

Dear Homeowners of Poinciana,

By the grace of God above, I am honored to address the homeowners of Poinciana once again. Soon 2023 will be in our rear-view mirrors, as we drive into the horizon of 2024, this marks my 10th year of managing this extraordinary community that I proudly call home.

I am pleased to report that everything that the Association of Poinciana Villages had on its "to do" list for this year has been accomplished and we are ready to start working on some exciting plans for 2024.

A short list of accomplishments achieved with the guidance and approval of the Board of Directors for this year are as follows. First and foremost, management ended the year with a healthy and balance budget and the 2024 budget was approved at the October 2023 Board of Directors meeting. The overall increase in expenses, mainly due to inflation, could have cost the members of the association a 7% increase in assessments, had it not been for the large increase in non-assessment income. I am extremely pleased with the non-assessment income covering 2/3 of the increase leaving only 1/3 of the increase for 2024 to the membership.

As part of the continued beautification of Poinciana, you will soon be seeing the construction of specially designed entrance signs in a berm in each village. These signs are designed to welcome all who enter with the original name given to each village when Poinciana was developed in 1972. This project will be ongoing through this next year.

One of the most exciting accomplishments in 2023 was the procurement of the land that restricted the community's entrance into the Marion Creek Marina which has sat dormant for many years. For the past few years, the Board of Directors, through much hard work, diligence, and determination, finally secured property for an entrance to the marina from Marigold Avenue. The exchange of this property, owned by Avatar, opened the door to begin planning the development of what soon will become the showpiece of Poinciana. The Marion Creek Marina will not only allow the residents to enjoy boating fishing and the pleasure of this beautiful park owned by the members of this association, but also to develop it in a way that will add to the association's non assessment income. Non-assessment Income assists homeowners by keeping yearly assessments low despite growing inflation. Earmarked funding for this project, in part, will come from the negotiated Spectrum contract that was implemented in 2021, saving Poinciana residents hundreds of dollars yearly on cable TV and high-speed Internet. Pay close attention to email blasts and the Poinciana Pioneer as we begin to roll out the exact plans for this park as they become finalized.

Yes, 2024 is going to be an amazing and exciting year for Poinciana, and may God keep Poinciana and its residents within His blessings through the exhilarating year ahead. I personally give Him daily gratitude for allowing me to manage this amazing community.

With Sincere Regards
Mark Maldonado LCAM, General Manager
The Association of Poinciana Villages



*Noted below is a synopsis of the Association of Poinciana Villages, Inc.
approved by the Board of Directors on October 10, 2023*

REVENUE	2023	2024
Total Estimated Billable Lots APV	27,294	27,437
Per Lot Annual Assessment Fee APV	\$301.56	\$305.04
Per Billable Home Assessment Fee w/bulk	\$996.00	\$1,020.00
Total Annual Assessment Revenue	22,645,965	23,312,700
Non-Assessment Income	2,944,866	4,504,147
Total Revenue	25,590,831	27,816,847
ADMINISTRATION DEPT.		
Total Expense	17,948,870	19,809,957
COMMUNITY SERVICE DEPT.		
Total Expense	752,375	768,423
LIFESTYLE DEPT.		
Total Expense	1,635,460	1,702,768
PUBLIC WORKS DEPT.		
Total Expense	4,386,174	4,499,699
Capital Expenditures and R&R		
Capital Exp. and R&R Contribution	867,952	1,036,000
TOTAL EXPENSE	\$25,590,831	\$27,816,847

Copies of the Approved 2024 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 2024

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 2024.

Assessment Type	Monthly Assessment	Annual Assessment	Amount Due Prior to 12/31/2023 to Receive \$5 Discount
Single Family Homes (includes bulk services)	\$85.00	\$1,020.00	\$1,015.00
Commercial, Lake Marion Creek, Tuscany Preserve, Vacant Lot	\$25.42	\$305.04	\$300.04
Duplex Homes (includes bulk services)	\$142.87	\$1,714.44	\$1,709.44
Quad Homes (includes bulk services)	\$258.61	\$3,103.32	\$3,098.32
Alhambra 8	\$203.36	\$2,440.32	\$2,435.32
Alhambra 16	\$406.72	\$4,880.64	\$4,875.64

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.

WHERE TO PAY

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

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

- **PAY BY E-CHECK AT NO COST OR FEES.**
- Make one-time payments or setup automatic payments.
- 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. Free e-check payments 1-2

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

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

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

Notice of Proposed Amendments to
The Amended and Restated Poinciana Subdivision Declarations

The Board of Directors of the Association of Poinciana Villages will consider amending Section 6.3 of the Amended and Restated Poinciana Subdivision Declarations (the “Declarations”) at its meeting to be held on February 14, 2024 at 9 AM at the APV Community Center, 445 Marigold Ave., Poinciana, FL 34759 as follows with underline showing added text. ~~Strikethrough~~ showing deleted text:

6 Enforcement.

...

Section 6.3 Commence as provided by the Florida State Statutes.

In particular, any construction, alteration, other work done or failure to perform required maintenance or cleaning in violation of this Declaration, any rules and regulations, the Criteria or Guidelines is subject to enforcement action. Upon written request from the APV or Declarant, Owners shall, at their own cost and expense and within a reasonable time frame identified in the request, cure the violation or restore the Lot and/or home on such Lot to substantially the same condition as existed before the violation occurred. Should an Owner fail to cure a violation related to landscaping ~~the problem or otherwise restore the property as required~~, the APV, Declarant, or their designees shall have the right, but not the obligation to enter the Lot, remove the landscaping violation, and restore the Lot. All costs, together with the interest at the rate the maximum rate then allowed by Florida law, may be assessed against the Lot and collected in accordance with Section 9.4.2 of this Declaration.

Any approvals granted under this Declaration are conditioned upon completion of all elements of the approved work in strict accordance with the written approval provided by the DCB, as such approval may be approved in writing by the DCB. In the event that any person fails to commence and diligently pursue to completion any landscaping work ~~all approved work~~ by the Design Control Board Criteria deadline, Declarant or the APV may enter upon the Lot and summarily rebate and remove or complete any incomplete landscaping work and assess all costs incurred against the Lot and its Owner in accordance with Section 9.4.2 of this Declaration, which shall be due within a reasonable time frame after it is assessed. Such entry and abatement or removal shall not be deemed a trespass or make Declarant or APV, or the directors, officers, employees, agents or contractors of either, liable for any damages or trespass on account thereof. The remedies recited in this Section shall be cumulative of all other legal and equitable remedies now or hereafter provided by law or the APV's governing documents and all such remedies may be exercised and pursued singly, sequentially or in any combination. The failure of the Declaration, the APV, or any Owner to enforce any Criteria, covenant, restriction, obligation, right, power, privilege or reservation contained in the Documents, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation occurring prior or subsequent thereto.

Notice of Reaffirmation of 2023 Amendments to
Design Control Board Guidelines – Village Nine / Broadmoor

At its February 15, 2023 meeting the Board of Directors of the Association of Poinciana Villages adopted changes to the Design Control Board Guidelines applicable to all Poinciana Villages. Recorded copies of the changes were mailed to all Members on June 16, 2023. The changes are also available at www.apvcommunity.com. Members in Village Nine / Broadmoor asked the Board to reconsider applying the changes to their Village. The Board of Directors will decide whether to reaffirm applying the changes to Village Nine / Broadmoor at its meeting to be held on February 14, 2024 at 9 AM at the APV Community Center, 445 Marigold Ave., Poinciana, FL 34759.

PUBLIC NOTICE: From the APV Village Registrar

VILLAGE OPENINGS 2024

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

Village 6 (5 Stand for Election)
Village 7 (4 Stand for Election)
Village 8 (2 Stand for Election)
Village 9 (ELECTION HELD SEPARATELY)

The Poinciana Village Associations are looking for owners to stand for election on February 13, 2024, 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 08, 2023, 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

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 13 de febrero de 2024, de 7:00am-7:00pm. Las Personas interesadas deberan enviar el formulario de su intencion de ser candidatos en o antes de el viernes, 08 de diciembre de 2023 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, 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 08, 2023. 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: _____