint is with GMS and is a backup to sign. It wasn't approved. When its readopted, it will be herself, Monica Virgen and George Flint as Secretary and Assistant Secretaries. Only Board members vote.

Resident – Streetlights on Old Mining are completely off. Ms. Burns noted Lakeland Electric owns and maintains the streetlights. The District only pays for usage of electric. Asked about proposing the cul-de-sac at Tenoroc Trail for movie night. Ms. Burns noted a permit through the city or county will be required to close the road.

Resident – Commented on mosquitos. Ms. Burns noted Polk County has mosquito service. Asked when the land is getting transferred from Lennar to the CDD? Ms. Burns noted the Board approved for that to be done after the punch list items Sean is working on are complete. Damaged sod will be replaced. Asked about entrance lighting being too dim. Allen will look at the entrance lighting. He asked the resident, if possible, to send a picture of what is going on.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns noted quorum was lost and adjourned the meeting.

*Jill Burns*

Secretary/Assistant Secretary

DocuSigned by:  
*Lori Campagna*  
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Chairman/Vice Chairman