



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Regular Meeting
February 7, 2023**

**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	Adam Bailey Gerard Litrenta Ryan Stulman Michael Fondario Tom Fretz	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.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.copperstonecdd.org

**Board of Supervisors
Copperstone Community
Development District**

January 30, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, February 7, 2023, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatic Maintenance**
 - 1. Presentation of Waterway Inspection Report..... Tab 1
 - B. District Engineer**
 - C. District Counsel**
 - 1. Presentation of District Rules of Procedure USC
 - D. District Manager**
 - 1. Review of District Manager’s Report..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion of Vehicular Bridge Repairs**
 - B. Discussion of District Management Services**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on January 3, 2023Tab 3**
 - B. Consideration of Operations and Maintenance Expenditures USC**
- 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



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
1/26/2023

Prepared for:
Copperstone
Community Development District

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

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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Site Assessments

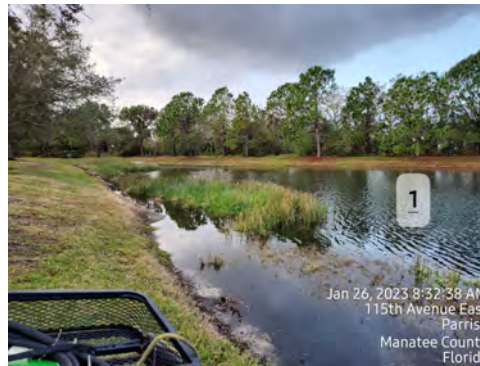
Pond 1

Comments:

Normal Growth Observed

Observed and treated Torpedograss (Panicum repens).

Stands of Gulfcoast Spikerush (Eleocharis cellulosa) are healthy and providing a positive ecological function.



Pond 2

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss (Panicum repens).



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Observed and treated trace amounts of Torpedograss.



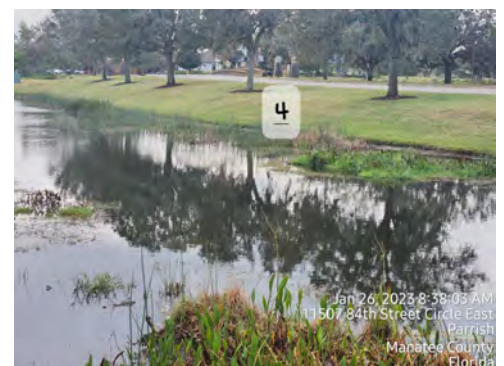
Pond 4

Comments:

Normal Growth Observed

Please see photo of one of the Aquatic Techs in the planted area of pond targeting the Torpedograss located in and around the native aquatic plant growth.

Advanced Aquatic utilizes an EPA approved selective aquatic herbicide that targets invasive growth without harming the native plant species.



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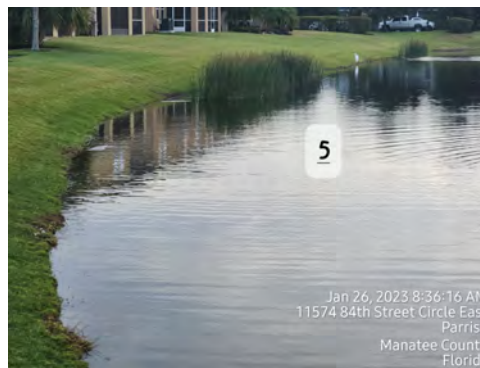
Site Assessments

Pond 5

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.



Dry Retention Area 6

Comments:

Normal Growth Observed

Maintaining open area around the retention pond for water to flow.

Drainage structure area is free of any obstructions.



Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

Maintaining open area around retention pond. Drainage structure area is free of any obstructions.



Pond 8

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.



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Site Assessments

Pond 9

Comments:

Normal Growth Observed

Observed and treated Duckweed (Lemna minor) and Torpedograss.



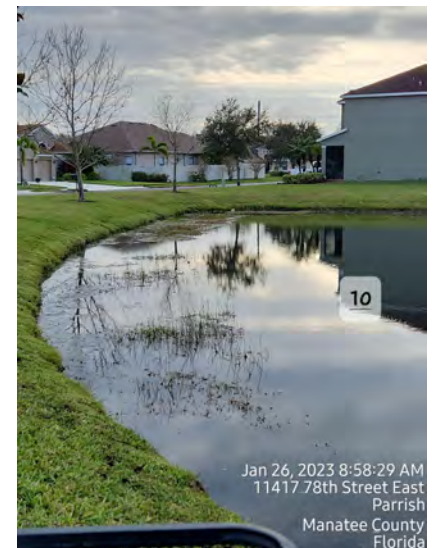
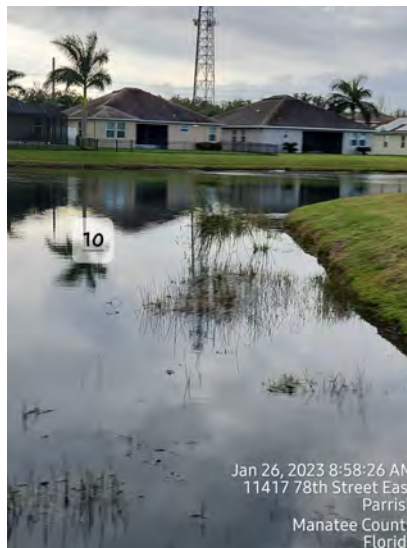
Pond 10

Comments:

Normal Growth Observed

Responding well to treatments. Alligatorweed (Alternanthera philoxeroides) is defoliated.

Observed and treated defoliated Alligatorweed and Torpedograss with natural biocatalyst to increase decomposition.



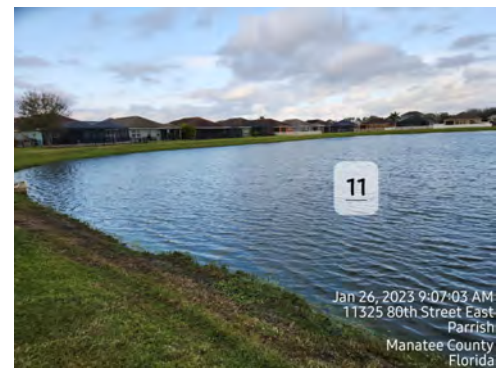
Site Assessments

Pond 11

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.



Pond 12

Comments:

Site Looks Good

Responding well to treatments.
Alligatorweed is defoliated. Treated for trace amounts of Torpedograss.



Site Assessments

Pond 13

Comments:

Normal Growth Observed

Responding well to treatments.
Alligator weed is defoliated and decomposing.

Treated for trace amounts of remaining Alligatorweed and algae.



Pond 14

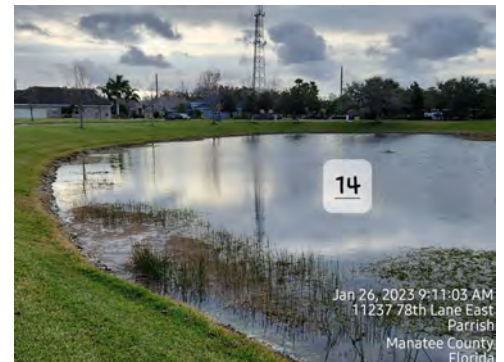
Comments:

Treatment In Progress

Responding well to treatments.
Alligator weed is defoliated.

Shoreline area of pond is shallow and slowing the decomposition of Alligatorweed. Biocatalyst added to speed up the decomposition process.

Treated for algae as well.



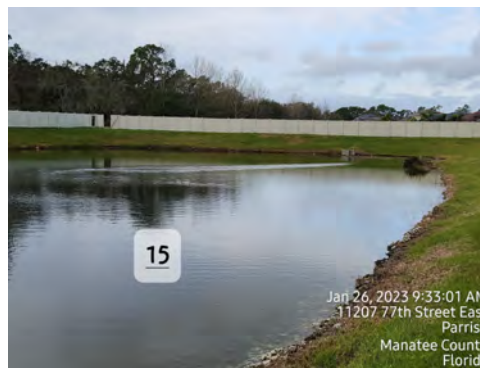
Site Assessments

Pond 15

Comments:

Site Looks Good

Trace amounts of Torpedograss and algae observed and treated.



Dry Retention Area 16

Comments:

Site Looks Good

Dry retention area



Site Assessments

Pond 17

Comments:

Site Looks Good

Responding well to treatments.
Defoliated Alligatorweed observed and treated with biocatalyst to speed up decomposition process.

Culvert structure areas are clear of any obstructions.



Pond 18

Comments:

Site Looks Good

Clean and clear of any obstructions or vegetation.



Site Assessments

Pond 19

Comments:

Site Looks Good

Trace amounts of Alligatorweed observed and treated.

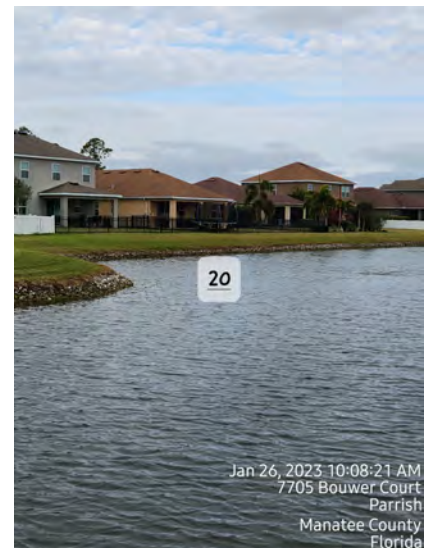
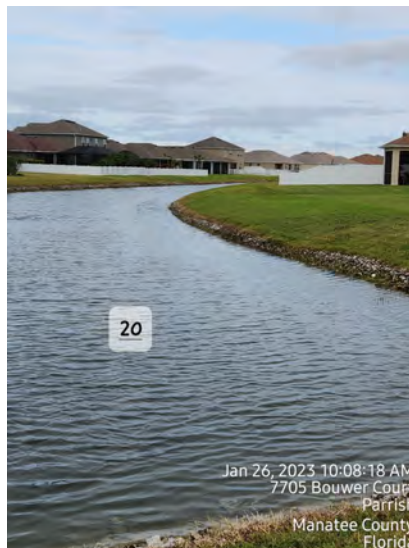


Pond 20

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.



Site Assessments

Pond 21

Comments:

Normal Growth Observed

Observed and treated trace amounts of Alligatorweed.

Stands of native aquatic plant species are healthy and providing a positive ecological function.



Pond 22

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.

Stands of native aquatic plant species are healthy and providing a positive ecological function.



Site Assessments

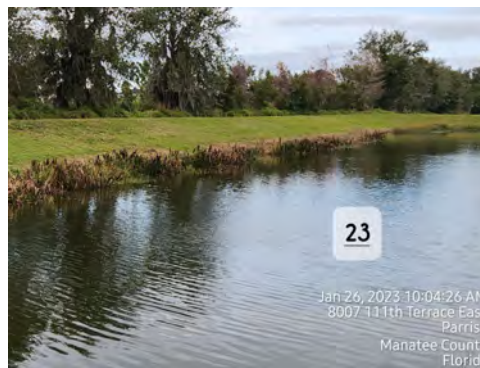
Pond 23

Comments:

Normal Growth Observed

Observed and treated trace amounts of Alligatorweed and algae.

Limited stands of native aquatic plant species are healthy and providing a positive ecological function.

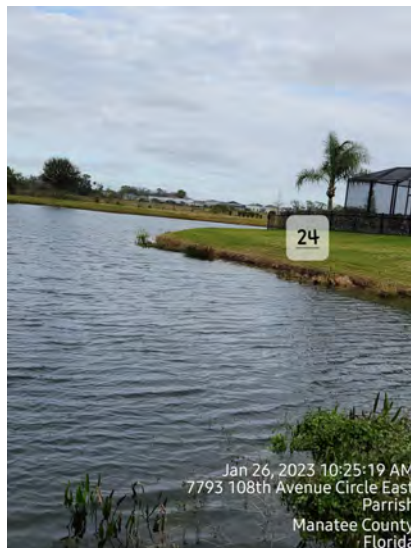


Pond 24

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.



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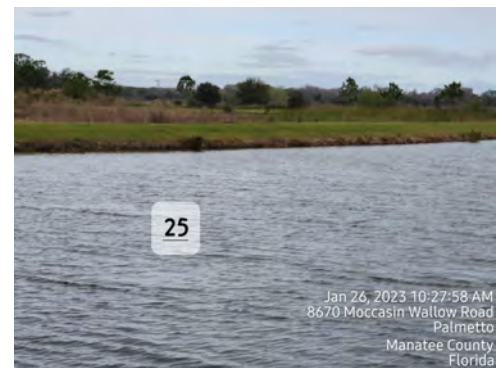
Site Assessments

Pond 25

Comments:

Site Looks Good

Observed and treated trace amounts of Torpedograss.

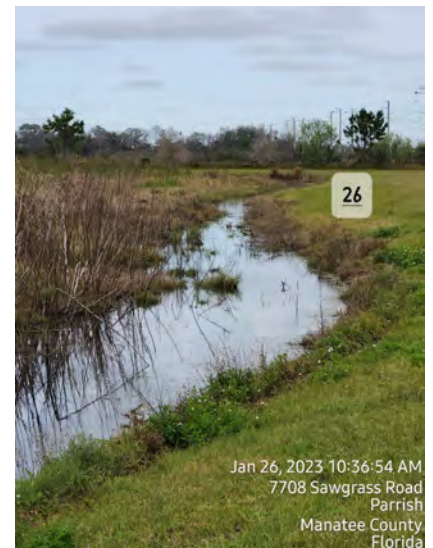
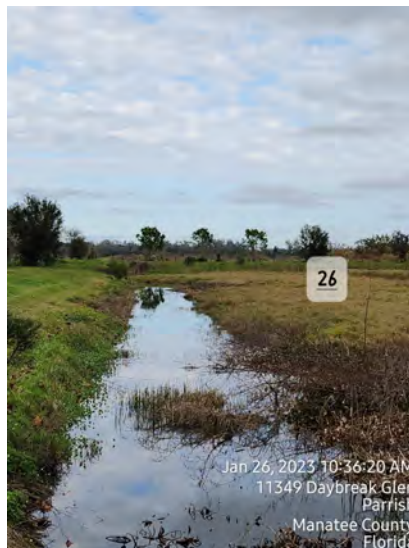


Littoral Area 26

Comments:

Treatment In Progress

Maintaining 10-15' swath around the shoreline of this area. Treating along the drainage structure so that ultimately this area remains free of vegetation obstruction.





Management Summary/Recommendations

Overall the Copperstone CDD stormwater retention ponds are responding well to all treatments. Algae, invasive grass and aquatic weed species are minimal. Shallow pond areas that have been treated for Alligatorweed exhibit defoliation and are slow to decompose.

As previously noted in last months report, we have started incorporating a treatment additive to help break down the proteins in the treated aquatic weed growth (mostly Alligatorweed) and thereby induce more rapid decomposition. This product is an enzyme biocatalyst that also stimulates naturally occurring bacteria to fixate nutrients liberated during this process.

We will continue to work diligently to maintain the natural beauty and function of the Copperstone CDD ponds and keep these areas reasonably free of algae, aquatic weeds and invasive grasses.

Control structure areas are free of obstruction blocking the outflow structures of the ponds. We will continue to concentrate on controlling the Alligatorweed and Torpedograss and incorporate a plan to remove any growth that impedes flow in these areas.

Also, due to recent cold snaps, there are portions of browned out Gulf Coast Spikerush (*Eleocharis cellulosa*) and Pickerelweed (*Pontederia cordata*) around most of the ponds. These plants should return green plant structure once the air and water temps warms up in Spring.

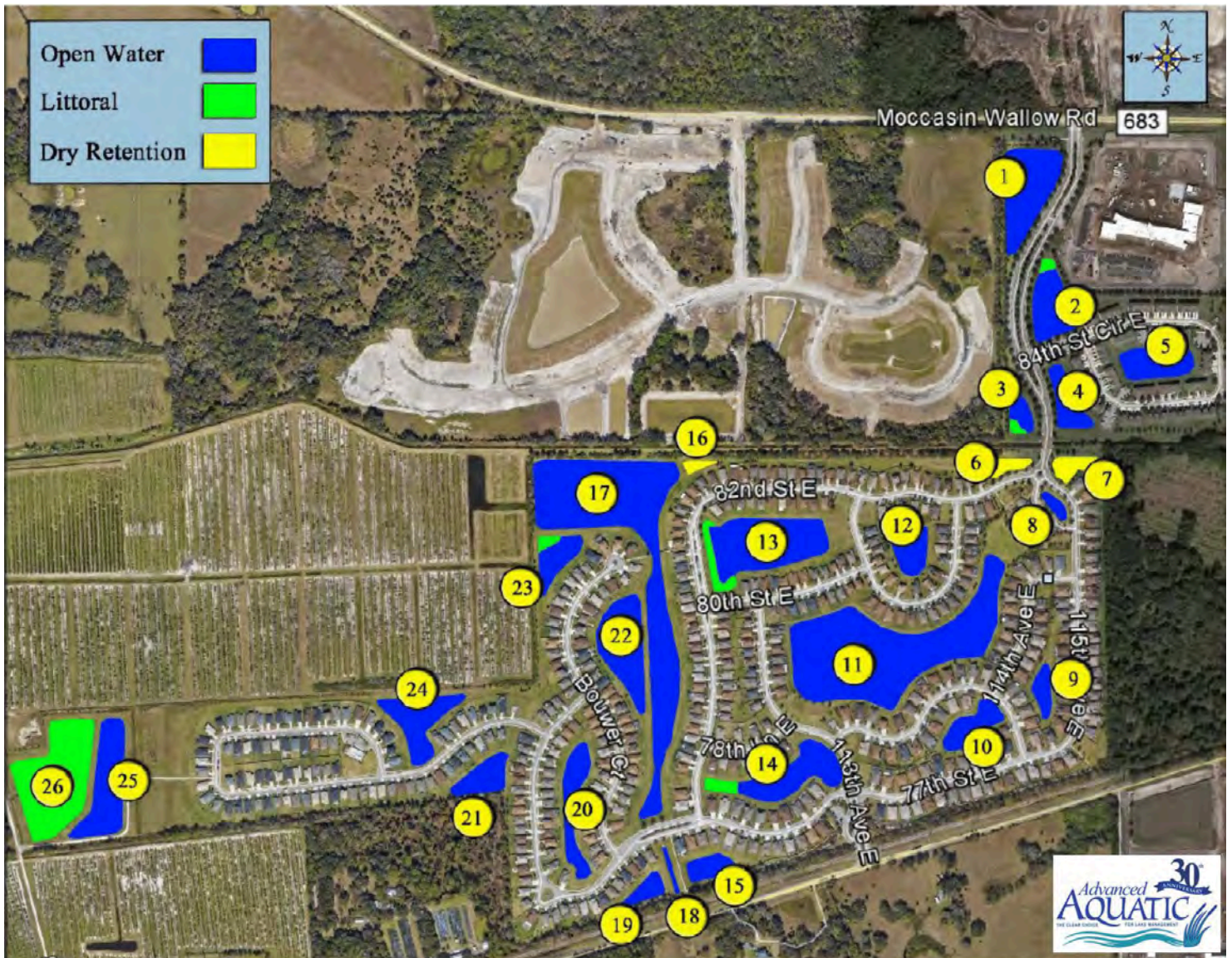
Thank you for the opportunity to be of service!



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Map



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Tab 2



Rizzetta & Company

February 7

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 7, 2023

	<u>12/31/2022</u>
General Fund Cash & Investment Balance:	\$462,264
Reserve Fund Cash & Investment Balance:	\$303,554
Debt Service Fund Investment Balance:	\$357,470
Total Cash and Investment Balances:	\$1,123,288
General Fund Expense Variance:	Under Budget \$8,066

C
D
D

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



Rizzetta & Company

UPDATES:

- The District has passed its 4th Quarter Website Audit.

Tab 3

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, January 3, 2023, at 6:34 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:

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

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
Kyle Thornton	District Engineer, Half Associates Inc.
Scott Rudacille	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

An audience was present. A resident made comments requesting pending contracts with District Engineer regarding ponds and remediations. The resident requested the Board to review current management services.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

49 Mr. Agnew presented the Waterway Inspection Report to the Board, they treated
50 alligators weed and torpedo grass. He informed the Board that Pond 26 is
51 inaccessible due to undergrowth and saturated terrain.
52

53 **B. District Engineer**

54
55 **1. Consideration of Agreement for Pond Remediation**

56
57 Mr. Thornton was present. The Board requested a project update from Site Masters
58 as drainage repairs on 77th and 82nd street should be completed by now.
59

On a Motion by Mr. Fretz, seconded by Mr. Stulman with all in favor, the Board of Supervisors approved task order #4 for Storm Water Ponds 6 and 7, not to exceed \$35,750, for the Copperstone Community Development District.

60
61 **C. District Counsel**

62
63 Mr. Rudacille was present. The Board requested an update on CrossCreek warranty
64 inspection.
65

66 **D. District Manager**

67
68 Ms. Newsome informed the Board that the next regular meeting is scheduled for
69 Tuesday, February 7, 2023, at 6:30 p.m.
70

71 **1. Review of District Manager's Report**

72
73 Ms. Newsome presented the District Manager's Report to the Board. Ms.
74 Newsome will work to get proposals to have the worn planks on wear deck fixed
75 immediately. Mr. Bailey will purchase solar lights for the pedestrian bridge and will
76 be reimbursed by the District. The Board discussed the upcoming landscape
77 contract renewal with CEPRA as the District has a cost share agreement of 60%.
78

79 **2. Presentation of Rizzetta District Supervisor Orientation**

80
81 Ms. Newsome presented the Rizzetta District Supervisor Orientation to the Board.
82

83 **FOURTH ORDER OF BUSINESS**

**Consideration of
Arbitrage Engagement
Letter Renewal**

84
85
86
87 Ms. Newsome presented the Arbitrage Engagement Letter Renewal to the Board.
88

On a Motion by Mr. Litrenta, seconded by Mr. Stulman with all in favor, the Board of Supervisors accepted the Arbitrage Engagement Letter Renewal, for the Copperstone Community Development District.

89 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of
the Regular Board held
on December 6, 2022**

90
91
92
93 The Board would like to make some revisions to the meeting minutes. On line 56, the Board
94 has asked for more clarification. On line 57, add “bus stop light proposal tabled due to
95 easement placement and right of way.” Line 94, “Mrs. Tran” needs to be updated as she is
96 no longer on the Board.
97

On a Motion by Mr. Stulman, seconded by Mr. Fretz with all in favor, the Board of Supervisors approved the amended minutes of the Board of Supervisors’ meeting held on December 6, 2022, for the Copperstone Community Development District.

98
99 **SIXTH ORDER OF BUSINESS**

Supervisors Requests

100
101 Mr. Fondario had some concerns regarding the vehicular bridge repair, and he would like
102 to have a discussion on District Manager Services added to the next agenda. Adam Bailey
103 had questions regarding billing for District Counsel and resident engagement procedure.
104

105 **SEVENTH ORDER OF BUSINESS**

Adjournment

On a Motion by Mr. Stulman, seconded by Mr. Fretz, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:39 p.m., for the Copperstone Community Development District.

107
108
109
110 _____
Assistant Secretary

Chairman/Vice Chairman