



Dear Homeowners of Poinciana,

It is by the grace of God that I once again address the members of the Association of Poinciana Villages. The favorite times of my work schedule is the times I have to meet and talk with the homeowners of Poinciana, whether it is addressing a concern or welcoming an appreciated compliment, it is always a pleasure to talk to our residents.

2022 found us facing mother nature with a vengeance when Hurricane Ian crossed our great state causing devastation in its wake. Poinciana was blessed to be spared for the most part mainly due to a well designed and maintained drainage system. Before Ian even hit, Florida was going through a very rainy season making our ground already saturated with water. When Ian was announced to be hitting Poinciana of course there was concern, but we did not worry because we knew that our drainage was well maintained and at it's best to handle the huge influx of water. I am proud to say that it exceeded our expectations as we saw the water rapidly rising but in turn watch as the drainage system performed exactly as designed, releasing the water to its designated areas. To say we are proud of the hard-working staff of Public Works is an understatement. Our hats are off to them.

As we head into 2023, we have some great plans for Poinciana that we are confident will thrill residents and homeowners alike. As a Not-for-Profit Organization, the Association of Poinciana Villages prides itself in the great improvements and additions we have seen in the past 10 years. Our budget is solid and healthy, with zero debt. Our non-assessment income has allowed us to only raise assessments to homeowners 1.66% while consumer price index rose to 8.5% in 2022. **As promised the cost of our Bulk Services will contractually remain the same for 2023 at \$57.87.**

It is an exciting time for the Association of Poinciana Villages as we began the next 50 years of continued growth and prosperity. Poinciana's horizon is a bright one, my friends. In closing I would like to personally, and on behalf of the Staff of the Association of Poinciana Villages wish you all a safe, healthy, and blessed 2023.

Sincere Regards
Mark

ACCEPTING NOMINATIONS
Enter your Home in this year's Poinciana Beautiful. Winners will be announced at a Grand Gala Event in January 2023.
Email front view picture of your beautiful home with your name and contact information to trish.moore@fsresidential.com
One winner from each Village in Poinciana.



Date _____, 2022

Dear Homeowner,

Congratulations

On behalf of the Association of Poinciana Villages Inc, our Community Service Department and our Distinguish Design Control Board, we are very please to notify your property Located at:

PROPERTY ADDRESS

has been selected as one of our contestants for the 2022 Poinciana Beautification Contest.



The purpose of this project is to create another key step towards further making our villages a united community of distinction in Central Florida. Your property is an extraordinary example of this.

By accepting this nomination and giving us your written consent we may feature your property in the Poinciana Pioneer and other public promotions. Our deadline for acceptance is December 16, 2022 at 5:00 PM. The winners will be announced at a Gala event on January 28, 2023, and awarded

Should you have any questions regarding this nomination Please contact Trish by email at trish.moore@fsresidential.com or by calling 863-427-0900 ext. 107

Once again CONGRATULATION on your nomination and many blessing to you and your family.

Cordially

Mark Maldonado ICAM and General Manager

ACCEPTANCE SIGNATURE _____

CONTACT NUMBER _____

EMAIL _____

*Noted below is a synopsis of the Association of Poinciana Villages, Inc.
approved by the Board of Directors on October 11, 2022*

REVENUE	2022	2023
Total Estimated Billable Lots APV	27,294	27,294
Per Lot Annual Assessment Fee APV	\$285.00	\$301.56
Per Billable Home Assessment Fee w/bulk	\$979.44	\$996.00
Total Annual Assessment Revenue	21,857,867	22,645,965
Non-Assessment Income	2,425,132	2,944,866
Total Revenue	24,282,999	25,590,831
ADMINISTRATION DEPT.		
Total Expense	17,262,282	17,948,870
COMMUNITY SERVICE DEPT.		
Total Expense	707,456	752,375
LIFESTYLE DEPT.		
Total Expense	1,463,760	1,635,460
PUBLIC WORKS DEPT.		
Total Expense	4,063,264	4,386,174
Capital Expenditures and R&R		
Capital Expense and R&R Interest	8,000	8,000
Capital Exp. and R&R Contribution	786,237	867,952
TOTAL EXPENSE	\$24,282,999	\$ 25,590,831

Copies of the Approved 2023 Budget are available to homeowners at the Administration Office. All Financial Documents are available 10 days after a written request is received by APV.

The Annual Homeowners Association Assessment Statement for 2023

Below is the breakout for the annual homeowner's association assessment for 2023.

Assessment Type	Monthly Assessment	Annual Assessment	Amount Due Prior to 12/31/2022 to Receive \$5 Discount
Commercial, Lake Marion Creek, Tuscany Preserve, Vacant Lot	\$25.13	\$301.56	\$296.56
Single Family Homes <i>(includes bulk services)</i>	\$83.00	\$996.00	\$991.00
Duplex Homes <i>(includes bulk services)</i>	\$140.87	\$1,690.44	\$1,685.44
Quad Homes <i>(includes bulk services)</i>	\$256.61	\$3,079.32	\$3,074.32
Alhambra 8	\$201.04	\$2,412.48	\$2,407.48
Alhambra 16	\$402.08	\$4,824.96	\$4,819.96

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 payments received after the 15th of the month.

WHERE TO PAY

CLICKPAY: Online payment service, make your payments from the convenience of your home. <https://www.clickpay.com>

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

- Pay from your phone, tablet, or computer.
- Make one-time payments or setup automatic payments.
- Pay by e-Check at no cost.
- Pay with a credit or debit card, for a nominal fee charged by the merchant
(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)

MAIL: Check or money order to
Association of Poinciana Villages FirstService Residential Florida
PO Box 30351, Tampa, FL 33630-3351

DROPBOX: 2 locations at 401 Walnut St, Poinciana FL 34759 on your left as you enter the parking lot and outside the Administration building.

IN PERSON Check or Money order

	Monday - Friday 8AM -5PM at		7 Days per week 8AM – 5PM at
Administration Office 401 Walnut Street Poinciana, FL 34759	Poinciana Community Center 445 Marigold Ave Poinciana FL 34759	Anthony DePalma Event Center 395 Marigold Ave Poinciana FL 34759	Vance Harmon Park at the Aquatic Center 625 Country Club Drive Kissimmee FL 34759



2023 BOARD OF DIRECTORS MEETING SCHEDULE

FEBRUARY 14	VOTING	7AM - 7PM	Agendas are posted 5 business days prior to meetings in bulletin board outside the Administration Office 401 Walnut Street Poinciana, FL 34759
FEBRUARY 15	BOD	9AM	
APRIL 11	BOD	9AM	
JUNE 13	BOD	9AM	
AUGUST 8	BOD	9AM	
OCTOBER 10	BOD	9AM	

**ALL MEETINGS ARE HELD AT THE POINCIANA COMMUNITY CENTER
445 MARIGOLD VENUE POINCIANA FL 34759 UNLESS NOTIFIED OTHERWISE**

NOTICE

AT THE SCHEDULED FEBRUARY 2023 MEETING THE BOARD OF DIRECTORS WILL CONSIDER CHANGES TO THE SUBDIVISION DECLARATION AND THE DESIGN CONTROL BOARD CRITERIA.

YOU CAN PICK UP A COPY OF THESE PROPOSED CHANGES AT THE ADMINISTRATION OFFICE AT 401 MARIGOLD AVENUE. OR YOU MAY VIEW THEM ON THE APVCOMMUNITY WEBSITE AT WWW.APVCOMMUNITY.COM BY CLICKING THE QUICK LINK “PROPOSED CHANGES”

PUBLIC NOTICE: From the APV Village Registrar

VILLAGE OPENINGS 2023

Village 1 (4 Stand for Election)
Village 2(3 Stand for Election)
Village 3 (2 Stand for Election)
Village 4 (No Seats all appointed)
Village 5 (2 Stand for Election)

Village 6 (5 Stand for Election)
Village 7 (2 Stand for Election)
Village 8 (3 Stand for Election)
Village 9 (ELECTION HELD SEPARATELY)

The Poinciana Village Associations are looking for owners to stand for election on February 14, 2023, 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 09, 2022, 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 Enilia Batista
401 Walnut Street
Poinciana, Florida 34759
Email: Enilia.Batista@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 14 de febrero de 2023, de 7:00am-7:00pm. Las Personas interesadas deberan enviar el formulario de su intencion de ser candidatos en o antes de el viernes, 09 de diciembre de 2022 a las 4:00PM. No se aceptaran candidaturas despues 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, Enilia Batista. Enilia.Batista@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 09, 2022. 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: _____