



ADDRESS TO THE COMMUNITY 2026

A Message from the General Manager, Mark Maldonado-Serrano LCAM

Each year, I am honored to address the dedicated members of this organization and grateful for the opportunity to serve as General Manager of the Association of Poinciana Villages. As we enter 2026, I reflect on the privilege of working alongside many outstanding members of our Board of Directors over the past twelve years. These fine and dedicated men and women have consistently donated their time and expertise, helping Poinciana grow into one of the best places to live in Central Florida.

Milestones and Achievements

Throughout the years, our Board has been instrumental in shaping the future of our community. It was further exemplified by their negotiation efforts with Osceola County, which resulted in funding for the Vance Harmon Complex. The construction of the Aquatic Center and Gymnasium in 2016, followed by the complete reconstruction of our recreational and sporting facilities in 2017, dramatically transformed Poinciana's landscape and provided new opportunities for growth and enrichment within our community.

Announcing the Lake Marion Marina Project

I am extremely pleased to announce our major new project for 2026: the Lake Marion Marina. Since its inception, the Association of Poinciana Villages has owned premium lakeshore property on Lake Marion. However, until 2024, APV did not possess the essential parcel of land needed to access this property. After years of negotiations and steadfast determination, the necessary access land was transferred back to APV, enabling the Board of Directors to move forward with the development of this breathtaking area.

Planning and Collaboration

Projects of this magnitude require extensive work, strategic planning, and complex negotiations. I am deeply appreciative of the dedication and effort demonstrated by the Board of Directors over the past several years, and I am grateful for the trust they have placed in me to lead this initiative. Their support has been crucial in bringing the Lake Marion Marina project to fruition.

Features of the New Marina

The new Marina will feature a top-scale restaurant with floor-to-ceiling windows, providing diners with spectacular views of beautiful Lake Marion. This development means boating enthusiasts in Poinciana will no longer need to travel elsewhere to enjoy a day on the water. The Marina will include boating docks and launch sites, with additional features planned for the future.

As we enter the year 2026, I extend my best wishes to all Poinciana residents for a successful and fulfilling new year, surrounded by family, friends, and good health. It is by God's grace that I serve this community, and I remain committed to upholding the trust you have placed in me. May He bless you and all you cherish and bless our Great Nation, The United States of America.

The Annual Homeowners Association Assessment Statement for 2026

MONTHLY STATEMENTS ARE NOT SENT

THIS IS THE ONLY MAILING YOU WILL RECEIVE

The exact amount of your personal monthly assessment is included in this mailing as your ANNUAL DUES NOTICE.

Below are the details for the homeowner's association assessment for 2026.

Assessment Type	Minimal Monthly Assessment	Annual Assessment	Amount Due Prior to 12/31/2025 to Receive \$5 Discount
Single Family Homes (includes bulk services)	\$100.00	\$1,200.00	\$1,195.00
Commercial, Lake Marion Creek, Tuscany Preserve, Vacant Lot	\$35.00	\$420.00	\$415.00
Duplex Homes (includes bulk services)	\$165.00	\$1,980.00	\$1,975.00
Quad Homes (includes bulk services)	\$295.00	\$3,540.00	\$3,535.00
Alhambra 8	\$280.00	\$3,360.00	\$3,355.00
Alhambra 16	\$560.00	\$6,720.00	\$6,715.00

Your payment is due on the 1st of the month and will be considered late if not received by the 15th of the month. A late fee of \$25 and additional collection fees will be incurred for all payments received after the 15th of the month. **Assessments have increased for 2026, please make sure to update your automatic monthly payments.**

HOW TO PAY

Making payments is easy **ClickPay**, it allows you to:

- **If owner has automatic monthly checking account payments, no nominal fee is charged by merchant.**
- Check payments made as one-time monthly payment will incur a convenience fee by merchant
- Pay from your phone, tablet, or computer.
- Pay with a credit or debit card for a nominal fee charged by the merchant.

• **GET REMINDER NOTICES!**

(Avoid late fees - plan credit card/debit card payments accordingly – this type of payment will take 3 to 5 business days before it is posted to your account.)

CLICKPAY: Popular Online payment service, make your payments from the convenience of your home.

<https://www.clickpay.com/FirstService>

IMPORTANT include your 14-digit account number on all payments.

MAIL: Check or Money order to: 401 Walnut St, Poinciana FL 34759

DROPBOX: Location at 401 Walnut St, Poinciana FL 34759 on your left as you enter the parking lot and another outside the Administration building.

IN PERSON: Check or Money order

WHERE TO PAY

Monday - Friday 8AM-5PM

Administration
Office 401 Walnut
Street Poinciana, FL

Poinciana Community
Center 445 Marigold Ave
Poinciana FL 34759

**7 Days per week
8AM-5PM at
Vance Harmon Park
at the Aquatic Center
625 Country Club Dr
Kissimmee FL 34759**

PUBLIC NOTICE: From the APV Village Registrar

VILLAGE OPENINGS 2026

Village 1 (5 Stand for Election)
Village 2 (5 Stand for Election)
Village 3 (3 Stand for Election)
Village 5 (2 Stand for Election)

Village 6 (3 Stand for Election)
Village 7 (5 Stand for Election)
Village 8 (5 Stand for Election)
Village 9 (ELECTION HELD SEPARATELY)

The Poinciana Village Associations are looking for owners to stand for election on February 10, 2026, from 7:00 am-7:00 pm at the APV Community Center located at 445 Marigold Ave. Poinciana, FL 34759, to fill seats on the Villages' Boards of Directors. Anyone interested must submit a *Notice of Intent to be Candidate* form by Friday, December 12, 2025, by 4:00 PM. Any *Notice of Intent to be Candidate form* received after the deadline will not be accepted. There will be no nominations from the floor. You may hand-deliver, email, or mail your *Notice of Intent to be Candidate* form to:

APV Registrar Mark Serrano-Maldonado LCAM
c/o Rosaida Morales
401 Walnut Street
Poinciana, Florida 34759
[Email:Rosaida.Morales@fsresidential.com](mailto:Rosaida.Morales@fsresidential.com)

La Asociacion de Poinciana Villages anuncia la apertura de candidaturas a la junta de directores para postularse a las elecciones que se llevaran acabo en APV Community Center, 445 Marigold Ave. Poinciana, FL 34759, el dia 10 de Febrero de 2026, de 7:00am-7:00pm. Las Personas interesadas deberan enviar el formulario de su intencion de ser candidatos en o antes de el viernes, 12 de Diciembre de 2025 a las 4:00PM. No se aceptaran candidaturas depues de la fecha limite, no se aceptaran nominaciones en persona. Puede entregar sus documentos personalmente, por correo electronico, o por correo a la direccion 401 Walnut Street, Poinciana FL 34759 Atencion Sra, Rosaida Morales. Rosaida.Morales@fsresidential.com

APV Village Directors Candidate Eligibility and Submission Process

To stand for election for a position on any Village Board of Directors in Poinciana, you must be a title holder to property in the Village where you declare your candidacy and be eligible pursuant to Florida Law. A candidate representing a corporation or other business entity that owns property in a village does not have to be a property owner in the Village.

Florida Law states a person is not eligible to serve on a Board of Directors if:

- 1) The person is delinquent in the payment of any fee, fine, or other monetary obligation to the Association that is related to a parcel.
- 2) The person has been convicted of a felony in Florida or a United States District or Territorial Court or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in Florida unless such felon's civil rights have been restored for at least five (5) years as of the date on which such person seeks election to a board.

It is the responsibility of the candidate to show conclusive evidence of such restoration. If a candidate disputes the finding(s) of the background check, it is the candidate's responsibility to show conclusive evidence that the finding(s) of the background check are incorrect and that the candidate is, in fact, eligible to serve.

Corporate and business entity owners that are delinquent may not put forth a candidate for the Board of Directors.

Interested parties must submit the *Notice of Intent to be Candidate* form (located in this mailing and available on the APV Website, and Facebook page or the APV Registrar's Office (401 Walnut Street, Poinciana, FL 34759) by the deadline of 4:00 PM on Friday, December 12, 2025. Forms received after the deadline will not be accepted. There will be NO nominations from the floor.

ASSOCIATION OF POINCIANA VILLAGES, INC.
HOMEOWNERS' ASSOCIATION NOTICE OF INTENT TO BE A CANDIDATE
FOR THE VILLAGES' BOARD OF DIRECTORS

I, _____ do hereby give my notice of intent to be a candidate for the Board of Directors. I will provide any additional information the Registrar needs to perform a background check to confirm my eligibility for this position. I understand that failure to provide this information will make me ineligible. I am enclosing an information statement about myself to be printed and made available to the membership. I understand that I am responsible for the accuracy of the information contained in the information statement.

* Please include a photocopy of your government ID **for internal use only**

Signature: _____ Print Name: _____

Property Address: _____ Today's Date: _____

Providing the information below is voluntary. You do not have to provide any of the information below in order to be a candidate for a Village Board. All information that you provide below will be available to owners in APV.

ASSOCIATION OF POINCIANA VILLAGES, INC.
CANDIDATE INFORMATION SHEET

Name: _____

Email: _____ Telephone: _____

Address 1: _____

Address 2: _____

Personal Background: _____

Prior Association Experience: _____

Comments about Board Candidacy: _____

This form is provided for your convenience. You may send in your own one-sided 8 ½ by 11" information sheet. Please type or print legibly. **Your form will be photocopied as received.** Your information will be posted on the APV website and made available at the APV administration and the election.

☐ YES APV can post this form in its entirety on the APV Website ☐ No Do not post this form on the APV website.

DESIGNATION OF VOTING REPRESENTATIVES & ELIGIBLE CANDIDATES BY A
CORPORATE MEMBER OF THE ASSOCIATION OF POINCIANA VILLAGES.

(Insert name of company) (hereinafter
Corporate Member) is a member of the Association of Poinciana Villages (hereinafter APV) as a
result of its ownership of land subject to the Poinciana Subdivision Declarations located within
one or more of the Village Associations that make up APV.

Pursuant to Article IX of the Bylaws of Poinciana Village Associations One, Two, Three,
Four, Five, Six, Seven and Eight, Corporate Member designates the corporate officer(s) named
below as eligible to be candidates for any Village Association Board of Directors in which
Corporate Member owns property as well as the APV Board of Directors. In addition, Corporate
Member designates the corporate officer(s) named below as voting representatives authorized to
vote on its behalf at any members' meeting or election conducted by APV or any Village
Association. If more than one person is listed below any one of the listed individuals may be
candidates for election to any Village Association and APV Board of Directors and vote on behalf
of Corporate Member at any members' meeting without the presence of the others.

(Insert name of candidate or representative)

(Insert name of candidate or representative)

(Insert name of candidate or representative)

(Insert name of candidate or representative)

(Insert name of candidate or representative)

(Insert name of candidate or representative)

These designations will remain in force until rescinded in writing by Corporate Member
even if future designations add additional eligible candidates or voting representatives.

Signature _____
(Signed by officer of company listed above)

Printed Name _____

Officer Title _____
(Position with company listed above)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (mark one) ☐ physical presence or ☐
online notarization, this _____ day of _____, 20____, by _____ as
_____, who is personally known to me (if so check here ☐) or has produced
_____ as identification.

Notary Signature
Printed name: _____