



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Regular Meeting
December 6, 2022**

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
813-533-2950**

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219

Board of Supervisors	Vacant Gerard Litrenta Ryan Stulman Michael Fondario Adam Bailey	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Attorney	Mark Barnebey	Blalock Walters
District Engineer	Kyle L. Thornton, PE	Half Associates, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813)-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**Board of Supervisors
Copperstone Community
Development District**

December 5, 2022

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, December 6, 2022, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The following is the revised agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01, Redesignating Officers..... Tab 1
 - B. Consideration of Aeration Repair Proposal Tab 2
 - C. Consideration of Lighting Proposal Tab 3**
- 4. STAFF REPORTS**
 - A. Aquatic Maintenance
 1. Presentation of Waterway Inspection Report..... Tab 4
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 1. Review of District Manager's Report..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on November 1, 2022Tab 6
 - B. Consideration of the Operations and Maintenance and Expenditures for August and September 2022 Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Copperstone Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF DECEMBER 2022.

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 2



ADVANCED AQUATIC SERVICES, Inc.
-AERATION REPAIR PROPOSAL-

September 14, 2022

**Copperstone CDD
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Our technician found that the two aeration systems in pond 12 and 13 are not working.

The aeration system located in pond #12 has no power to the box. The power needs to be restored before we are able to fully evaluate the compressor. If the aeration system needs a new compressor, the cost to install a new 1/4hp, 115v compressor unit is \$794.18

The aeration system in pond #13 has an old compressor that needs replacing. We recommend installing a new 1/2hp, 115v compressor unit at a cost of \$948.26

*Includes one year warranty from the date of installation.

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

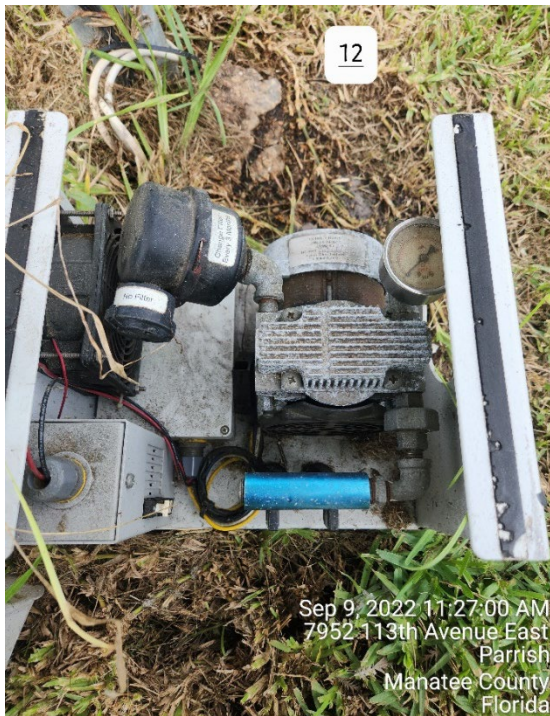
Accepted by: _____ Title: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Pond #12

Power needs to be reestablished to properly assess compressor



Pond #13

Existing unit non-functioning
Needs replacement



Tab 2A



ADVANCED AQUATIC SERVICES, Inc.
-AERATION REPAIR PROPOSAL-
POND #12

October 19, 2022

**Copperstone CDD
c/o Rizzetta and Company, Inc.
Rizzetta & Company, Inc.
2700 South Falkenburg Rd, Suite 2745
Riverview, FL 33578**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Our technician found that the aeration system in pond 12 is not working.
We need to replace (1) Britestar compressor, solar driver board assembly, and cooling fan.
Price includes parts and labor

Total: \$1,395.82

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Accepted by: _____ Title: _____ Date: _____

Tab 3



Proposal Submitted to:
Copperstone

November 10, 2022

Ph: 813-533-2950
Fax/Email: CNewsome@rizzetta.com
Job Description: New Electrical Service

Proposal #2022_5364

Location:
111th Terrace East
Parrish FL 34219

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of new 60amp Electrical Service and General Purpose Receptacle in Island: Coordinate with Peace River Electric to install a new electrical service next to existing power transformer (see map). Install (1) new concrete banjo post with new 200amp meter and 60amp 12 space Square D single phase outdoor electrical panel. Install new GFCI receptacle below new panel to meet code requirement. Utilizing directional bore/missile, install new 1” PVC conduit from new electrical panel to center median island in cul-de-sac. New conduit will be installed under the street and 3 ft into median island. Install new turtle post with new 20amp GFCI receptacle in island. Install new wiring through new conduit and wire in new GFCI receptacles. Pull in new feeder cables from transformer to new meter can, from meter can to new electrical panel. Install new 60amp main breaker with retaining clip. Install new grounding system to accommodate new electrical system. Make all connections, check for proper operation. *(Pricing includes all permit and inspection fees. Directional boring requires underground utility locates to be performed, these locates are completed by a 3rd party and may take up tot 3 weeks to complete)*

Total Proposal: \$8,870

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

<u>PAYMENT SCHEDULE AS FOLLOWS:</u>	<u>50% Upon Start of Job:</u>	<u>\$4,435</u>
	<u>50% Upon Completion:</u>	<u>\$4,435</u>

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.



Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____

Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Proposal #: _____

Print Name: _____

Signature: _____



Proposal Submitted to:
Copperstone

September 20, 2022

Ph: 813-533-2950

Fax/Email: cnewsome@rizzetta.com

Job Description: Led Pole Light

Location: Main Entrance (Bus Stop)

Proposal #2022_5345

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of New Direct Burial LED Pole Light in Designated Location for Bus

Stop: Trench in new underground conduit from existing parking lot light to new pole light location. Install (1) new fiberglass direct burial bronze pole in grass next to canopy with bench, install new in-ground box next to new pole. Pull in new copper circuitry through new underground conduit and into new hand hole and pole. Install (1) new integrated LED Envoy light fixture with built-in slip fitter on top of pole to illuminate area. Wire in new fixture and make all connections. New pole light will be controlled by existing lighting system.

Total Proposal: \$5,610

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$2,805

50% Upon Completion: \$2,805

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our



control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____

Matthew Aloy

ACCEPTANCE OF PROPOSAL

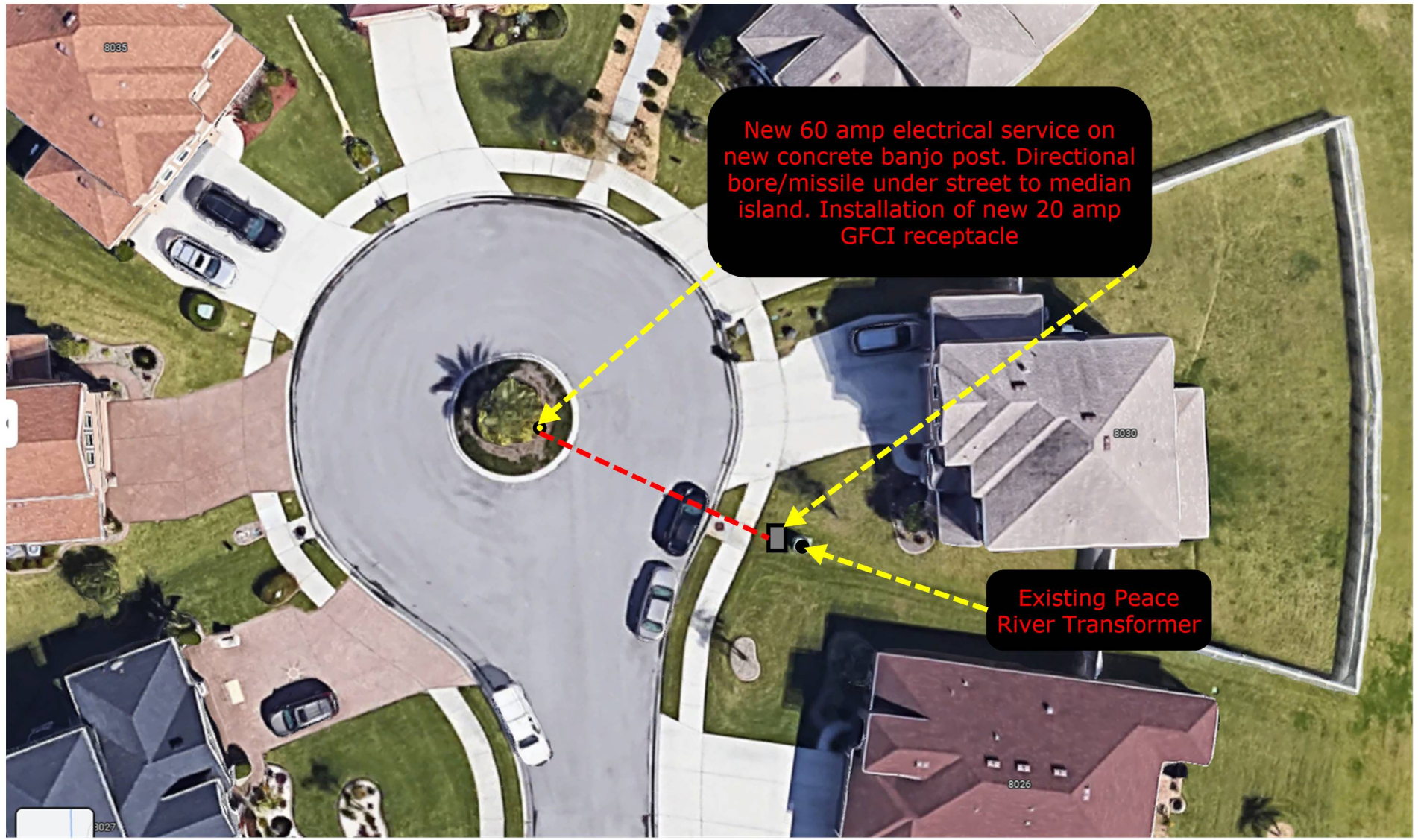
The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Proposal #: _____

Print Name: _____

Signature: _____



New 60 amp electrical service on new concrete banjo post. Directional bore/missile under street to median island. Installation of new 20 amp GFCI receptacle

Existing Peace River Transformer

Tab 4



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/17/2022

Prepared for:
Copperstone
Community Development District

Prepared by:
Tom Donaghy, Service Manager
Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Sites 15-16	9
Sites 17-18	10
Sites 19 -20	11
Sites 21-22	12
Sites 23-24	13
Sites 25-26	14
Management Summary/Recommendations	15
Site Map	16

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Site Assessments

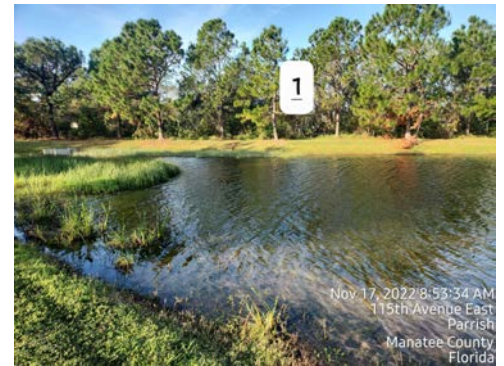
Pond 1

Comments:

Site Looks Good

Minor amount of invasive grasses (Torpedograss) treated. Hydrilla under control.

Native Gulfcoast Spikerush is healthy.



Pond 2

Comments:

Site Looks Good

Minor invasive grasses (Torpedograss) treated.



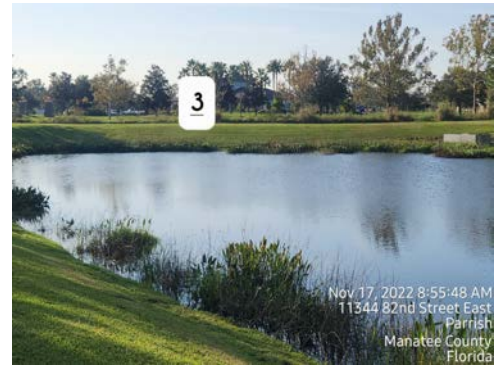
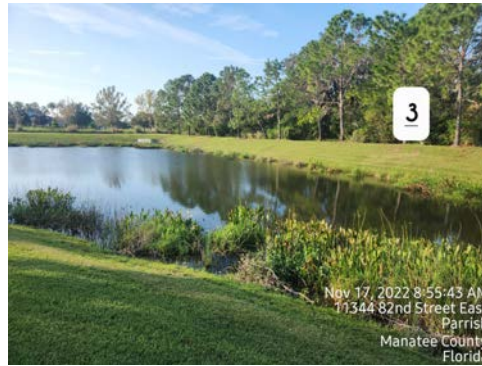
Site Assessments

Pond 3

Comments:

Site Looks Good

Minor amount of invasive grasses (Torpedograss) treated. Algae under control.
Native aquatic plant species are growing and healthy.



Pond 4

Comments:

Normal Growth Observed

Trace amounts of Torpedograss and algae observed and treated.
Native aquatic plant species are growing and healthy.



Site Assessments

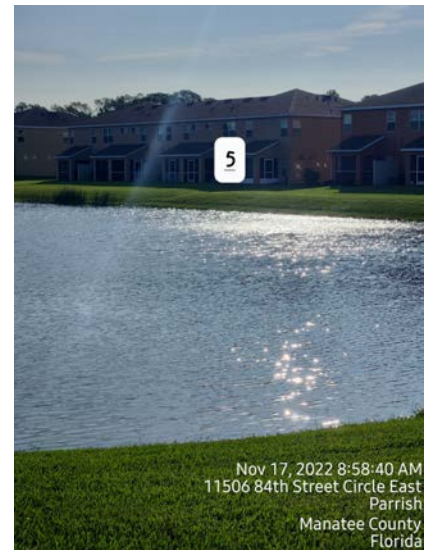
Pond 5

Comments:

Site Looks Good

Minor amount of invasive grasses (Torpedograss) treated. Algae under control.

Moderate amount of native aquatic plant species are growing and healthy.



Dry Retention Area 6

Comments:

Normal Growth Observed

Treated invasive grasses and Alligatorweed.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

Treated invasive grasses within water.



Pond 8

Comments:

Site Looks Good

Trace-Moderate amount of native aquatic plant species Sagittaria growing nicely.

Previous treatment of Alligatorweed is successful.



Site Assessments

Pond 9

Comments:

Normal Growth Observed

Treated trace amounts of Torpedograss and Algae.

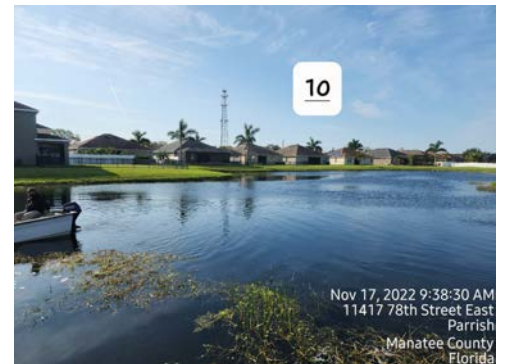
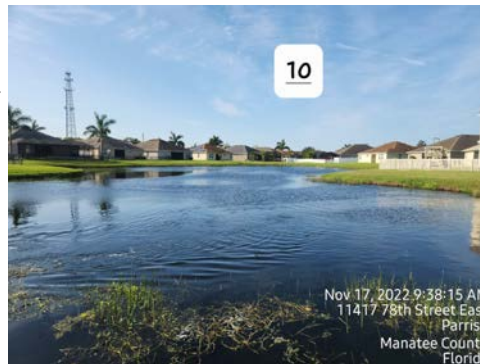


Pond 10

Comments:

Normal Growth Observed

Majority of previously existing Alligatorweed browned out and decomposing. Treated new re-growth of Alligatorweed as well.



Site Assessments

Pond 11

Comments:

Site Looks Good

Treated trace amounts of Torpedograss.



Pond 12

Comments:

Site Looks Good

Alligatorweed browned out and decomposing as a result of previous treatment applications.



Site Assessments

Pond 13

Comments:

Normal Growth Observed

Treated Torpedograss and Alligatorweed located around native aquatic plant species.

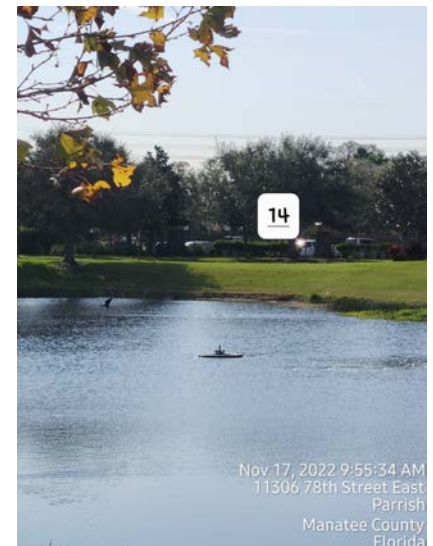
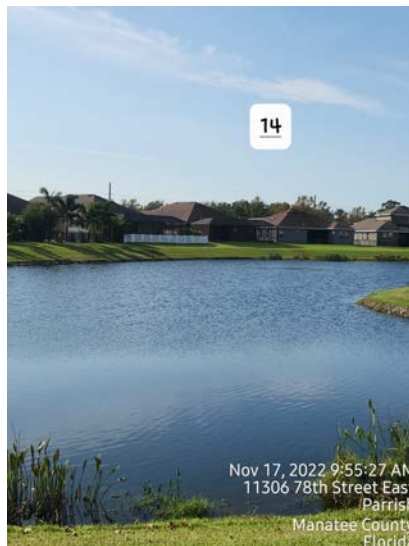


Pond 14

Comments:

Normal Growth Observed

Trace amounts of Torpedograss and Alligator weed observed and treated.



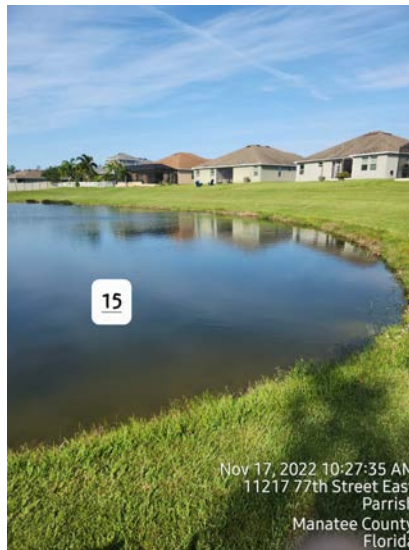
Site Assessments

Pond 15

Comments:

Site Looks Good

Treated minor amount of Torpedograss.



Dry Retention Area 16

Comments:

Site Looks Good

Dry retention area free of Cat. 1
Invasive/Exotic species.



Site Assessments

Pond 17

Comments:

Treatment In Progress

Trace amounts of Alligatorweed and Torpedograss received treatment.



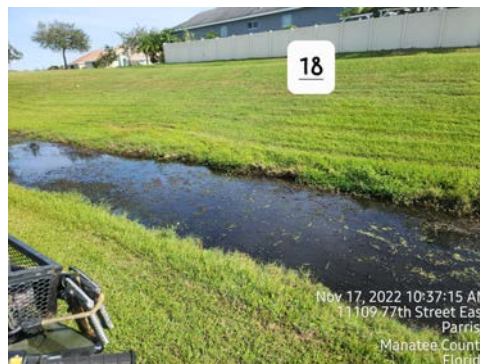
Pond 18

Comments:

Treatment In Progress

The majority of the Hydrilla has decomposed as a result of previous treatments.

Trace amounts of Duckweed treated recently.



Site Assessments

Pond 19

Comments:

Treatment In Progress

Invasive Torpedograss dispersed within native plant species is browning out from previous TIGR treatment. Alligator weed is browned out and decomposing as a result of recent treatments.

Treated minor amount of algae.

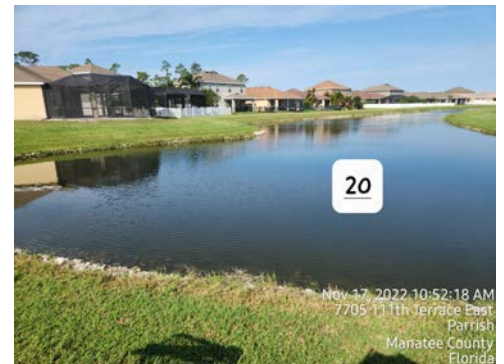


Pond 20

Comments:

Normal Growth Observed

Treated small amount of Hydrilla on the pond edges.



Site Assessments

Pond 21

Comments:

Site Looks Good

All algal growth under control.

Invasive Torpedograss dispersed within native aquatic plant species is browning out from previous TIGR treatment.



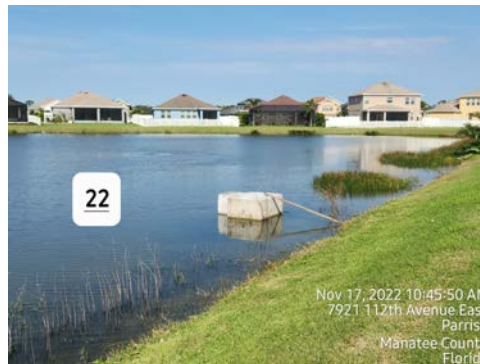
Pond 22

Comments:

Site Looks Good

Boat treatments for Torpedograss have previously been performed.

Moderate amount of the native aquatic plant species Gulfcoast Spikerush is growing and healthy.



Site Assessments

Pond 23

Comments:

Site Looks Good

Invasive Torpedoglass dispersed within native aquatic plant species is browning out from previous TIGR treatment.

Follow up treatment for invasive grasses will be performed in December.

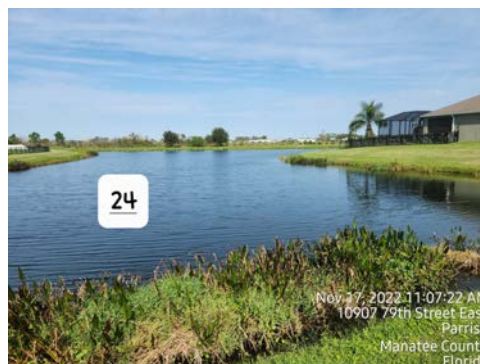


Pond 24

Comments:

Treatment In Progress

Invasive Torpedoglass dispersed within native aquatic plant species is in need of additional selective TIGR treatment.



Site Assessments

Pond 25

Comments:

Site Looks Good

Trace amount of the native aquatic plant species Sagittaria (Duck Potato) is growing and healthy.



Littoral Area 26

Comments:

Normal Growth Observed

Trace amounts of the floating aquatic weed Duckweed observed and treated.





Management Summary/Recommendations

As we enter into the Winter, all ponds at Copperstone CDD are continuing to respond well to our strategic treatments.

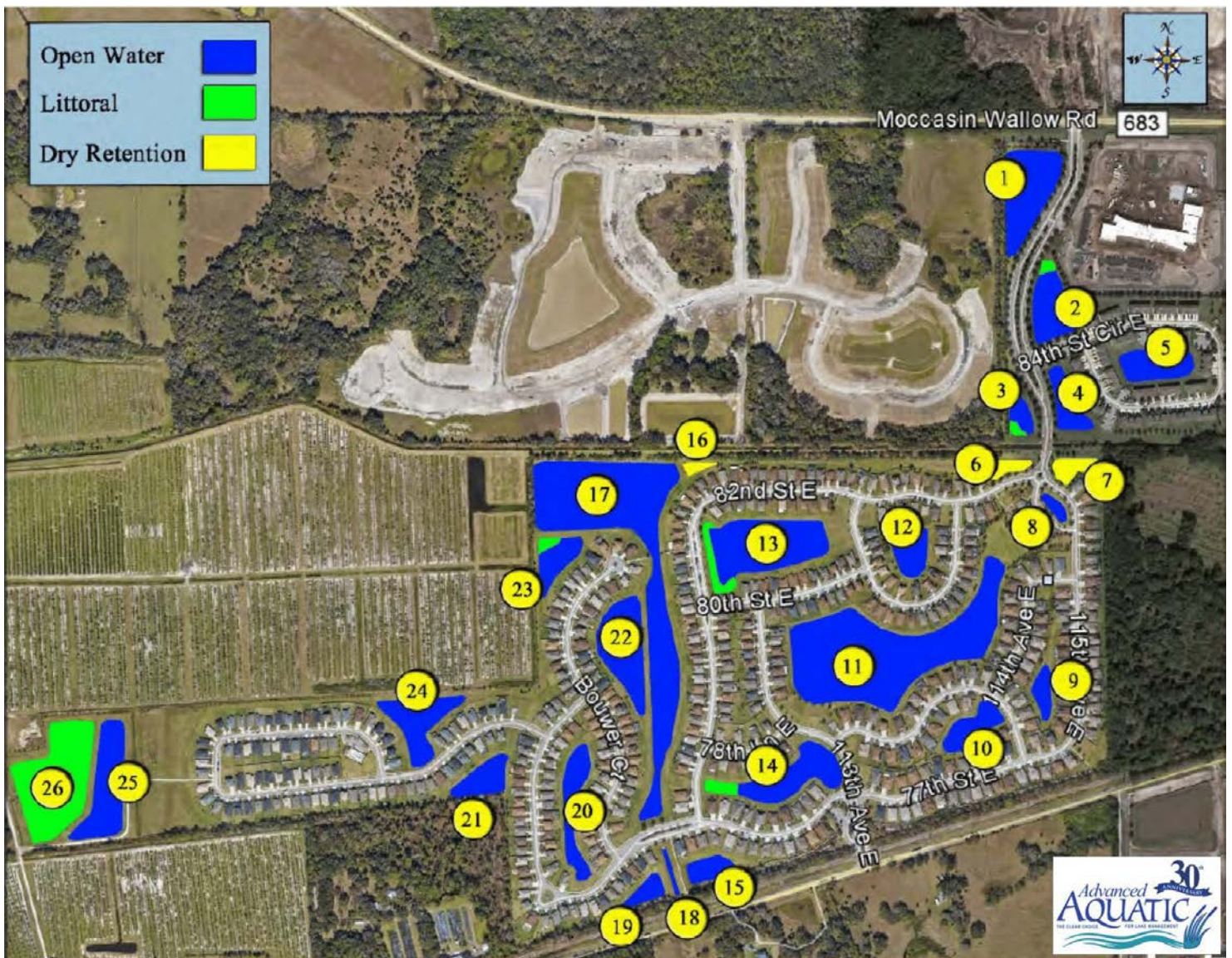
Friendly reminder- It is important to continue to limit Grass clippings being blown into the ponds. This decomposing grass sinks throughout the water column and settles at the base of the ponds. This impact introduces additional Phosphorus and Nitrogen into the ecosystem and acts as a food source driving algal growth.

Pond #'s 5, 9, 10, 11 & 22 at Copperstone CDD have received the specialized three treatment sequence for Midge Fly Larvae control. 1st Midge Fly Larvicide application was performed on 10/20, the 2nd application on 11/2, with the 3rd application on 11/14.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
 1-800-491-9621

Tab 5



Rizzetta & Company

December 6

District Manager's Report

2022

C
O
P
P
E
R
S
T
O
N
E

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 3, 2022
- **Audit:** Audit committee needs to be created to choose a company to complete the audit

C
D
D

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, November 1, 2022, at 7:20 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

Amy Tran	Board Supervisor, Chairman
Gerard Litrenta	Board Supervisor, Vice Chair
Michael Fondario	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary
Adam Bailey	Board Supervisor, Assistant Secretary

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
Kyle Thornton	District Engineer, Half Associates Inc.
Marisa Powers	District Counsel, Blalock Walters
Doug Agnew	Representative, Advanced Aquatics

Audience **Present.**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience was present. There were no audience comments at the time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

Mr. Agnew presented the Waterway Inspection Report to the Board.

2. Quarterly Fountain Maintenance Report

49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96

Mr. Agnew informed the Board that there may be an uptake in midges when the ponds are being treated.

3. Semi-Annual Diffuser Aeration Maintenance Report

There was no action needed.

4. Consideration of Repair for Solar Powered Aeration System for Pond 12 Proposal

There was no action needed.

5. Consideration of Repair for Standard Powered Aeration System Proposal

Mr. Agnew informed the Board that this will be completed within 2 weeks.

B. District Engineer

Mr. Thornton informed the Board that the divot at pond 21 will be filled by the team.

C. District Counsel

Mrs. Powers was present. She will follow up with Mark about the Rules of Procedure for the District.

D. District Manager

Ms. Newsome informed the Board that the next regular meeting is scheduled for Tuesday, November 1, 2022, at 6:30 p.m.

1. Review of District Manager's Report

Ms. Newsome presented the district manager's report to the Board. The Board would like Ms. Newsome to reach out to the club notice manager to get monthly meeting schedule.

FOURTH ORDER OF BUSINESS

Consideration of Light Pole at Bus Stop and Outlet at the Cul-de-sac Proposal

There was no action taken.

FIFTH ORDER OF BUSINESS

Consideration of Fountain Lenses Proposal

Tab 7

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100003	AB081622	Board of Supervisors Meeting 08/16/22	\$ 200.00
Adam E Bailey	100003	AB082322	Board of Supervisors Meeting 08/23/22	\$ 200.00
Amy Tran	100004	AT081622	Board of Supervisors Meeting 08/16/22	\$ 200.00
Amy Tran	100004	AT082322	Board of Supervisors Meeting 08/23/22	\$ 200.00
Blalock Walters, P.A.	100011	44351-000-8	Legal Services 06/22	\$ 4,400.00
Blalock Walters, P.A.	100011	44351-000-9	Legal Services 07/22	\$ 1,475.00
Cepira Landscape, LLC	100012	TPA1050	Landscape Maintenance 08/22	\$ 9,945.00
Cepira Landscape, LLC	100002	TPA1075	Well Inspection 07/22	\$ 1,022.25
Cepira Landscape, LLC	100002	TPA1108	Irrigation Repair 07/22	\$ 459.00
Cepira Landscape, LLC	100012	TPA1127	Tree Removal/ Replace 08/22	\$ 1,416.00
Cepira Landscape, LLC	100012	TPA1138	Irrigation Inspection July 2022	\$ 336.75

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Genesis Halff, Inc.	100005	10078172	Engineering Services 07/22	\$ 1,831.15
Genesis Halff, Inc.	100005	10078173	Engineering Services SW Pond Inspection 07/22	\$ 8,175.00
Gerard Litrenta III	100006	GL081622	Board of Supervisors Meeting 08/16/22	\$ 200.00
Gerard Litrenta III	100006	GL082322	Board of Supervisors Meeting 08/23/22	\$ 200.00
Michael Fondario	100007	MF081622	Board of Supervisors Meeting 08/16/22	\$ 200.00
Michael Fondario	100007	MF082322	Board of Supervisors Meeting 08/23/22	\$ 200.00
Peace River Electric Cooperative, Inc.	ACH	Electric Summary 06/22	Electric Summary 06/22	\$ 1,127.39
Rizzetta & Company, Inc.	10000	INV0000070105	District Management Fees 08/22	\$ 3,991.67
Rizzetta & Company, Inc.	100008	INV0000070361	Mass Mailing 08/22	\$ 949.19
Ryan Stulman	100009	RS081622	Board of Supervisors Meeting 08/16/22	\$ 200.00
Ryan Stulman	100009	RS082322	Board of Supervisors Meeting 08/23/22	\$ 200.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100014	PI-A00864484	Fountain & Aeration Maintenance Services 08/22	\$ 289.81
Solitude Lake Management, LLC	100014	PI-A00866470	Lake & Pond Management Services 08/22	\$ 2,113.41
U.S. Bank	100010	6605275	Trustee Fees Series 2019 07/01/22-06/30/23	<u>\$ 4,040.63</u>
Report Total				<u>\$ 43,572.25</u>

Tab 7A

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures September 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **51,831.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100019	AB092022	Board of Supervisors Meeting 09/20/22	\$200.00
Advanced Aquatic Services, Inc.	100024	10546088	Monthly Lake Maintenance 09/22	\$2,480.00
Amy Tran	100020	AT092022	Board of Supervisors Meeting 09/20/22	\$200.00
Blalock Walters, P.A.	100025	44351-000-10	Legal Services 08/22	\$3,000.00
Cepra Landscape, LLC	100016	TPA1173	Irrigation Repair 08/22	\$312.60
Cepra Landscape, LLC	100026	TPA1205	Landscape Maintenance 09/22	\$9,945.00
Cepra Landscape, LLC	100026	TPA1261	Irrigation Repairs 09/22	\$490.80
Egis Insurance Advisors, LLC	100027	16547	Policy #100122609 10/01/2022- 10/01/2023	\$11,435.00
Genesis Halff, Inc.	100018	10080265	Engineering Services 08/22	\$1,689.31
Genesis Halff, Inc.	100018	10080274	Engineering Services SW Pond Inspection 08/22	\$7,140.00
Gerard Litrenta III	100021	GL092022	Board of Supervisors Meeting 09/20/22	\$200.00
McClatchy Company, LLC	100017	140143	Legal Ad 08/22	\$171.00
Michael Fondario	100022	MF092022	Board of Supervisors Meeting 09/20/22	\$200.00
Peace River Electric Cooperative, Inc.	20220906-1	Copperstone Peace River Summary 0722	Peace River Summary 0722	\$1,176.35

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100019	AB092022	Board of Supervisors Meeting 09/20/22	\$200.00
Rizzetta & Company, Inc.	100015	INV0000070760	District Management Fees 08/22	\$3,991.67
Ryan Stulman	100023	RS092022	Board of Supervisors Meeting 09/20/22	\$200.00
Site Masters of Florida, LLC	100013	082622-1	Drainage Improvements 50% Deposit	<u>\$9,000.00</u>
Report Total				<u>\$51,831.73</u>