Minutes of the July 14, 2022
Neighborhood Captains' Forum

The Forum was called to order at 2:08 PM in the RSF2 Classroom by Janet Nolan, EC Chair. Guest speaker Keith Latham and Captains from 17 neighborhoods attended. The minutes of the June 9, 2022Captains Forum were accepted by voice vote.

I. Captain Executive Committee Summary was emailed to the Captains
   a. DIRECTORIES Individual corrections sent in by Captains will be processed with the monthly closings. A handout was distributed for correct use of contact form. Send Resident Contact Additions and Corrections form to Janetnolan3@gmail.com.
   b. OPEN CAPTAIN POSITIONS are: Candlewood South, Candlewood North, Venezia South, Rainbow Lakes East, Valencia South, Lago Vista, and Portofino East.
   c. TRAINING/ORIENTATION: Captains who want training on writing a newsletter should email the captainprogram.solivita@gmail.com. Susan Godlewski will respond and arrange for a time.
   d. EMAIL COMMUNICATION:
      - Please remove Janet Nolan's personal Gmail address from your general announcements of events.
      - Never hit reply all to Neighborhood announcements.
      - Always use the program Gmail account for program activities.
      - Never delete your sent or trash mail---this is so if ever needed the program can assist in an emergency as to what activities are going on (this happens more than you think)
      - Do not change the format of the directories or the contacts.
      - Never import information to the contacts.
      - Do not add addresses or phone number to contacts.
   e. REFLECTION REMINDER:
      - September Reflections due July 27th: Shelly Stewart. Villa Verla; John Biellik, Mira Vista
      - October Reflections due August 27th: Roger Fields, Flora Vista South
   f. WEEKLY DIGEST: will be sent on Mondays instead of Fridays.
   g. Committee of Captains will review Orientation and the Welcome Folder.
   h. Neighborhoods will be able to carry over funds from one year to the next.

II. Solivita resident Keith Laytham presented a history of the development of the Poinciana Parkway and the Cypress Parkway segment of the CFX Southport Connector Project. This project was initiated as a result of a 2012 Poinciana residents meeting with then State Senator Paula Dockery, representatives of the Florida Department of Transportation, Polk County District 5 DOT, Osceola County District 1 DOT Polk and Osceola County Commissioners concerning Poinciana roadways. In 2013, the Osceola County Comprehensive Plan had proposed several new corridors to meet the county's anticipated growth. Osceola County recognized a need to connect Poinciana with the eastern part of

the county and put a long-term plan in place improving the roadway connection from the greater Poinciana area to Florida's Turnpike and promoting regional connectivity.

Avatar had intended to build a $50 million ground level roadway from Cypress Parkway going north towards Disney. Environmental studies determined that a bridge was needed over Ready Creek at a cost of $150 million. The road was not built. After the meeting of residents and the DOT representatives, Osceola County floated a $100 million bond to build the Poinciana Parkway. Avatar turned over property, their plans, and their permit to this project. Polk County supported the project as some of the land is in that county. Studies determined the route along Cypress Parkway.

Gov. Rick Scott was able to pass new laws consolidating the separate county transportation authorities of Brevard, Lake, Orange, Osceola and Seminole Counties and permitting the creation of the Central Florida Expressway with an expanded mandate to build and maintain a regional transportation network. In September 2016, an interlocal agreement was approved, transferring the lead for developing Southport Connector including Cypress Parkway. The legal agreement also allowed the already built Poinciana Parkway and its debts to be transferred to CFX. As part of an interlocal agreement, CFX has incorporated portions of the Osceola County Expressway Authority (OCX) 2040 Master Plan into the CFX 2040 Master Plan.

Central Florida has the water resources to support many additional homes. Avatar has the right to build 200,000 homes in Poinciana. They have not built half that number. The communities surrounding Poinciana are also experiencing rapid development of housing.

Separate groups in Poinciana have tries to get information about this project to the residents. They include Poinciana Voice, a Poinciana Community newspaper, and Village Link Live, a Poinciana Community based internet radio station that provides 24hr Caribbean programming along with area news and updates. Together with Val Ramos, a Poinciana community leader, they submitted some of the most frequently asked questions about the project to the Central Florida Expressway Authority. The answers are on the attached PDF.

An alternative route has been presented as unused fallow wet land. It is actually a conservation area owned in part by the South Florida Water Management District and in part by Taylor Morrison. SFWMD will not permit their land to be used for a road. Taylor Morrison gets votes in the Poinciana HOA for their wet land property.

CFX Southport connector project study evaluated the possibility of constructing an alternative road to the Cypress Parkway Segment and concluded that previous studies have identified environmental, permitting, and social constraints as stumbling block to building such a road construction. If a road was to be built on the alternative route, a bridge would be needed to keep the road above the wetland. The cost would be prohibitive. Tawny O'lore, Executive Director for Osceola County Transportation Systems confirms that Osceola County agrees with that conclusion. The idea that this expressway was driven to benefit

Orlando is not accurate. Orange County was asked to be involved by Osceola. Solivita residents in Polk County have no influence with Osceola County.

CFX already has the right to build within the 300-foot-wide right of way of Cypress Parkway. CFX has a legal obligation to use Cypress Parkway. It can only build along the parkway or reject the plans and start over.

Polk County will never build sound walls along its roads. The CFX will build sound walls where its noise studies recommend. Keith proposes the community focus on working with both groups to negotiate CFX building their sound walls on the side of the Polk County property adjoining residential areas like Solivita. Taylor Morrison no longer owns the land where they sold houses at the Solivita property line. In his opinion, it is too late to expect TM to build walls there.

The 2012 meeting also addressed the problem of traffic lights on Cypress Parkway. Both Polk County and Osceola County hired consultants to do studies. Both studies concluded that the best resolution was to build overpasses because there is too much traffic at the intersections of Cypress Parkway at Marigold, Doverplum, and Old Pleasant Hill.

III. Open agenda
   a. The HOA Standards of Conduct for Committee members apply to the Neighborhood Captains Executive Board. The Neighborhood Captains are not a committee. Captains are request to be careful in their social media posting.
   b. Captains are concerned that a corporation has purchased 11 Solivita homes to rent. This is permitted under our Master Declaration. Any changes to the Master Declaration would need to be approved by the membership.

The Forum was adjourned at 4:28 PM. The next forum meeting will be August 11 2022, at 2pm the RSF2.

Submitted by
Susan Godlewski