



Rizzetta & Company

# **Copperstone Community Development District**

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**Board of Supervisors' Regular Meeting  
January 9, 2024**

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

[copperstonecdd.org](http://copperstonecdd.org)

## **COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

<b>Board of Supervisors</b>	Adam Bailey Gerard Litrenta Ryan Stulman Michael Fondario Tom Fretz	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Christina Newsome	Rizzetta & Company, Inc.
<b>District Attorney</b>	Mark Barnebey	Blalock Walters
<b>District Engineer</b>	Antonio Serbia	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](http://www.copperstonecdd.org)

**Board of Supervisors  
Copperstone Community  
Development District**

January 5, 2024

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, January 9, 2024, at 6:30 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, Florida 34219. The following is the revised 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. Pond 1 Fountain Motor Update
    - 3. Pond 8 New Fountain Update
    - 4. Pond 9 and 20 Update
  - B. District Engineer**
    - 1. District Engineer Report
    - 2. Task Order #5 RFP Update
  - C. District Counsel**
  - D. District Manager**
    - 1. Review of District Manager’s Report.....Tab 2
    - 2. Review of Updated Action Item List .....Tab 3
- 4. BUSINESS ITEMS**
  - A. Update on the County Grant**
  - B. Discussion of Landscape Cost Share Agreement**
  - C. Consideration of Erosion Restoration and Swale Maintenance Proposal..... Tab 4**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Special Meeting held on December 12, 2023 .....Tab 5**
  - B. Consideration of Operations and Maintenance Expenditures for November 2023 .....Tab 6**
- 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

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

12/20/2023

**Prepared for:**

Copperstone  
Community Development District

**Prepared by:**

Tom Donaghy, Service Manager  
Doug Agnew, Senior Environmental Consultant

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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

### Pond 1

**Comments:**

Normal Growth Observed

Trace amounts of Torpedograss and algae observed and treated.

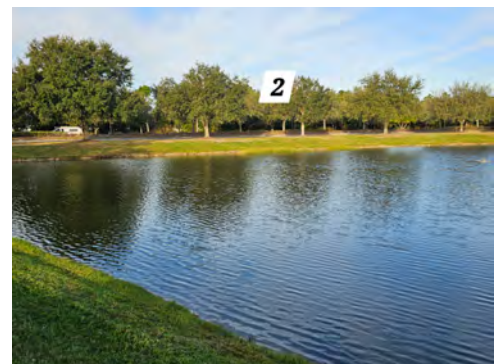


### Pond 2

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



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## Site Assessments

### Pond 3

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.

Native Jointed Spikerush is healthy and providing numerous benefits to the pond ecosystem.



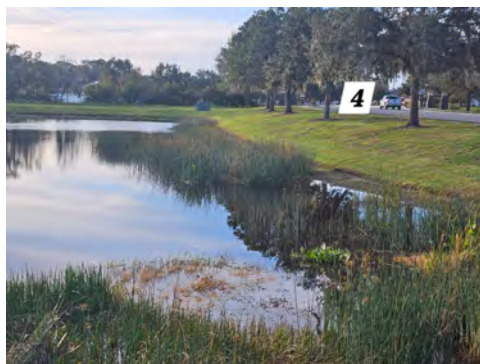
### Pond 4

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.

Native Jointed Spikerush is healthy and providing numerous benefits to the pond ecosystem.



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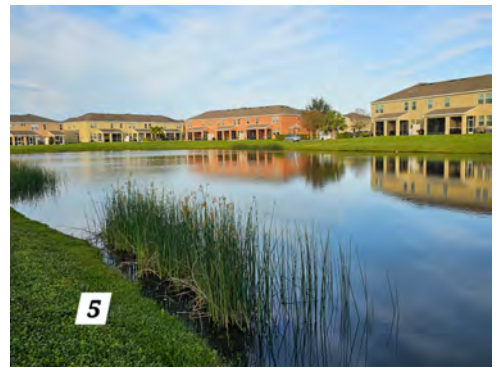
## Site Assessments

### Pond 5

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



### Dry Retention Area 6

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.



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## Site Assessments

### Dry Retention Area 7

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.



### Pond 8

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated. New Fountain installed on 12/20.



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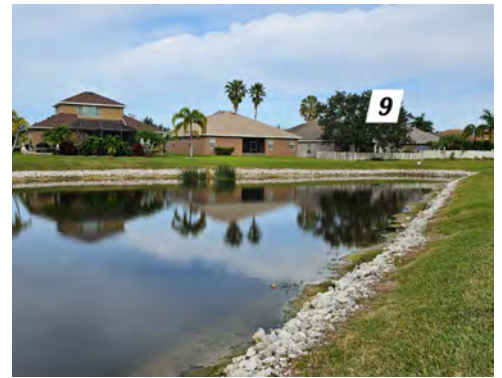
## Site Assessments

### Pond 9

**Comments:**

Normal Growth Observed

Torpedograss and Algae observed and treated.



### Pond 10

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.



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## Site Assessments

### Pond 11

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



### Pond 12

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



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## Site Assessments

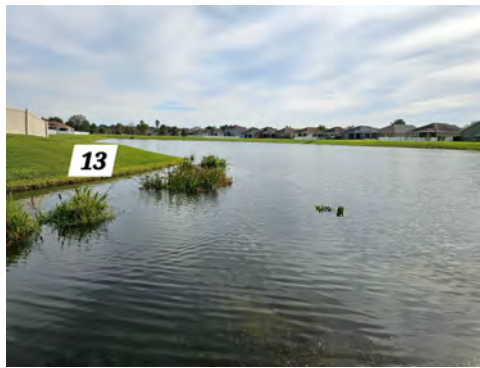
### Pond 13

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.

Small groupings of native aquatic plants are healthy and providing numerous benefits to the pond ecosystem.



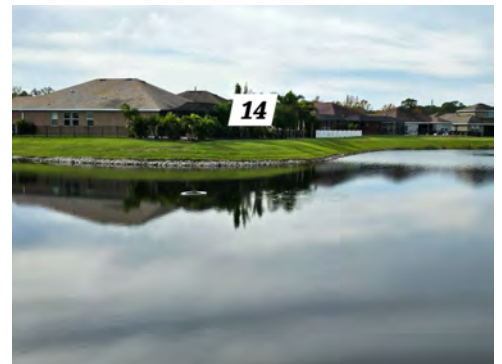
### Pond 14

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.

Native Jointed Spikerush is healthy and providing numerous benefits to the pond ecosystem.



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## Site Assessments

### Pond 15

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



### Dry Retention Area 16

**Comments:**

Site Looks Good

Out flow free of any vegetation obstruction.



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## Site Assessments

### Pond 17

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



### Pond 18

**Comments:**

Normal Growth Observed

Torpedograss and Duckweed observed and treated.



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## Site Assessments

### Pond 19

**Comments:**

Normal Growth Observed

Algae observed and treated.

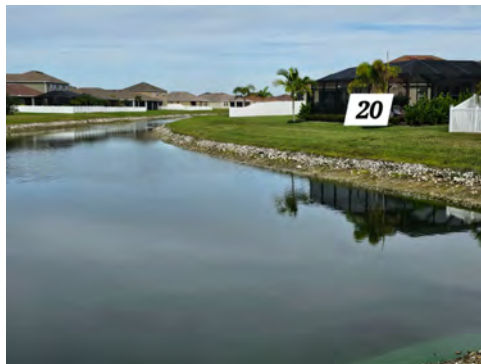


### Pond 20

**Comments:**

Normal Growth Observed

Planktonic algae observed and treated.



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## Site Assessments

### Pond 21

**Comments:**

Normal Growth Observed

Torpedograss within and around native aquatic plants observed and treated.



### Pond 22

**Comments:**

Normal Growth Observed

Algae observed and treated.



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## Site Assessments

### Pond 23

**Comments:**

Normal Growth Observed

Water lettuce observed and treated.

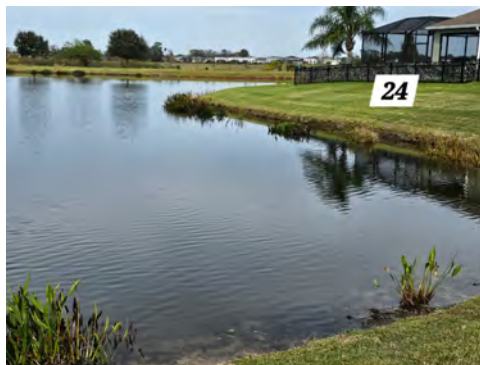


### Pond 24

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.



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## Site Assessments

### Pond 25

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.



### Littoral Area 26

**Comments:**

Normal Growth Observed

Torpedograss and weed growth observed and treated.



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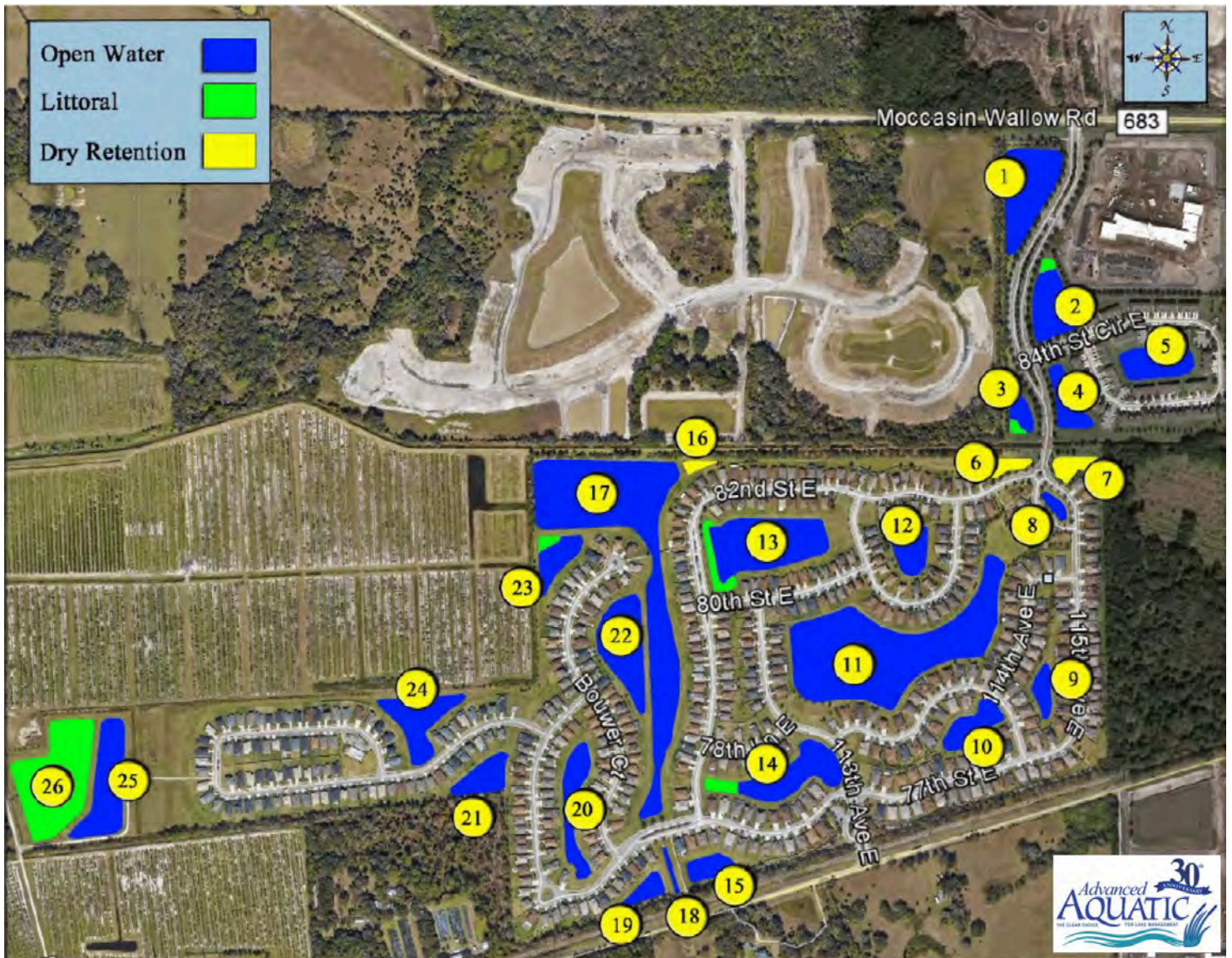
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Map



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## **Tab 2**



Rizzetta & Company

January 9

# District Manager's Report

# 2024

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## UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 6, 2024 @ 630p
- **Next Election:** November 2024

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2023</u>
General Fund Cash & Investment Balance:	\$27,337
Reserve Fund Cash & Investment Balance:	\$309,181
Debt Service Fund Investment Balance:	\$31,715
<b>Total Cash and Investment Balances:</b>	<b>\$910,850</b>
<b>General Fund Expense Variance: \$43,189</b>	<b>Under Budget</b>

RASI Reports [rasireports@rizzetta.com](mailto:rasireports@rizzetta.com) • CDD Finance Team [CDDFinTeam@rizzetta.com](mailto:CDDFinTeam@rizzetta.com)

## **Tab 3**

#	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	Supporting documents sent to counsel for review as requested. No current action being taken.
	2/7/2023	DM/DE	County Grant for Drainage canal at Erie entrance - W side, N bank erosion.	In progress	Update due 01/09/24	Currently working on project plans to submit to county
	3/7/2023	DM/DC/HOA	CEPRA Landscaping Contract Renewal (Cost Share Agreement)	Pending	Update due 01/09/24	12/04/23 - During meeting HOA member Terry Abbas agreed to recreate the canceled cost share agreement to be presented to the board at the next meeting for consideration. 01/03/2024 - The HOA board meeting after the CDD meeting but in speaking with the members of the HOA board, the intent will be that we will continue to work under the 2021 Cost Share agreement and work with the CDD to come up with a new cost share agreement. I will be at the CDD meeting to update the CDD board members.
	3/7/2023	DE/DM/DC	Task Order #5 Temporary Pond Remediation	Pending	On going	12/15/23 - RFP for Task Order #5 was received sent to counsel for review. Follow Up emails were sent to counsel on 12/24/23 and 01/05/24
	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 been ordered and will be installed by Oct 13th.
	5/2/2023	DM/DE	Signage for Ponds 9, 10, 12, 17 and 21	Pending	On going	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.
	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 01/09/24	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 01/09/24	Proposal Received 01/04/2024
	9/5/2023	DE	Resident Drainage Issue	Pending	On going	Proposal Received 01/04/2024. Resident has been updated.
	12/12/2023	DM	Electrician Work on Ponds 1 and 8	Pending	Update due 01/09/24	Work on Pond 8 is complete. Work on Pond 1 needs extensive work. Report with pictures will be provided at the meeting.



## **Tab 4**

**From:** [Robb](#)  
**To:** [Christina Newsome](#)  
**Subject:** RE: [EXTERNAL]Re: Drainage Issue  
**Date:** Thursday, January 4, 2024 12:02:43 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[Copperstone CDD Quote 2110 1.4.24.pdf](#)

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Hi Christina,

Attached is the quote for both areas. On the first one, I actually found 4 spots with the same problem to varying degrees. The line item is for fixing all 4. For some reason they are getting some piping of soil out from under the turf to the pond. To fix this, we need to dig down to expose the hidden erosion and get back to firm soil, then refill and compact before adding protection.

On the second one, the rise is pretty small, so we won't be pulling out much soil there, not enough to use at the other spot. Since there is very little fall to the inlet, even a small rise can cause pooling. For that one we will need to over-excavate by a couple inches to be able to fit the sod in at the perfect grade to keep water moving. Unfortunately, there wasn't any savings in moving dirt from one to the next, but since they are both pretty small I was able to keep the prices down a bit by combining them to one mobilization and together they make a full day. Please let me know if you have any questions! Thanks!

Robb Brown – Owner  
Finn Outdoor  
813.957.6075



# ESTIMATE

**Finn Outdoor**  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
(813)957-6075



## Copperstone CDD

### Bill to

Copperstone CDD  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

### Ship to

Copperstone CDD  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

### Estimate details

Estimate no.: 2110  
Estimate date: 01/04/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Erosion/Pond Bank Restoration</b> Pond 5 - 11515 84th St Cir E and surroundings -- Restore 4 eroding areas -- Finn Outdoor will excavate by hand and/or machinery from the hole in the pond bank to the water's edge to expose piping / eroding under the turf. Areas will be filled, graded, and compacted with imported soil, and erosion control fabric will be installed to prevent reoccurrence of erosion. Sod will be reinstalled or replaced as needed.		1	\$2,950.00	\$2,950.00
2.		<b>Swale Maintenance</b> 7804 115th Ave E -- Swale grading -- Finn Outdoor will remove small rise in the swale at the above address and laser measure the area to ensure proper fall from the area to the nearby inlet to alleviate standing water in the area. Disturbed area will be re-sodded with Bahia sod		1	\$1,250.00	\$1,250.00
					<b>Total</b>	<b>\$4,200.00</b>

## **Tab 5**

**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 special meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, December 12, 2023, at 6:32 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

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

Also present were:

Christina Newsome	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Marisa Powers	<b>District Counsel, Blalock Walters</b>
Antonio Serbia	<b>District Engineer, Half Associates, Inc.</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

Audience	<b>Present.</b>
----------	-----------------

**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 addressed the Board on behalf of the HOA to discuss the ongoing landscape contract and the cost-share agreement. The CDD advised the resident that since the HOA wants to revert to the 2007 cost-share agreement, they should get the HOA counsel to draw up the new agreement to be presented to the CDD at their next meeting.

**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.  
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**2. Presentation of Aeration Report**

On a Motion by Mr. Stulman, seconded by Mr. Fondario, the Board of Supervisors motioned to approve the proposal from Advanced Aquatics to improve the conditions of Ponds 9 and 20, for the Copperstone Community Development District.

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**B. District Engineer**

Mr. Serbia was present; he informed the Board that the RFQ for Task Order #5 has been drafted and is with Mr. Thornton for final review. A line for the District Engineer Reports will be added to the agenda going forward.

**C. District Counsel**

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

There were no updates from Ms. Powers. The Board requested that the District Counsel review the 2021 cost-share agreement to ensure that there is no provision stating that if it's canceled, the 2007 cost-share agreement will be reinstated. Additionally, the landscape topic will be discussed at the January meeting. The Board also asked the District Counsel to have a backup plan in case Mr. Barnebey was unavailable.

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

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**D. District Manager**

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

Ms. Newsome informed the Board that the next regular meeting is scheduled for Tuesday, January 9, 2023, at 6:30 p.m. at the Eagle Pointe Clubhouse.

Ms. Newsome presented the District Manager's Report to the Board. The Board directed all action item lists to be added under staff reports.

**FOURTH ORDER OF BUSINESS**

**Consideration of  
Fountain Proposal for Pond 8**

On a Motion by Mr. Stulman, seconded by Mr. Fondario, with all in favor, the Board of Supervisors motioned to approve the fountain proposal for pond 8 from Advanced Aquatics for \$4,501.50, for the Copperstone Community Development District.

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86 **FIFTH ORDER OF BUSINESS**

**Consideration of LED  
Bulb Replacement for  
Pond 14 Proposal**

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On a Motion by Mr. Stulman, seconded by Mr. Fondario, with all in favor, the Board of Supervisors motioned to accept the proposal for the LED bulb replacement for Pond 14 from Advanced Aquatics for \$862.42, for the Copperstone Community Development District.

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91 **SIXTH ORDER OF BUSINESS**

**Update on the Country Grant**

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93 District Manager and District Engineer will be meeting on-site to go over the plans for repair.

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95 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of  
the Board of Supervisors Meeting  
held on November 7, 2023**

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99 The Board requested that clarification be added to the minutes that Mr. Thornton is not  
100 leaving HALFF, but that he accepted a new position.

101

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 7, 2023, as amended, for the Copperstone Community Development District.

102  
103 **EIGHTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures  
for October 2023**

104  
105  
106

On a Motion by Mr. Litrenta, seconded by Mr. Fondario with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for October 2023 (\$41,061.03), for the Copperstone Community Development District.

107  
108 **NINTH ORDER OF BUSINESS**

**Supervisors Requests**

109  
110 The Copperstone Clubhouse is still under construction and the meeting location needs to  
111 be changed until renovations are completed.

112  
113 **TENTH ORDER OF BUSINESS**

**Adjournment**

114

On a Motion by Mr. Bailey, seconded by Mr. Fondario, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:50 p.m., for the Copperstone Community Development District.

115  
116  
117 \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 6**



# COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures  
November 2023  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

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

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100209	AB110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Advanced Aquatic Services, Inc.	100216	10551411	Monthly Lake Maintenance 10/23	\$ 2,480.00
Advanced Aquatic Services, Inc.	100218	10550258	Fountain Repair 10/23	\$ 3,861.42
Advanced Aquatic Services, Inc.	100218	10550586	Fountain Repair 11/23	\$ 2,480.00
Blalock Walters, P.A.	100221	44351-000-23	Legal Services 10/23	\$ 2,175.00
Blalock Walters, P.A.	100221	44351-002-11	Legal Services 10/23	\$ 1,217.00
Cepra Landscape, LLC	100208	TPA2965	Landscape Maintenance 10/23	\$ 9,945.00
Cepra Landscape, LLC	100222	TPA3129	Landscape Maintenance 11/23	\$ 9,945.00
Florida Department of Commerce	100217	88948	Special District Fee FY 23/24	\$ 175.00
Gerard Litrenta III	100210	GL110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Halff Associates, Inc	100219	10107707	District Engineering Services 10/23	\$ 1,217.45
Harrison Ranch CDD	100220	CS1123-1	Meeting Rental 11/23	\$ 100.00
Innersync Studio, Ltd	100214	21708	Website Compliance 10/01/23 to 09/30/24	\$ 1,537.50
McClatchy Company, LLC	100215	214831	Legal Ad 09/23	\$ 155.61

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael Fondario	100211	MF110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Peace River Electric Cooperative, Inc.	20231102-01	Electric Summary 09/23 Auto Draft	Electric Summary 09/23	\$ 1,040.27
Rizzetta & Company, Inc.	100207	INV0000084894	District Management Fees 11/23	\$ 3,432.50
Ryan Stulman	100212	RS110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Thomas R Fretz	100213	TF110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
<b>Total Report</b>				<b><u>\$ 41,061.03</u></b>