



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Special Meeting
December 12, 2023**

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

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, FL 34219

Board of Supervisors	Adam Bailey Gerard Litrenta Ryan Stulman Michael Fondario Tom Fretz	Chair Vice Chair 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	Halff 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**

December 4, 2023

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, December 12, 2023, at 6:30 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, , Parrish, Florida 34219. The following is the final 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
 - 2. Presentation of Aeration Report..... Tab 2
 - B. District Engineer**
 - C. District Counsel**
 - 1. Update on RFP for District Engineer
 - D. District Manager**
 - 1. Review of District Manager’s Report..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Fountain Proposal for Pond 8..... Tab 4**
 - B. Consideration of LED Bulb Replacement for Pond 14 Proposal..... Tab 5**
 - C. Update on the County Grant**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on November 7, 2023 Tab 6**
 - B. Consideration of Operations and Maintenance Expenditures for October 2023 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



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/21/2023

Prepared for:
Copperstone
Community Development District

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

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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

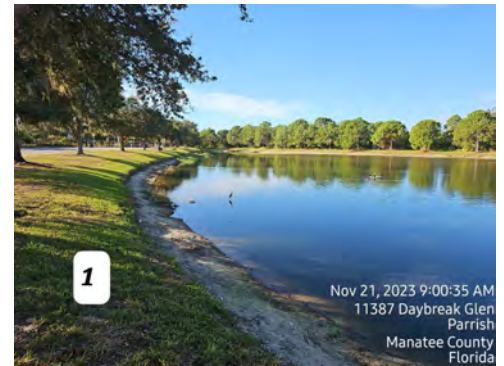
Comments:

Site Looks Good

Torpedograss (*Panicum repens*) observed and treated.

Although the pond level is significantly low, successful algae control has been achieved over the past several months.

We are waiting for the electrical power issue to be resolved so that the floating fountain with the new motor can operate.



Pond 2

Comments:

Site Looks Good

Trace amounts of Torpedograss observed and treated.



Site Assessments

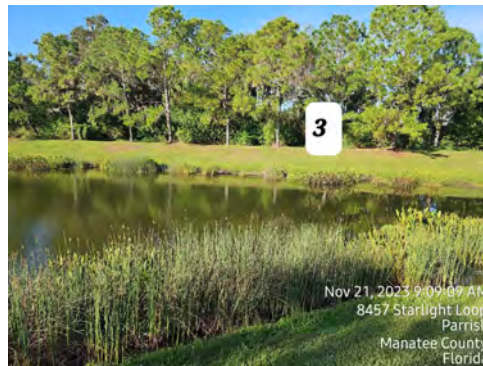
Pond 3

Comments:

Normal Growth Observed

Torpedograss observed and treated.

Healthy assortment of native aquatic plant species observed.



Pond 4

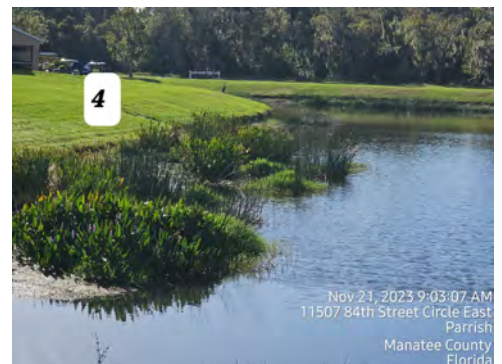
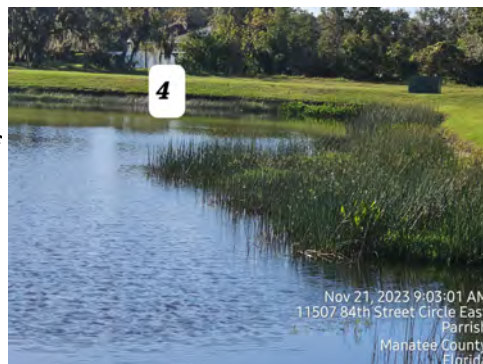
Comments:

Normal Growth Observed

Torpedograss and Pennywort observed and treated.

Pond level significantly lower at time of inspection.

Healthy assortment of native aquatic plant species observed.



Site Assessments

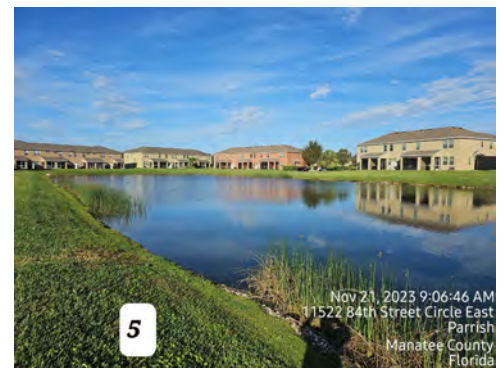
Pond 5

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

Very limited amount of native aquatic plant species observed.



Dry Retention Area 6

Comments:

Site Looks Good

Keeping retention area clear of any vegetative obstruction.



Site Assessments

Dry Retention Area 7

Comments:

Site Looks Good

Keeping retention area clear of any vegetative obstruction.



Pond 8

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



Site Assessments

Pond 9

Comments:

Normal Growth Observed

Torpedograss and algae observed and treated.

Pond level significantly lower at time of inspection.



Pond 10

Comments:

Normal Growth Observed

Torpedograss observed and treated.

Pond level significantly lower at time of inspection.



Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



Pond 12

Comments:

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.



Site Assessments

Pond 13

Comments:

Normal Growth Observed

Torpedograss and the emersed aquatic plant Bacopa (Bacopa monnieri) observed and treated.

Healthy, but limited assortment of native aquatic plant species observed.



Pond 14

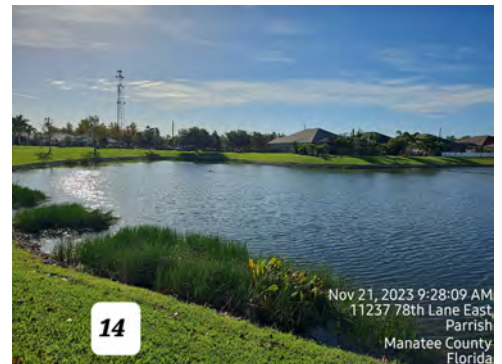
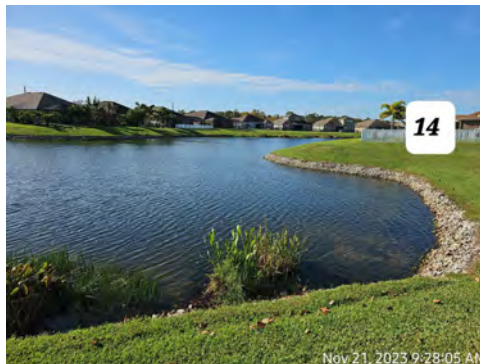
Comments:

Normal Growth Observed

Trace amount of Torpedograss and Algae observed and treated.

Healthy, but limited assortment of native aquatic plant species observed.

The two lights on the floating fountain need to be replaced with two LED bulbs.



Site Assessments

Pond 15

Comments:

Normal Growth Observed

Torpedograss observed and treated.



Dry Retention Area 16

Comments:

Normal Growth Observed

Keeping retention area outflow clear of any vegetative obstruction.



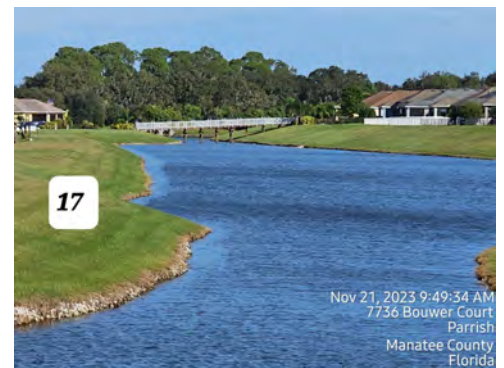
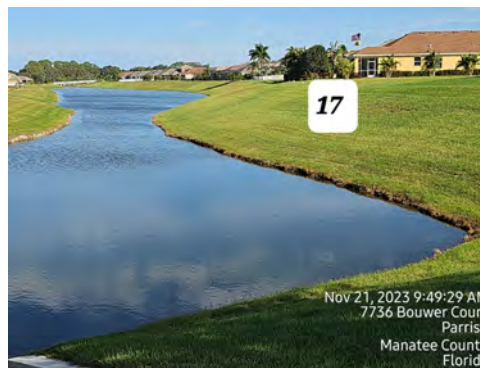
Site Assessments

Pond 17

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

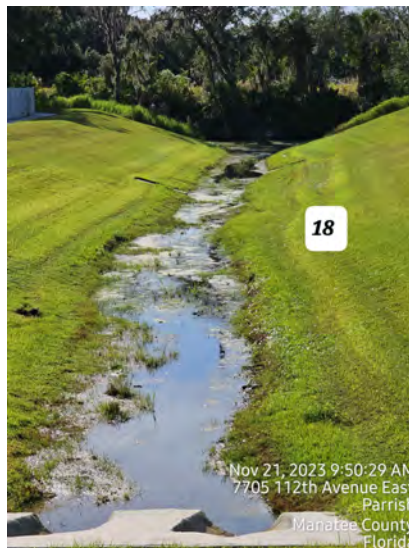


Pond 18

Comments:

Normal Growth Observed

Trace amounts of Torpedograss and algae observed and treated.



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Site Assessments

Pond 19

Comments:

Normal Growth Observed

Algae and trace amount of Torpedograss observed and treated.

We are applying blue pond dye to assist in shading out the submersed algae.



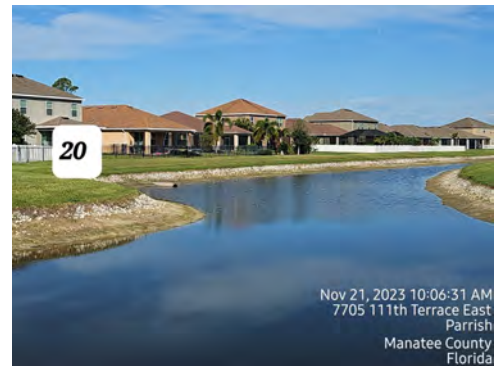
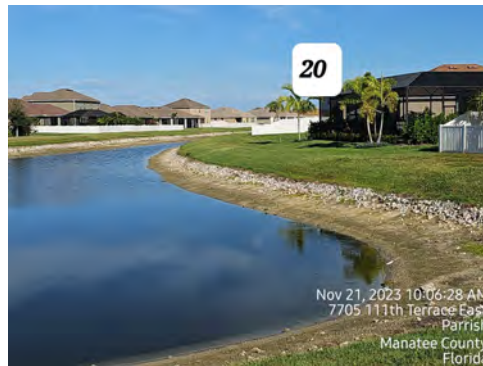
Pond 20

Comments:

Site Looks Good

Torpedograss observed and treated.

Pond level is significantly lower at time of the inspection.



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Site Assessments

Pond 21

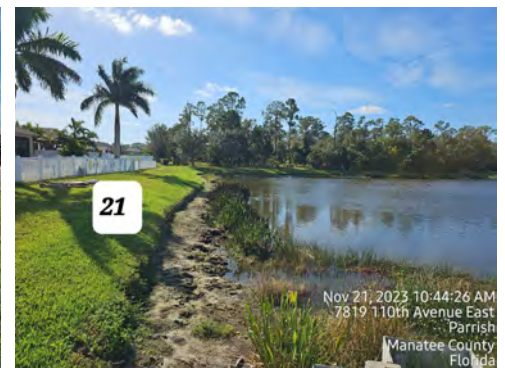
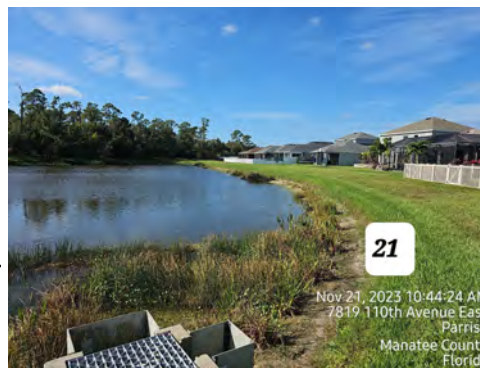
Comments:

Normal Growth Observed

Torpedograss observed and treated along exposed pond shoreline areas.

Healthy assortment of native aquatic plant species observed.

Pond level significantly lower at time of inspection.

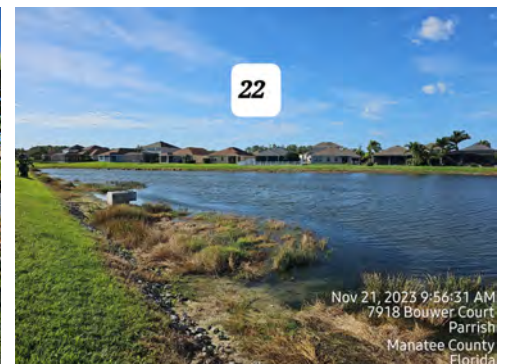
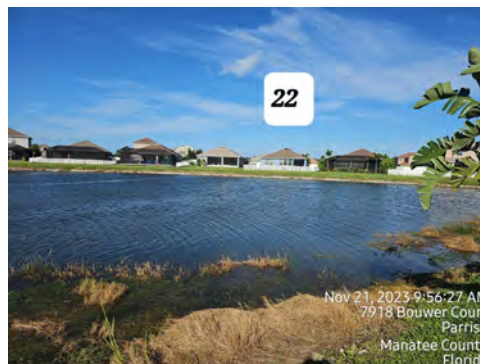


Pond 22

Comments:

Normal Growth Observed

Torpedograss observed and treated.



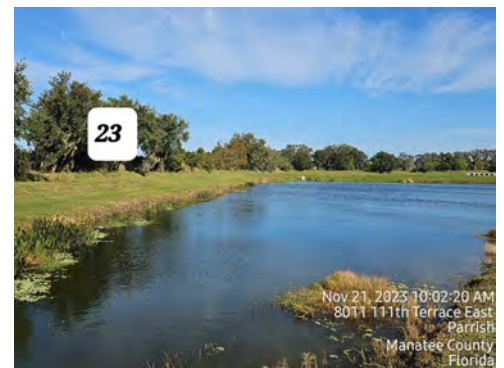
Site Assessments

Pond 23

Comments:

Normal Growth Observed

Trace amount of Water Lettuce (*Pistia stratiotes*) and Torpedograss observed and treated.

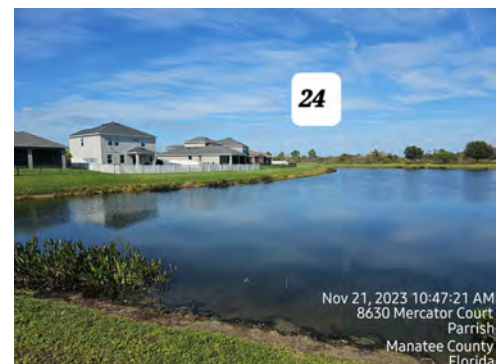


Pond 24

Comments:

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.



Site Assessments

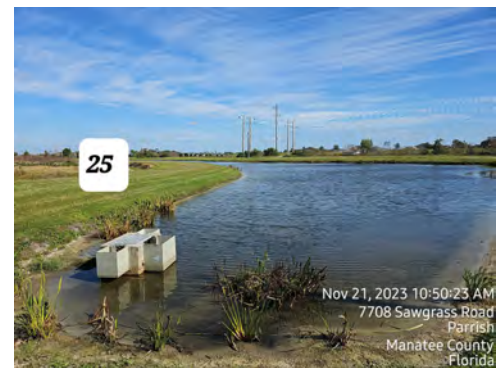
Pond 25

Comments:

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.

Pond level lower at time of inspection.

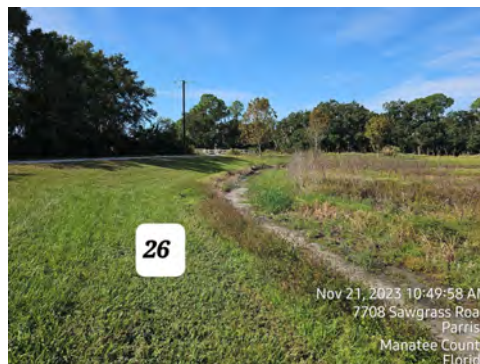


Littoral Area 26

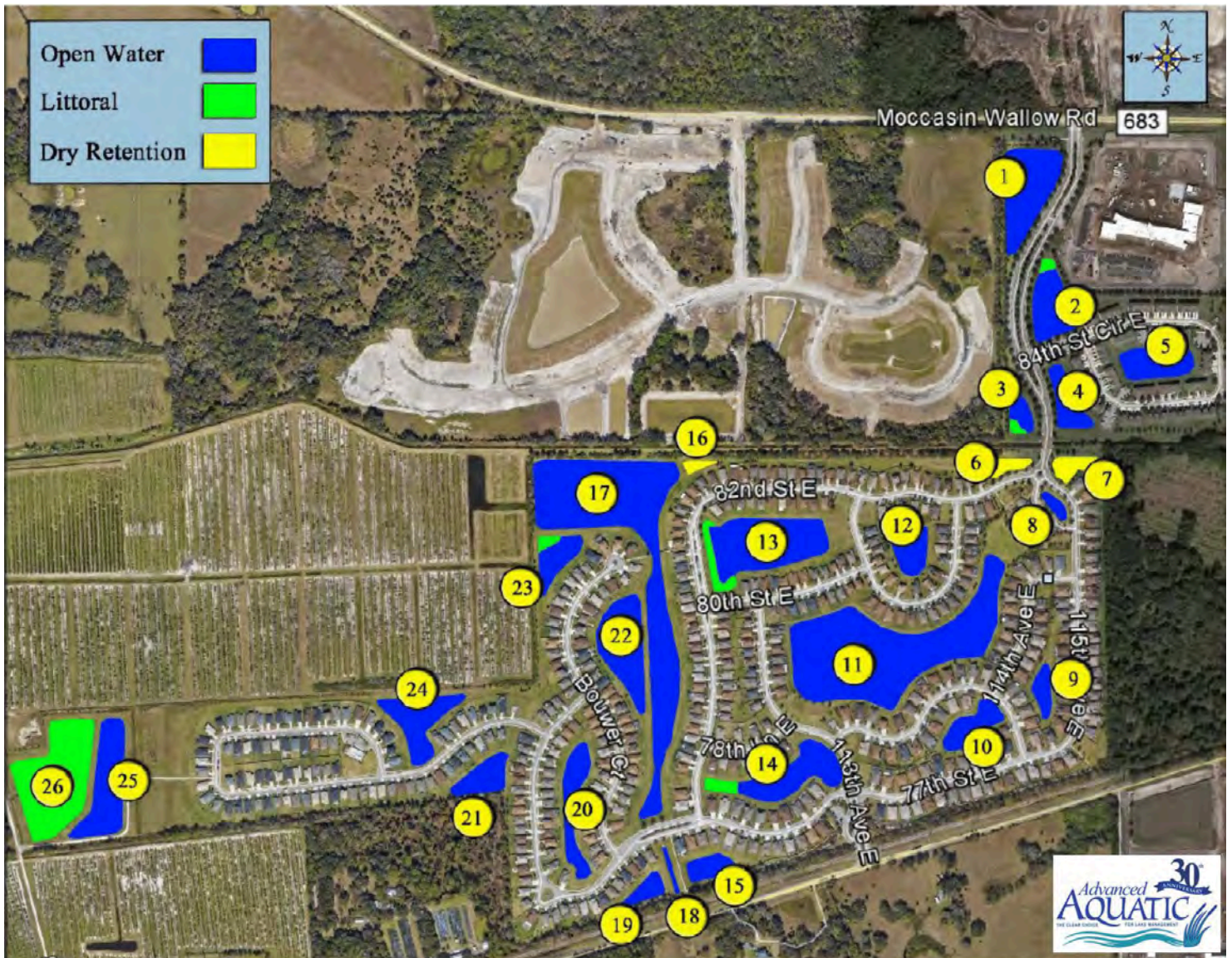
Comments:

Normal Growth Observed

Continued treatment required to maintain a 20ft swath around the pond.



Map



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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Tab 2



Copperstone Community Development District

Aeration Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/21/2023

Prepared for:
Copperstone
Community Development District

Prepared by:
Tom Donaghy
Service Manager

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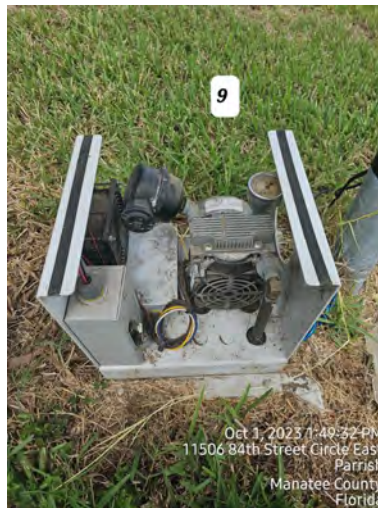
Site Assessments

Aeration System #1

Location: Pond 9

Comments:

Unit needs to be replaced. Not operating.
Please see summary.



Aeration System #2

Location: Pond 10

Comments:

Unit is running at optimal level. Filter changed and box cleaned.



Site Assessments

Aeration System #3

Location: Pond 11

Comments:

Unit is running at optimal level. Filter changed and box cleaned.



Aeration System #4

Location: Pond 11

Comments:

Unit running at optimal level. Filter changed and box cleaned.



Site Assessments

Aeration System #5

Location: Pond 12

Comments:

Unit running at optimum level. Filter changed and box cleaned.



Aeration System #6

Location: Pond 13

Comments:

Unit running at optimal level. Filter changed and box cleaned.



Site Assessments

Aeration System #7

Location: Pond 14

Comments:

Filter changed and valves adjusted to maximize air flow.



Aeration System #8

Location: Pond 20

Comments:

Unit not operating . Changed filter and did a cup change to address issue. Still not producing any air. No leaks or clogs, unit needs to be replaced.



Site Assessments

Aeration System #9

Location: Pond 22

Comments:

Unit running at optimum level. Filter changed and box cleaned.



Aeration System #10

Location: Pond 22

Comments:

Unit is running optimal level. Cleaned box and replaced filter.





Management Summary/Recommendations

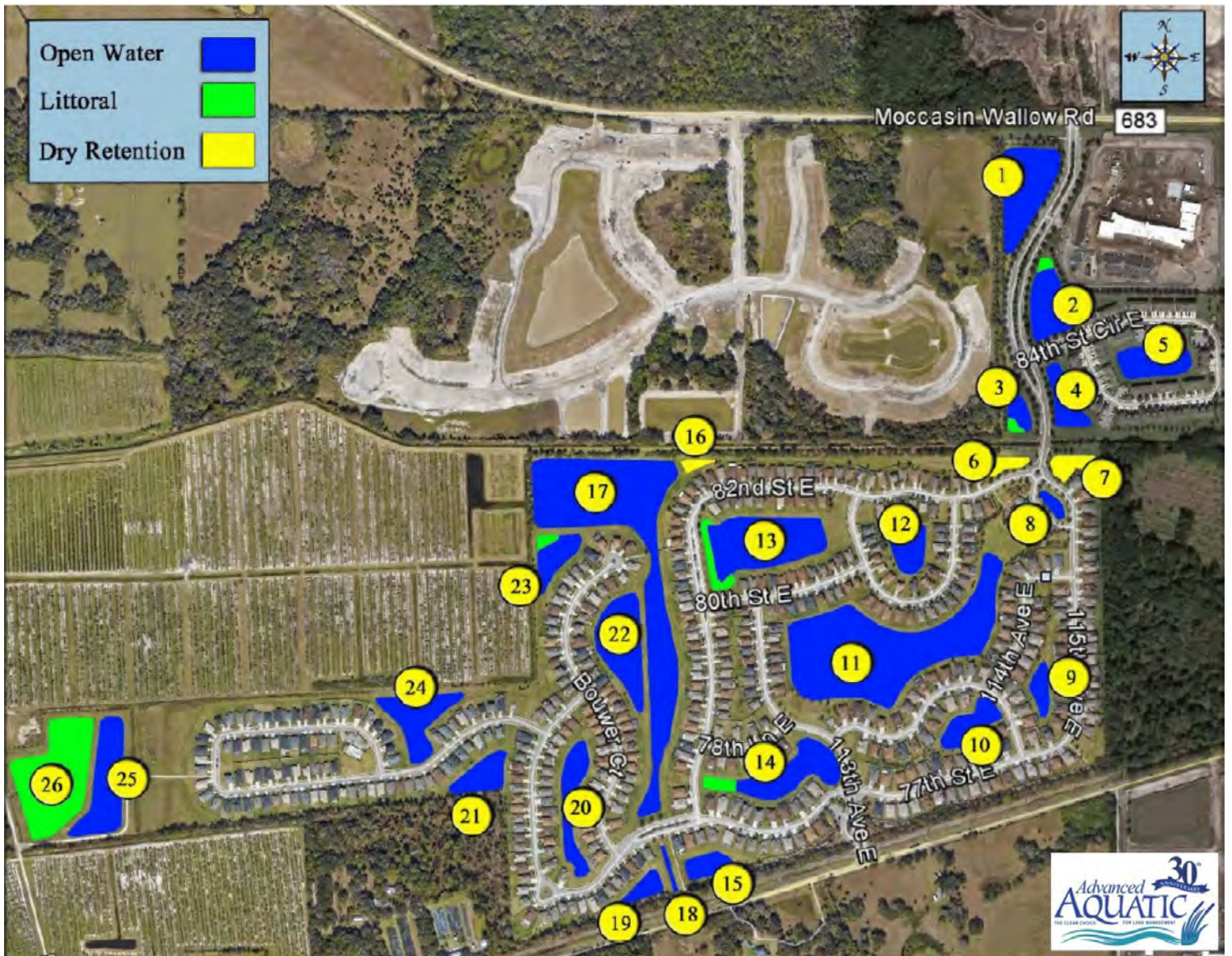
With the exception of Aeration systems 9 and 20, the aeration systems are running at optimal levels. Number 9 compressor, which I have previously expressed was beginning to fail now has ceased working and needs to be replaced.

Number 20 compressor has also stopped working. I tried everything to get it to run but the compressor is no longer producing air to the diffusers. Needs to be replaced as well.

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Tab 3



Rizzetta & Company

December 12

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 9, 2023 @ 630p
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>10/31/2023</u>
General Fund Cash & Investment Balance:	\$59,390
Reserve Fund Cash & Investment Balance:	\$308,610
Debt Service Fund Investment Balance:	<u>\$98,389</u>
Total Cash and Investment Balances:	\$910,850
General Fund Expense Variance: \$16,936	Over Budget

C
D
D

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

#	Start Date	Responsible Entity and Points of Contact	Summary of Complete Action Items	Resolution - Status	Next Target or Completion Date	Notes or Questions
	6/21/2022	DC/DE/Crosscreek Environmental	Bank Restoration Prject - Crosscreek Litigation	In progress	On Going	Litigation / mediation in progress, Shade Meeting held Aug 22. Board took no action
	10/13/2022	DM, Tom	Vehicle Bridge Repairs	In progress	Update due 12/04/23	11/02/2023 - Timber Intentions provided 2 proposals 1. to repair 10 boards. (Invoice has been received for work completed) The second invoice was to repair the entire wear deck. Work is scheduled ffor Spring 2024 after the contract is prepared by counsel and warranty language is added.
	2/7/2023	DM	County Grant for Drainage canal at Erie entrance - W side, N bank erosion.	In progress	Update due 12/04/23	CDD needs to submit the application for Count Grant. Once approved District will have 1 year to complete the project. DM will coordinate with DE to obtain project plans and also request bids for ditch repair options. 10/11/23 - DM and TomF will have an on-site visit to assess the ditch and gather information to aid DE office. 10/30/2023 - Received procedure from the county.
	3/7/2023	DM/DC/HOA/CEPRA	CEPRA Landscaping Contract Renewal	Pending	Oh Hold	Discussions still occurring. Revisions and redlines have been shared to both CDD and HOA to be discussed at the July HOA and CDD meetings. 09/06/23- Email received by HOA regarding CDD redlines. DC and DM to facilitate contract renewal concerns 10/11/2023 - On-site meeting is scheduled for 5p with CEPRA, CDD and HOA. Update will be given at November meeting. 10/20/2023 - Requested verbiage from Cepra and responses from HOA were received. All contract information will be compiled and submitted to both CDD and HOA counsel for review. 11/02/2023 - Cost share agreement was voted to be canceled by HOA so no movement has been made on contract renewal
	3/7/2023	DE/DM/DC	Ask DE for any feedback on temporary pond remediation efforts	Pending	On going	DE creating Task Order #5 NTE \$20k for Counsel and Engineer Fees combined. Follow-up requested on 10/06/23 from DE's covering team. 10/24/2023 - I did not want to proceed with Task #5 if the decision would be to replace me. Since the replacement Engineer may have a different recommendation or wish to redo the effort. 11/02/2023 - DE team will be putting together a report to be reviewed by counsel.
	6/6/2023	DM, Advanced Aquatic	Pond 8 New Fountain Proposal	Pending	On Hold	Supply, deliver, and install one (1) Airmax EcoSeries ½ HP, 3 pattern fountains with control panel, and (4) Airmax RGBW LED light set. Includes one (1) Airmax fountain cord 100' 16/3 with disconnect and one (1) fountain mooring kit 100'. The project is currently on hold due to more pressing issues in the district.
	4/4/2023	DM, Advanced Aquatic	Pond 1 Fountain Motor Replacement	Pending	Install By: 10/13/2023	AA will need to install a new 5hp, 230v, single phase 4" motor on the lake fountain. The proposal was approved on 08/01/2023 for \$3861.42. Replacement is on hold until the roadway project on Moccasin Wallow is complete.10/03/2023 - AA informed that Franklin Motor has bee ordered and and will installed by Oct 13th.
	5/2/2023	DM/DE	Signage for Ponds 9, 10, 12, 17 and 21	Pending	On going	Verbiage to say "Caution Unstable Banks" on a white background with Black letters, 24 Signs. 1 sign to say #Unstable Banks" as well. Poles for install should be white galvanized and unpainted. 25 total signs. DM is working with Mike Signs for quote and proofs for signage. Tom will be providing locations for sign locations.
	9/5/2023	DE	Pond Recertification	Pending	On going	Nothing is needed from the district at this time. DE team informed that an extension can be obtained if needed.
	9/5/2023	DE	Resident Drainage Issue	Pending	On going	DE to follow up on the drainage issue behind residents home on 115th Ave. DM requested follow up on 10/06/23 from DE's covering team.
	10/3/2023	Advanced Aquatic	Ponds 13 and 19 have shallow ends and Doug recommends planting aquatic plants in those areas	Pending	Target Date April or May 2024	AA to follow up with proposal for Aquatic Plants when it is closer to the target date.
	10/3/2023	Advanced Aquatic/DM	Pond 8 Power Phase Switch	Pending	Update due 12/04/23	AA to send DM a scope of work to request for electrician for quotes. DM currently awaiting proposals for work (Electricians are tied up due to holidays)
	10/3/2023	DE	Washout mound of dirt in pond 5 has not been cleared	Pending	Update due 12/04/23	DM requested follow up on 10/06/23 from DE's covering team. DM will be contacting vendors to do the repairs.

10/3/2023	DC/DM	Board instructed DC and DM to work together on RFQ for District Engineer Services	Pending	On Hold	. 11/02/2023 - The District motioned to table this action indefinitely as another engineer from the firm was able to take over.
10/3/2023	DM	Pedestrian Bridge Insurance Amendment	Pending	On Hold	11/02/2023 - Project is on hold
10/3/2023	DM/TomF	Mulch Bid	Pending	Pending	Updated trenching quote was received for 2024 . Board approved quote for 60% or \$3k whichever is less.

Tab 4



Fountain Proposal

For

Copperstone CDD

Pond #8



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Airmax EcoSeries Floating Fountain



- Easy to Install, No Tools Required
- Asynchronous Water Cooled Motor, Silicon Carbide (SiC) Shaft Bearing and Ceramic Shaft
- Energy Efficient, Fully Sealed Motor. 5.8A, 696W @ 120V, UL - Listed
- Stainless Steel Suction Screen & Body
- Engineering Grade Plastic Discharge & Nozzle Parts
- Operates in as Little as 24" of Water Depth
- Includes 3 Spray Patterns, Classic, Trumpet and Crown & Trumpet, Premium Nozzles Available
- Comes standard with 100' Power Cord. Available in 150', 200', 250', 300', 350' and 400' Power Cord Lengths
- Included Control Panel for Fountain & Optional Light Kits
- EcoSeries 3 Year Warranty
- Control Panel 1 Year Warranty
- Provides aeration for ponds up to 1/4 acre, 6' deep. Larger ponds will require the addition of diffused air or multiple fountains

2. Important Safety Instructions

- Under NO circumstances should anyone enter the water with the electrical equipment plugged in and/or in operation
- **WARNING** - Risk of electric shock - This fountain is supplied with a grounding conductor and grounding-type attachment plug. To reduce the risk of electric shock, be certain that it is connected only to a properly grounded, grounding-type receptacle. This fountain has not been investigated for use in swimming pool areas.
- ALWAYS use a GFCI protected receptacle or breaker for this fountain.
- NEVER run the unit out of the water. It will damage the seals and create a dangerous situation for the operator.
- NEVER lift or drag the fountain by the power cord. Handles are provided for lifting and carrying.
- During freezing temperatures, remove fountain and store inside.
- If installing the fountain from a boat or raft ALWAYS wear a Life Guard approved personal flotation device.
- ALWAYS use a qualified electrician to install a power source next to your pond.

1. System Components



Control Panel



Trumpet



Crown & Trumpet



Classic

Spray Patterns



Power Cord w/strain relief cable attachment 100', 150', 200', 250', 300', 350' & 400'



EcoSeries™ Fountain

Bold, Beautiful Patterns & Energy Efficient

PREMIUM DISPLAYS

- Well defined, industry leading spray patterns for strong, stunning displays
- Airmax exclusive quick-change nozzles can be switched out in seconds
- Low-profile, drop-in style, float design keeps the fountain steady and balanced in the water
- Includes 3 spray patterns. Additional premium nozzles available

ENGINEERED TO LAST

- Asynchronous energy efficient motor is water cooled, powerful and built to last
- Low maintenance: No oil, seals or bearings to change
- Stainless-steel wrapped motor lead protects against animal chewing
- Power cord strain relief keeps connections secure
- Ground-fault circuit interrupter (GFCI) protection

EFFICIENT DESIGN

- Bottom-draw design pulls water from deeper in the pond for better aeration
- More performance with lower operating cost than comparable fountains
- High-quality control panels, with standard dual digital timers to accommodate fountain and lights
- Under water quick disconnect, standard with all cords
- 3-year warranty on motor and components

ADDITIONAL OPTIONS

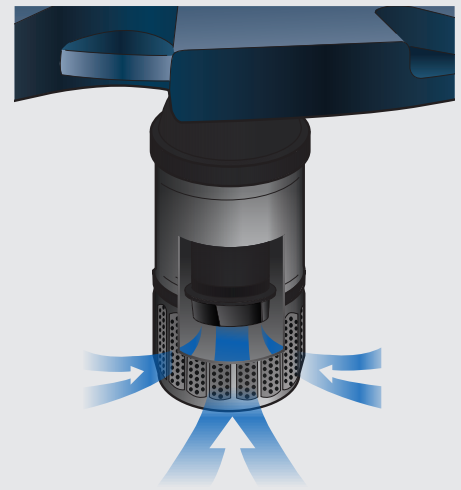
- Optional RGBW light sets bring your fountain to life at night
- Stainless-steel or Polyflex power cord protection



Top Down View of Float and Quick-Change Nozzle



Bottom-Draw Pulls Water From Deeper in the Pond



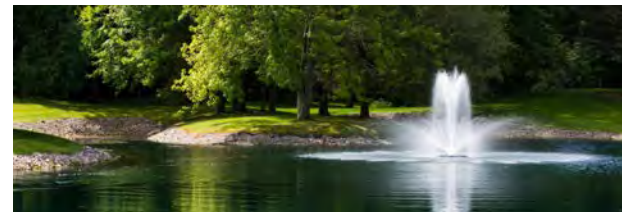
Airmax Control Panel Comes Standard with Dual Digital Timers for Both Fountain & Lights





**Crown & Trumpet
INCLUDED SPRAY PATTERN**

EcoSeries Pattern Dimensions		
HP	Trumpet	Crown
1/2 HP	8' H x 4' W	4' H x 32' W



**Trumpet
INCLUDED SPRAY PATTERN**

EcoSeries Pattern Dimensions	
HP	H x W
1/2 HP	14' H x 7' W



**Classic
INCLUDED SPRAY PATTERN**

EcoSeries Pattern Dimensions	
HP	H x W
1/2 HP	6' H x 16' W





RGBW Color-Changing Lights

RF Remote with 200' Range



- Energy Efficient High Output LED, 120 Volt
- Completely Sealed, Adjustable Above Waterline Design for Low Maintenance
- All Light Sets Include Stainless-Steel Braiding on Power Lead and Between Light Fixtures
- Power Cords Come Standard with Strain Relief and Underwater Disconnect; 100' - 600' Lengths. Also Available with Stainless-Steel and Polyflex Protected Cords
- RF Remote with 200' Range is Included with All RGBW Color-Changing Light Sets
- Compatible With All Manufacturers' Fountains
- EcoSeries & PondSeries available in 2, 4 & 8 LED Light Sets
- LakeSeries Available in 9 & 12 LED Light Sets
- 3-Year Warranty



Sealed Adjustable Light Fixtures with an Easy Snap-on Design

Adjustable Color Temperature

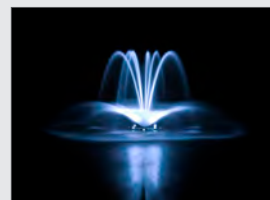
Broader range of Kelvin allows for changes from cool white to warm white, and vibrant colors to pastels.



Warm White



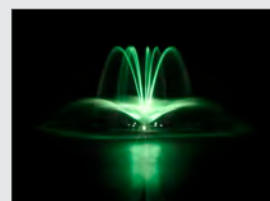
Cool White



Pastel Blue



Vibrant Blue



Pastel Green



Vibrant Green



RGBW Lights 2700-6500K



-NEW FOUNTAIN PROPOSAL-

April 6,2023

Copperstone Community Development District
c/o Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
Attn: Ms. Christina Newsome, CDD District Manager

Item Description

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

Supply, deliver and install one (1) Airmax EcoSeries ½ HP, 3 pattern fountain with control panel and (4) Airmax RGBW LED light set. Includes one (1) Airmax fountain cord 100' 16/3 with disconnect and one (1) fountain mooring kit 100'.

***Customer to supply 120V, 20amp outlet with rack to mount control panel within 20' of lake edge.**

Total \$4,501.50

- 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

Tab 5



ADVANCED AQUATIC SERVICES, Inc.
- FOUNTAIN REPAIR PROPOSAL-

November 28, 2023

**Copperstone CDD
c/o Rizzetta and Company, Inc.
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

Item Description

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

Supply, Deliver, and Install two (2) new white LED light bulbs in the existing light fixtures on the lake fountain.

Total \$862.42

- 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 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 7, 2023, at 6:30 p.m.** at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

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

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
Mark Barnebey	District Counsel, Blalock Walters
Kyle Thornton	District Engineer, Half Associates, Inc.
Doug Agnew	Representative, Advanced Aquatics
Antonio Serbia	District Engineer, Half Associates, Inc.

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, there were no comments at this 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. He informed the Board that the last midge fly treatment for Ponds 5, 9, 10, 11, and 22 was completed on November 8, 2023.

On a Motion by Mr. Stulman, seconded by Mr. Fretz, the Board of Supervisors motioned to approve the proposal from Advanced Aquatics to purchase a motor in the amount of \$4,501.50 to install, pending a response from the electrician, for the Copperstone Community Development District.

49
50 **B. District Engineer**

51 **1. Update on Task Order #5**

52
53 Mr. Thornton was present, and no report was given at the time. Mr. Thornton
54 introduced Antion Serbia to the Board as his replacement as Mr. Thornton gets
55 ready for his departure from HALFF Associates, he advised the Board that he will
56 be assisting until further notice. Mr. Thornton informed the Board that he will be
57 preparing a proposal for Mark to review and will update the Board after it is
58 reviewed by counsel.

59
60 **2. Update on Pond Certification for Ponds 19-23**

61
62 The Board was informed that the pond certification can be extended if needed.
63 There is no action required by the District at this time.

64
65 **C. District Counsel**

66 **1. Update on RFP for District Engineer**

67
68 Mr. Barnebey informed the Board that since the current District Engineer firm was
69 able to make a transition to another engineer in the firm, the Board decided to
70 continue their contact with HALFF.

71
On a Motion by Mr. Bailey, seconded by Mr. Stulman, with all in favor, the Board of Supervisors motion to table this action item indefinitely, for the Copperstone Community Development District.

72
73 **D. District Manager**

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

75
76 Ms. Newsome informed the Board that the next regular meeting is scheduled for
77 Tuesday, December 5, 2023, at 6:30 p.m. at the Harrison Ranch Clubhouse.

78
79 Ms. Newsome presented the District Manager's Report to the Board. The Board directs
80 the manager to send any updated mulch bids as well as any mulch maps received.

81
82 **FOURTH ORDER OF BUSINESS**

**Presentation of Revised District
Management Agreement**

83
84
On a Motion by Mr. Stulman, seconded by Mr. Bailey, with all in favor, the Board of Supervisors motioned to approve the Revised District Management Agreement as presented, for the Copperstone Community Development District.

85
86 **FIFTH ORDER OF BUSINESS** **Presentation of Website Audit**
87

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors motioned to accept the Website Audit, for the Copperstone Community Development District.

88
89 **SIXTH ORDER OF BUSINESS** **Consideration of Vehicular Bridge**
90 **Repair Proposal**
91

92 The Board was informed of the meeting that happened between Mr. Fretz and Timber
93 Intentions.
94

On a Motion by Mr. Stulman, seconded by Mr. Fretz, with all in favor, the Board of Supervisors motioned to approve the proposal from Timber intentions to re-deck the vehicular bridge in the amount of \$67,500, with scheduling set for March 2024. Execution of the proposal is pending an addendum to include a 6-month workmanship warranty, for the Copperstone Community Development District.

95
On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors motioned to approve the proposal from Timber intentions to remove and replace 10 boards on the vehicular bridge for \$1500, subject to approval from District Counsel, for the Copperstone Community Development District.

96
97 **SEVENTH ORDER OF BUSINESS** **Update on the County Grant**
98

99 Management and the transitioning engineer will meet onsite prior to the next meeting and
100 inform the board of progress at the next meeting.

101
102 **EIGHTH ORDER OF BUSINESS** **Discussion of Revised Mulch Bid**
103 **Proposals**
104

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors motioned to approve 60% or 3k, whichever is less of the mulch proposal from SouthEast Spreading, contingent on proof of insurance and the District being named as an additional insured on the policy for the mulching to be completed in 2023, for the Copperstone Community Development District.

105
106 **NINTH ORDER OF BUSINESS** **Consideration of Minutes of**
107 **the Board of Supervisors Meeting**
108 **held on October 3, 2023**
109

110 There were changes to line 48 to “motor.” The Board requests more clarity for the RFQ in
111 the minutes for ease of understanding.

On a Motion by Mr. Stulman, seconded by Mr. Bailey with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 3, 2023, as amended, for the Copperstone Community Development District.

112
113 **TENTH ORDER OF BUSINESS** **Consideration of Operations and**
114 **Maintenance Expenditures**
115 **for September 2023**
116

On a Motion by Mr. Stulman, seconded by Mr. Bailey with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for September 2023 (\$38,658.68), for the Copperstone Community Development District.

117
118 **ELEVENTH ORDER OF BUSINESS** **Supervisors Requests**
119
120 The Board instructs the manager to add a note about adding signage to ponds 9, 10, 12,
121 17 and 21 to the meeting summary, to be included in the weekly newsletter sent to HOA
122 staff.

123
124 **TWELFTH ORDER OF BUSINESS** **Adjournment**
125

On a Motion by Mr. Fondario, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:46 p.m., for the Copperstone Community Development District.

126
127
128
129 _____
Assistant Secretary Chairman/Vice Chairman

Tab 7

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **41,061.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100197	AB100323	Board of Supervisors Meeting 10/03/23	\$ 200.00
Blalock Walters, P.A.	100205	44351-000-22	Legal Services 09/23	\$ 1,750.00
Blalock Walters, P.A.	100205	44351-002-10	Legal Services 09/23	\$ 2,314.00
Cepra Landscape, LLC	100203	TPA2538	Work Order 33391 07/31/23	\$ 1,022.25
Cepra Landscape, LLC	100203	TPA2552	Landscape Maintenance 08/23	\$ 9,945.00
Cepra Landscape, LLC	100203	TPA2574	Irrigation Inspection 07/23	\$ 424.80
Cepra Landscape, LLC	100203	TPA2665	Irrigation Inspection 08/23	\$ 697.80
Cepra Landscape, LLC	100204	TPA2684	Work Order 08/31/23	\$ 450.00
Cepra Landscape, LLC	100204	TPA2719	Landscape Maintenance 08/23	\$ 9,945.00
Cepra Landscape, LLC	100202	TPA2902	Work Order 34709 09/23	\$ 1,278.00
Cepra Landscape, LLC	100202	TPA2904	Irrigation Inspection 09/23	\$ 444.00
Cepra Landscape, LLC	100202	TPA2905	Work Order 34717 09/23	\$ 1,785.00
Gerard Litrenta III	100198	GL100323	Board of Supervisors Meeting 10/03/23	\$ 200.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
McClatchy Company, LLC	100206	209844	Legal Ad 08/23	\$ 610.10
Michael Fondario	100199	MF100323	Board of Supervisors Meeting 10/03/23	\$ 200.00
Peace River Electric Cooperative, Inc.	ACH	Electric Summary 08/23 ACH	Electric Summary 08/23	\$ 962.58
Rizzetta & Company, Inc.	100196	INV0000084005	Assessment Roll FY 23/24	\$ 5,000.00
Rizzetta & Company, Inc.	100195	INV0000084101	District Management Fees 10/23	\$ 3,432.50
Ryan Stulman	100200	RS100323	Board of Supervisors Meeting 10/03/23	\$ 200.00
Thomas R Fretz	100201	TF100323	Board of Supervisors Meeting 10/03/23	<u>\$ 200.00</u>
Total Report				<u>\$ 41,061.03</u>