



# SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT



Meeting Date: Tuesday, July 22, 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 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

Vickie Davis (1)                      Erica Miro Smith (2-C)                      Angela Martinez (3)  
Veronica Thomas (4-VC)                      Abby Morrobel (5)

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

### III. Supervisor Appointment (Seat 1)

- A. Administration of Oaths of Office [Exhibit 1](#)
- B. Adoption of **Resolution 2025-17, Designating Officers** [Exhibit 2](#)
- C. 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. FY 2025-2026 Budget

- A. **FY 2025-2026 Budget Public Hearing**
  - 1. Open Public Hearing
  - 2. Presentation of FY 2025-2026 Budget [Exhibit 3](#)
  - 3. Public Comments
  - 4. Close Public Hearing
- B. Consideration and Adoption of **Resolution 2025-18, Adopting FY 2025-2026 Budget** [Exhibit 4](#)
- C. Consideration and Adoption of **Resolution 2025-19, Providing for the Collection and Enforcement of Special Assessments for FY 2025-2026** [Exhibit 5](#)



**V. Vendor Reports**

- A. Aquatic Maintenance – *Sitex Aquatics* [Exhibit 6](#)
- B. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services* [Exhibit 7](#)
  - 1. Consideration of Fast Property Services Proposals
- C. Field Operations – *Michael Bush, Vesta District Services* [Exhibit 8](#)
  - 1. Discussion on Sidewalk Repairs [Exhibit 9](#)

**VI. Supervisor Requests**

**VII. Business Items**

- A. Consideration and Adoption of **Resolution 2025-20, Setting Public Hearing for Amended Parking and Towing Enforcement Policy** [Exhibit 10](#)
- B. Consideration of ASI Landscape and Irrigation Maintenance Revised Proposal [Exhibit 11](#)

**VIII. Staff Reports**

- A. District Engineer – *Todd Amaden, Landmark Engineering & Surveying Corp.*
- B. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
- C. District Manager – *Heath Beckett, Vesta District Services*

**IX. Consent Agenda**

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 24, 2025 [Exhibit 12](#)
- B. Acceptance of the May 2025 Unaudited Financial Report [Exhibit 13](#)

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

**XI. 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

**XII. Next Meeting Quorum Check**

**Tuesday, August 26, 2025  
at 2:00 p.m.**

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

	In Person	Virtually	Not
Vickie Davis			
Erica Miro Smith			
Angela Martinez			
Veronica Thomas			
Abby Morrobel			

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

**XIV. Adjournment**