

**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, February 25, 2025** 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
Erica Miro Smith	Vice Chairperson
Kelly Evans	Assistant Secretary
Abby Morrobel	Assistant Secretary
Sean Finotti	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the February 25, 2025 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. Five Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen opened the public comment period for agenda items. There being no comments, next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 28, 2025  
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the January 28, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes.

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On MOTION by Ms. Campagna, seconded by Ms. Miro, with all in favor, the Minutes of the January 28, 2025 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearings**

##### **A. Public Hearing on the Adoption of Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement**

Ms. Virgen asked for a motion to open the public hearing.

On MOTION by Ms. Evans, seconded by Ms. Miro, with all in favor, Opening the Public Hearing, was approved.

Ms. Virgen asked if there were any members of the public who would like to comment on the parking rules.

- Serrano Carven (1633 Red Loop) – commented on cul de sac parking overnight.
- Lunie Ridore – stated they would like one side of road parking.
- Aimee Porras (1897 Red Loop) – stated they would like one side of road parking.
- Marie Bestman – commented that they would like one side of road parking.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, Closing the Public Hearing, was approved.

##### **i. Consideration of Resolution 2025-06 Adopting Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement**

Ms. Virgen stated this resolution is on page 16 of the agenda package. Immediately following the resolution are the rules. The map is on page 22 of the agenda. She noted this addresses oversized vehicles, abandoned vehicles, the green space, corners and lift stations. There is no overnight parking at the amenity. There are no restrictions to parking on the cul-de-sac or the roadways at any time.

On MOTION by Ms. Campagna, seconded by Ms. Miro, with all in favor, Resolution 2025-06 Adopting Amended and Restated Rules relating to Overnight Parking and Parking Enforcement, was approved.

##### **ii. Consideration of Proposal for Installation of Parking Signage**

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Ms. Virgen reviewed the GMS signage proposal. Ms. Campagna noted 82 signs is a substantial cost and will just junk up the community. Ms. Virgen advised that the Board should consider signs to avoid issues with improper towing of vehicles. No action was taken on this item.

**B. Public Hearing on the Adoption of Amended Amenity Rates & Disciplinary Rule**

Ms. Virgen asked for a motion to open the public hearing for adoption of the amended amenity rates and disciplinary rule.

On MOTION by Ms. Campagna, seconded by Ms. Miro, with all in favor, Opening the Public Hearing, was approved.

Ms. Rinaldi noted there hasn't been any changes since this was last presented to the Board in December. Ms. Virgen opened the public comment period.

Resident – asked if there will be overnight parking at the pool.

Miguel Morrobel – asked if hover boards and electric scooters can be added to section F.

Vanessa Freitas – asked if this this just strictly for the pool area. Kids have been playing rough on fences. Ms. Virgen noted this includes all areas that are considered amenities within the District.

On MOTION by Ms. Evans, seconded by Ms. Morrobel, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2025-07 Adopting Amended Amenity Rates & Disciplinary Rule**

Ms. Campagna asked if the open common space area on Yellow Trail should be included in this because it is being used as an amenity. Ms. Rinaldi noted she can add in specification that the amenity policy is also applied to that open space tract.

On MOTION by Ms. Evans, seconded by Ms. Miro, with all in favor, Resolution 2025-07 Adopting Amended Amenity Rates & Disciplinary Rule, was approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Supplemental Planting and Signage in Wetland Mitigation Area**

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Ms. Virgen noted the map is on page 56 and the proposals start on page 57 of the agenda package. She presented proposals from Horner to install supplemental plantings to bring the wetland back into compliance for \$3,500 and for installation of 13 signs around mitigation areas 1-3 for \$750. This item was tabled, no action was taken.

**SIXTH ORDER OF BUSINESS**

**Update Regarding Pool Leak at Amenity Center *(requested by Supervisor Morrobel)***

Ms. Virgen noted an E-blast was sent to residents informing them that the original site contractor is working on those repairs. A second meter is being added. Updates on this will be communicated with residents through E-blast.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Request for Community Road Assessment *(requested by Supervisor Morrobel)***

Ms. Morrobel suggested having the entire neighborhood evaluated. Ms. Virgen suggested contacting the District Engineer for a proposed cost to evaluate the neighborhood roads. This item was tabled for the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Request for One-Time Community Clean-Up *(requested by Supervisor Morrobel)***

Ms. Morrobel would like to have residents come together and do a one-time cleanup once construction is complete. Ms. Rinaldi noted all participants would be required to sign a waiver.

**NINTH ORDER OF BUSINESS**

**Consideration of Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on April 19, 2025**

Ms. Virgen noted a resident has requested an event (neighborhood potluck) in the open space area on Yellow Trail on Saturday April 19, 2025. Ms. Campagna is okay with this as long as the form is in accordance with the new amenity policies.

<p>On MOTION by Ms. Campagna, seconded by Ms. Miro, with all in favor, the Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on April 19, 2025, was approved.</p>
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**TENTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds**

Ms. Virgen noted the Arbitrage Report is on page 66 of the agenda package. Page 4 of the report shows a negative arbitrage amount which shows the District is not earning more interest than they pay on the bonds.

On MOTION by Ms. Evans, seconded by Ms. Miro, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Amended and Restated Engineering Services Agreement**

Ms. Virgen stated the Board approved an updated fee schedule at the last meeting. This agreement was updated with the new schedule so just needs to be ratified.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Amended and Restated Engineering Services Agreement, was approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi had nothing to report but reminded the Board of the applicability of Sunshine Law and Public Records Law to social media and the internet.

**B. Engineer**

Ms. Virgen noted the engineer is not on the line today.

**C. Field Manager's Report**

Mr. Bailey reviewed the Field Management Report.

**i. Presentation of Field Management Community Sidewalk Review Report**

Mr. Bailey reviewed the Field Management Community Sidewalk Review Report. Mr. Finotti noted a heavy buildup of fertilizer will cause discoloration of the sidewalks. Mr. Finotti noted that Lennar would be repairing sidewalks within the District.

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**ii. Consideration of Proposal for Management of Pond Turbidity from Sitex Aquatics**

Mr. Bailey presented a proposal from Sitex to go out and evaluate and try to address turbidity of the pond for \$13,340. No action was taken at this time.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from January 16, 2025 through February 12, 2025 totaling \$618,367.10. Immediately following is a detailed run summary.

On MOTION by Ms. Evans, seconded by Ms. Miro, with all in favor, the Check Register totaling \$618,367.10, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Virgen stated the unaudited financials are through January 31, 2025. These financials are provided for informational purposes. No Board action required.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

Mr. Finotti will go through the community and repair all damaged sidewalks. He will get a proposal together that is on Lennar to repair sidewalks. The curb will be done when the county comes out for the bond punch list which is when he will address any curb issues that the county suggests they address.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

**Supervisors Comments:**

Ms. Campagna would like to request through the CDD or HOA resumes from potential Board members as they would like to resign in May. Ms. Virgen will send an eblast regarding potential vacancies coming up.

**Public Comments:**

Ms. Virgen opened public comment on anything within the community.

- **Serrano (1633 Red Loop)** asked to add a light at the dog park. Is cul-de-sac parking allowed?  
Ms. Virgen answered yes, it is allowed.

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- **Veronica Thomas (1934 Red Loop)** stated that school buses causing congestion in the community. The Board reminded residents that they do not have the ability to change bus routes. Residents can request that through the transportation department of the school system.
- **Resident (1604 Red Loop)** stated that water is pooling in front of her home, water coming from her lot. Mr. Finotti will have someone come out and take a look.
- **Lachelle Webster (1928 Red Loop)** expressed concerns about excessive speeding.
- **Danielle (4215 Bridal Booster)** asked about supplemental plantings for wetlands.
- **Diane Williams (1530 Landmark)** stated they had Frontier cable issues, children have been in lakes, why is a cleanup liability form needed? What is turbidity?
- **Yahaira (2045 Old Pasture Ln.)** asked if they will sod where they destroyed residents' property when digging more holes. Asked for the Board to obtain cheaper proposals.
- **Marie Bestman** – commented about speeding, unhappy the pool isn't open, school bus congestion, memo about dog leash.
- **Miguel Morrobel** – asked to get another proposal for wetland plantings and a community billboard.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

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