



# SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT



Meeting Date: Tuesday, June 24, 2025  
 Time: 2:00 p.m.  
 Location: The Hampton Inn–Lakeland  
 4420 N. Socrum Loop Rd.  
 Lakeland, FL 33809

[Join via Computer or Mobile App](#)  
 Dial-in Number: 1-904-348-0776  
 Phone Conference ID: 684 257 747#  
 (Mute/Unmute: \*6)  
 (Raise/Lower Hand: \*5)

## Agenda

*The full draft agenda packet will be posted to the CDD website under **District Documents** when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

### I. Roll Call

VACANT (1)      Erica Miro Smith (2-C)      VACANT (3)  
 Veronica Thomas (4-VC)      Abby Morrobel (5)

### II. Audience Comments – Agenda Items (Limited to 3 Minutes Per Person)

### III. Supervisor Appointments

- A. Consideration of Supervisor Candidates for Seats 1 (Exp. 11/28) and 3 (Exp. 11/26) *Under Separate Cover*
- B. Administration of Oaths of Office Exhibit 1
- C. Adoption of **Resolution 2025-16, Designating Officers** Exhibit 2
- D. Overview of Sunshine and Public Record Laws

#### References:

[Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)  
[Government in the Sunshine Training](#)  
[Free Resources for Required Ethics Training](#)

### IV. Vendor Reports

- A. Aquatic Maintenance – *Sitex Aquatics* Exhibit 3
- B. Landscape Maintenance – *Fast Property Services* Exhibit 4
  - 1. Consideration of Fast Property Services Proposals

### V. Supervisor Requests

- A. Discussion on Parking and Parking Enforcement (*Morrobel*) Exhibit 5





**VI. Staff Reports**

- A. District Engineer – *Landmark Engineering & Surveying Corp.*
- B. District Counsel – *Kilinski Van Wyk*
- C. District Manager – *Vesta District Services*
  - 1. Consideration of Landscape and Irrigation Maintenance Vendor
    - a. ASI Landscape Management
    - b. Fast Property Services
  - 2. Consideration of Pool Maintenance Vendor

**VII. Consent Agenda**

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 27, 2025 [Exhibit 6](#)
- B. Acceptance of the FY 2024 Audited Financial Report [Exhibit 7](#)
- C. Acceptance of the April 2025 Unaudited Financial Report [Exhibit 8](#)
- D. Ratification of Vesta District Services District Management Services Agreement [Exhibit 9](#)

**VIII. Audience Comments – Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)**

**IX. Security Matters**

- A. **Closed Session** (*No Action Will Be Taken During the Closed Session*)
  - 1. Discussion on District's Security Matters
- B. Consideration of Action Relating to Security Matters

**X. Next Meeting Quorum Check**

**Tuesday, July 22, 2025**

**at 2:00 p.m.**

The Hampton Inn–Lakeland  
4420 N. Socrum Loop Rd.  
Lakeland, FL 33809

*Includes FY 2026 Budget Public Hearing*

	In Person	Virtually	Not
(1)			
Erica Miro Smith			
(3)			
Veronica Thomas			
Abby Morrobel			

**XI. Action Items Summary (To be Included in the Meeting Minutes)**

**XII. Adjournment**