

My apologies for lack of attendance, it is challenging to stay involved with the HOA, CDD, City, County, State, and Federal entities while also balancing a family, managing a household, and maybe some ME time occasionally. Your time tonight is appreciated.

Out of the 38 cities/17 municipalities within Polk County, The City of Davenport is in the top 10 of both the highest populated cities AND smallest in land size.

On April 5, 2017, Commission discussions involved **code updates** to better **manage growth** with top concerns being water conservation. Tom Fellows comments “The point of the matter is this is where the market was.” referencing 50’ lots and the quality of homes being built by Highland Cassidy. Was that the sentiment when the Commission approved the 65 lot Mystery House Road Subdivision, Deerfield Manor, between September 24, 2020 – October 4, 2021. A subdivision that appears to be developed, built, and managed by the same peoples connected to 346 E. Central Ave in Winter Haven and subsequently sold to First Key Homes as new homes for rent. I guess people can’t afford to buy new homes anymore and the market deems rentals the new “American Dream”.

The last **decrease to cost of living** occurred in 2016, when the economy had recovered from the **2008 housing market crash**. On June 12, 2017 Tom Fellows stated “CDDs are very common and very successful.” confirming his support to approve another CDD. I agree, CDDs are very common. There are potentially 685 or more active CDDs in FL meaning they outnumber County & City municipalities combined by about 200. Are CDDs successful? Probably not. The **2008 housing market crash** is where the banks were bailed out by the federal government due to issuing risky loans & bonds to citizens dying for their “American Dream” & developers dying to build it. That system failed so poorly that when purchasing my home in 2018 \$15,000 grants were still being offered to 1st time homebuyers in Polk County, as it was (1) of the hardest hit counties in the entire State.

The current property value increases were caused by the demand brought on by the **Pandemic in 2020** and remain due to inflation continuing with chain supply challenges created by the Pandemic. These numbers are based on a negatively impacted economy not from a thriving economy.

Our local municipalities are equipped with Departments, employed with experienced people, paid with by our tax dollars conveniently detailed in the proposed budget. Each department already has ordinances, policies/procedures, & enforcement in place to effectively perform the tasks pushed onto each HOA & CDD it approves. For example, my community was created with at least (9) HOA’s under (1) CDD without a Master Association in (4) municipalities. So, that is anywhere from 32-50 different board members/supervisors who probably did not realize an HOA or CDD is like running a small municipality being responsible for things like commercial

landscaping, pools, statutes, liability, storm water drainage systems, maintenance of roadways & traffic signs, Erosion control, and the best, code compliance over your neighbors!! Plus, much more each municipality is properly equipped for.

Some of the major projects pointed to in this year's budget are all due to crucial infrastructure deterioration from population growth. Road deterioration from traffic congestion, Wastewater needs to contain sewage, a contaminates program (contaminates in what? The water, the soil, both?), and an alternative water project.

Is that the southeast well project overseen by PWRC to address the water supply concerns due to unsustainability from continuing to pull from the upper aquifer. So instead, we are going to drill down to the lower aquifer! Which apparently is somehow more sustainable. This project is significantly funded through SWFWMD, the State, and a low-interest loan through the EPA.

Why are we covering the increase to health, dental, life, & LTD insurance for each municipal employee to have 100% of those benefits covered by our tax dollars due to inevitable increases occurring as rebates & claims end and reality slaps? That \$392,535 could go back into the underperforming, deteriorating infrastructure.

How can the Commission assist the (6) Community Development Districts that cover about 1.43 square miles, roughly 915 acres, within the City of Davenport? If the City of Davenport is 4.21 square miles, then the CDD's exist on more than 1/3 of the land within those boundaries. When you start to consider HOA's, who knows. CDD's are public governmental entities while HOA's are private organizations.

IMO it is the Commission's job, their duty, to ensure each municipal department is performing their tasks to the benefit of their constituents, to approve developments that are not a burden to the home owners -homes they can afford to own not rent, to consider addressing the strains of rapid growth more efficiently & effectively meeting infrastructure needs before they arrive, to establish policy, procedure, ordinances, & resolutions to better enforce an ever-evolving system, and to focus on the stability & quality of the "American Dream" versus the razzle dazzle of monetary distractions beyond those boundaries.

There is no community center, gym, playground, splash pad, sports field, or community event that will make any difference to your constituents when they can't afford to maintain a home within that community, enroll their children in a quality school that isn't overcrowded, or use water they don't have to boil. The priorities & focus need to shift considering the constituents daily NEEDS and the reality of what the future holds as we continue to grow utilizing finite resources.