



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors'
Regular Meeting
March 5, 2024**

**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 | 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

**Board of Supervisors
Copperstone Community
Development District**

March 4, 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, March 5, 2024, at 6:30 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, Florida 34219. The following is the final revised 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 Floating Fountain Proposal.....Tab 2
 - B. District Engineer**
 - 1. District Engineer Report
 - 2. Update on County Grant- Erie Road Canal
 - 3. Task Order #5 RFP Update
 - C. District Counsel**
 - D. District Manager**
 - 1. Review of District Manager’s Report.....Tab 3
 - 2. Updated Action Item List.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-02, Officer Redesignating.....Tab 5**
 - B. Update on Pond 1 Electrical Repairs**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Special Meeting held on January 24, 2024Tab 6**
 - B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 6, 2024Tab 7**
 - C. Consideration of Operations and Maintenance Expenditures for January 2024Tab 8**
- 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:

2/21/2024

Prepared for:

Copperstone
Community Development District

Prepared by:

Doug Agnew, Senior Environmental Consultant
Tom Donaghy, Field 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
1-800-491-9621



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Site Assessments

Pond 1

Comments:

Site Looks Good

Trace amount of Algae observed and treated.

Several well maintained groupings of the native aquatic plant Jointed Spikerush (*Eleocharis interstincta*) observed.



Pond 2

Comments:

Site Looks Good

Trace amount of algae observed and treated.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Torpedograss within and around the native planted areas observed and treated.

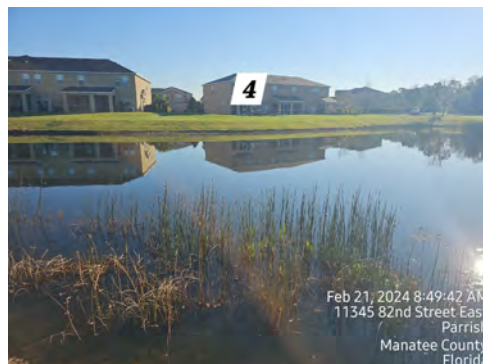


Pond 4

Comments:

Normal Growth Observed

Minor amounts of Torpedograss within and around the native planted areas observed and treated.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Minor amounts of Torpedograss within and around the native planted areas observed and treated.



Dry Retention Area 6

Comments:

Normal Growth Observed

Retention area - free of any vegetative obstruction



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Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

Trace amounts of Torpedograss observed and treated.

Decaying grass clippings from cut lawn areas found floating on surface of the pond.



Pond 8

Comments:

Site Looks Good

Trace amount of algae observed and treated.



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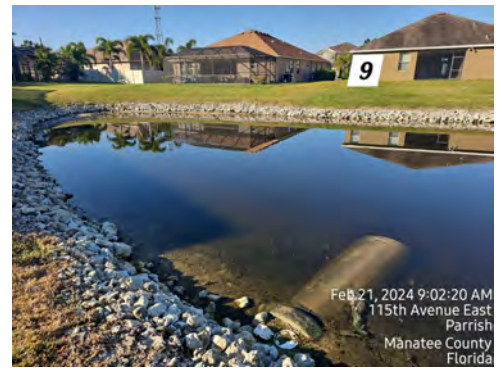
Site Assessments

Pond 9

Comments:

Site Looks Good

Trace amount of algae observed and treated.



Pond 10

Comments:

Site Looks Good

Trace amount of algae observed and treated.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amount of algae observed and treated.

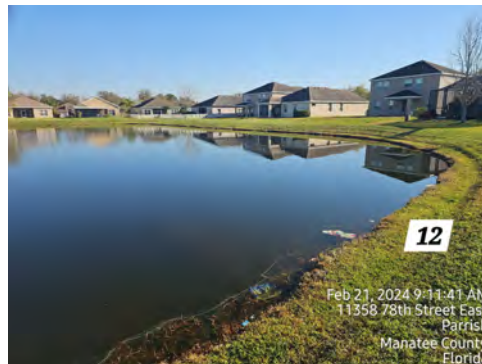


Pond 12

Comments:

Normal Growth Observed

Minor amount of Torpedograss observed and treated.



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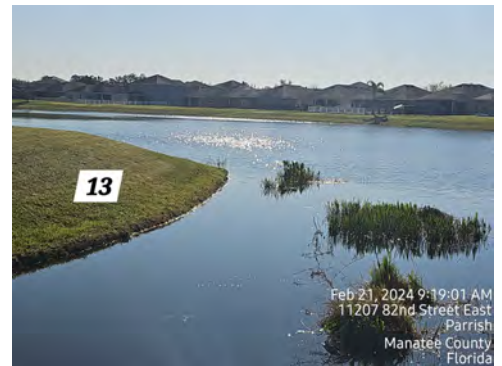
Site Assessments

Pond 13

Comments:

Normal Growth Observed

Minor amounts of Torpedograss within and around the limited native planted areas observed and treated.



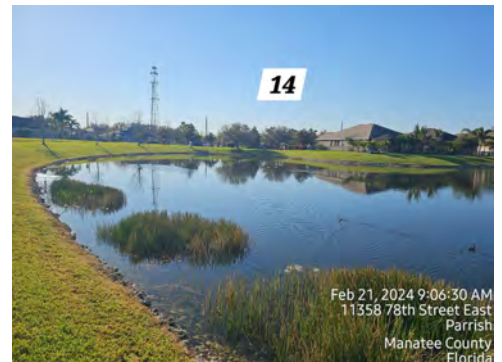
Pond 14

Comments:

Normal Growth Observed

Algae observed and treated.

Minor amounts of Torpedograss within and around the native planted areas observed and treated.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Trace amount of algae observed and treated.



Dry Retention Area 16

Comments:

Normal Growth Observed

Dry retention area free of any vegetative obstruction.



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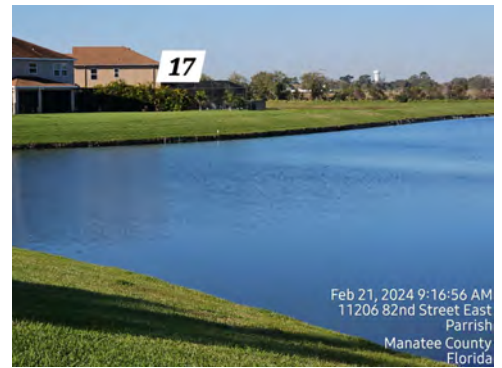
Site Assessments

Pond 17

Comments:

Site Looks Good

Trace amount of algae observed and treated.



Pond 18

Comments:

Normal Growth Observed

Minor amount of Torpedograss and algae observed and treated.



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Site Assessments

Pond 19

Comments:

Normal Growth Observed

Torpedograss and algae observed and treated.



Pond 20

Comments:

Site Looks Good

Trace amount of algae observed and treated.



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Site Assessments

Pond 21

Comments:

Normal Growth Observed

Minor amounts of Torpedograss within and around the fledgling native planted areas observed and treated.

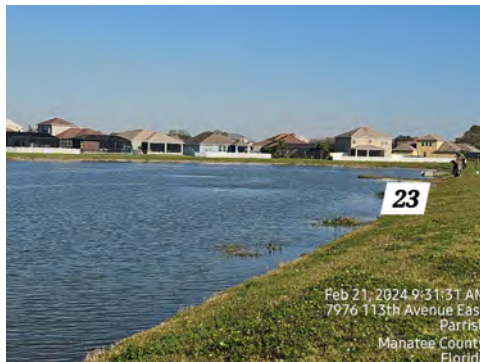


Pond 22

Comments:

Normal Growth Observed

Trace amount of algae observed and treated.



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Site Assessments

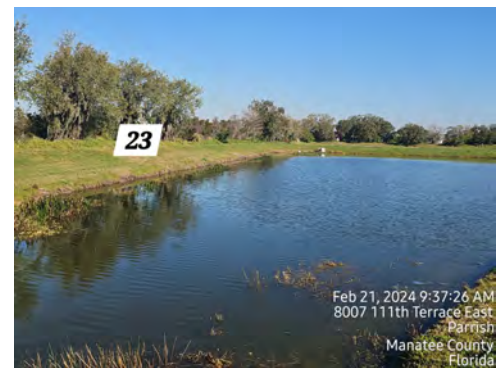
Pond 23

Comments:

Normal Growth Observed

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

Several small groupings of native aquatic plants noted.

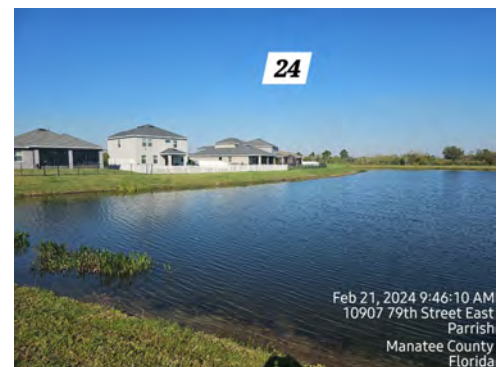


Pond 24

Comments:

Site Looks Good

Trace amount of algae observed and treated.



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Site Assessments

Pond 25

Comments:

Site Looks Good

Trace amount of algae observed and treated.

Several small groupings of native aquatic plants noted.



Littoral Area 26

Comments:

Normal Growth Observed

Torpedograss and Algae observed and treated.



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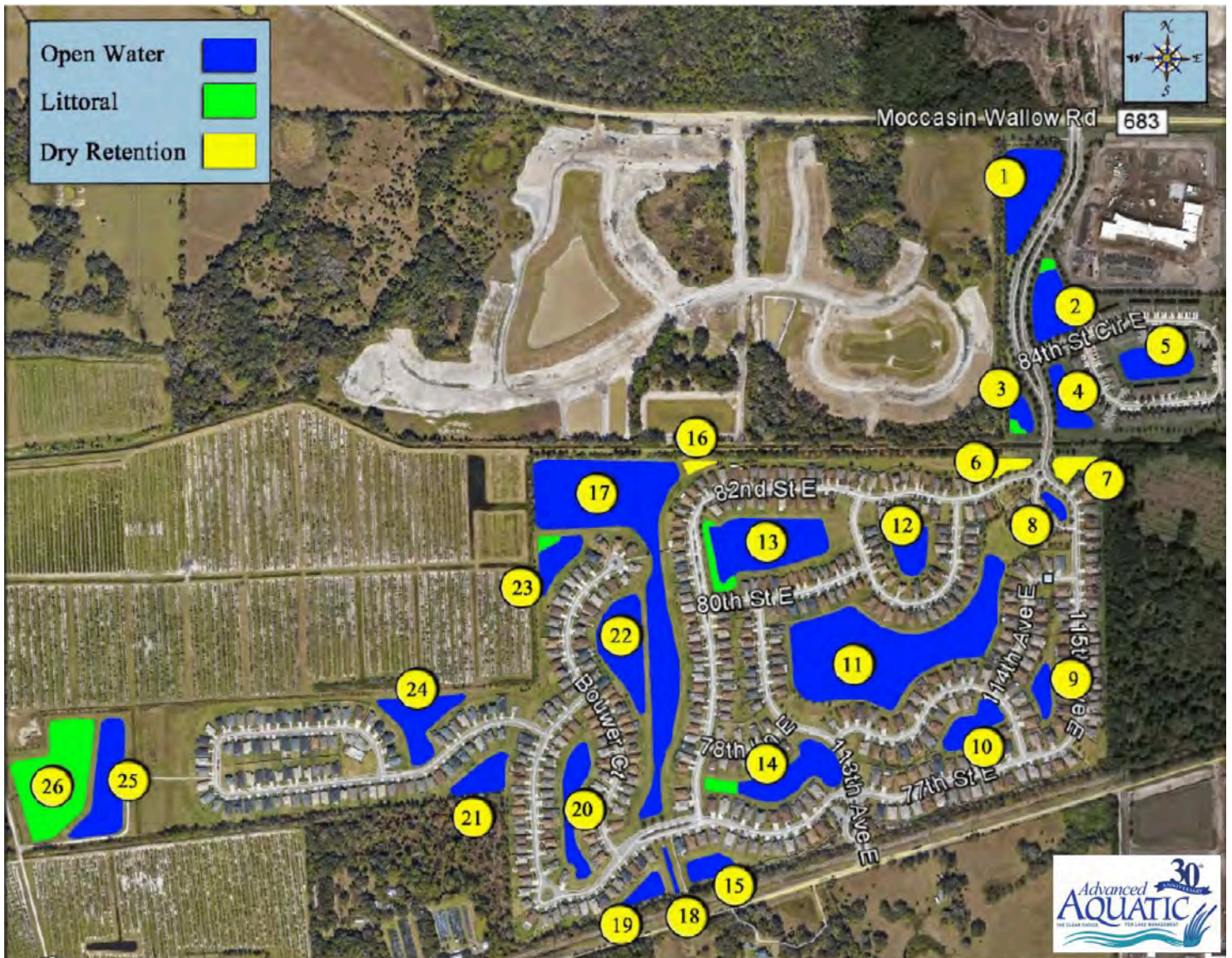
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Map



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Tab 2



ADVANCED AQUATIC SERVICES, Inc.
- NEW FOUNTAIN PURCHASE PROPOSAL -

February 7, 2024

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 One (1) Aries 500, 5hp, 200v, three phase lake fountain with three (3) white LED lights and 200' of power cables. Float the fountain into position in the lake and properly moor it in place. The fountain will be ETL listed and meet or exceed all NEC and local electrical codes. | \$18,950.00 |
| Credit for purchased 5HP, 230v, 1 Phase 4" motor | -\$3,861.42 |
| Total | \$15,088.58 |
| 50% Deposit | \$7,544.29 |

Quote is valid for 90 days

3-year warranty

- 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. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 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: _____

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FOUNTAIN SPECIFICATIONS ARIES 500

- | | | | |
|---|--|---|--|
| 1 | 4' Rotocast Floatation Unit with four watertight compartments for ballast | 1 | Brass Three-tier castle display jet |
| 1 | 5 HP, 230 Volt, Single - Phase* Submersible Fountain Pump stainless steel sealed motor, and over-load protection | 3 | White LED lights mounted on stainless steel brackets |
| 1 | custom stainless steel pump mounting harness | 3 | Adjustable Valve |
| 1 | custom stainless steel intake screen | 1 | 200' length of 8/4 electrical supply cable, Pump |
| | | 1 | 200' length of 10/3 electrical supply cable, Lights |
| | | 1 | UL Listed Control Panel |

CONTROL PANEL ETL LISTED

230v/1PH/50AMP/Neutral
NEMA 3R Enclosure
GFI Circuit Breaker - Pump
GFI Circuit Breaker - Light
Circuit Breaker - Timer
24-Hour Time Clock - Pump
24-Hour Time Clock - Lights

DISPLAY:

stream reaching a height of approximately 25'-30', and the two lower tiers appropriately balanced. The fountain is accented by three white LED Lighting System.



This unit is also available in 3-phase

* This specification is subject to change without notice.

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Tab 3



March 5

District Manager's Report

2024

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 2, 2024 @ 630p
 - **Meeting Location:** Eagle Pointe Clubhouse (confirmed through September)
- **Next Election:** November 2024
- **Copperstone Clubhouse Renovation:** Update as of 02/21/2024 – should be open within the next 30 days.

C
D
D

| <u>FINANCIAL SUMMARY</u> | <u>1/31/2024</u> |
|--|---------------------|
| General Fund Cash & Investment Balance: | \$485,288 |
| Reserve Fund Cash & Investment Balance: | \$395,833 |
| Debt Service Fund Investment Balance: | \$365,031 |
| Total Cash and Investment Balances: | \$1,246,152 |
| General Fund Expense Variance: \$82,237 | Under Budget |

Tab 4

| # | Start Date | Responsible Entity and Points of Contact | Summary of Complete Action Items | Resolution - Status | Next Target or Completion Date | Notes or Questions | | |
|----|------------|--|--|---------------------|--------------------------------|---|--|--|
| 1 | 6/21/2022 | DC/DE/Crosscreek Environmental | Bank Restoration Project - Crosscreek Litigation | On Going | On Going | Supporting documents were sent to counsel for review as requested. Board is suggesting a Shade meeting to receive updates on the status of this litigation. | | |
| 2 | 2/7/2023 | DM/DE | County Grant for Drainage canal at Erie entrance - W side, N bank erosion. | On Going | Update: 03/05/2024 | Currently working on project plans to submit to county. DM is focusing on the municipal vendors who can conduct the work and the DE firm is working on the scope of work for services. 02/26/2024 - Scope of service and vendor list has been obtained DM will start contacting vendors to narrow down list for the service scope | | |
| 3 | 3/7/2023 | HOA | Landscaping Cost Share Agreement | On Going | Update: 03/05/2024 | 01/09/2024 - An email received by HOA Manager states that the HOA board did not vote to cancel the 2021 Cost Share Agreement. 01/18/24 - Newly appointed HOA secretary, Frank Reagan, has been appointed along with Terry Abbas "to help resolve the challenges of the the HOA and CDD "2021 Cost Share Agreement". 01/22/2024 - in response to DM asking for a status update, Frank replied "I do not think Terry and I will be ready to present at that point, but I will collaborate with him and confirm if this is possible. However, it would seem that whatever is developed will need to be discussed and approved by the HOA Board before presenting to the CDD. We will be in communication." 01/24/2024 - No action is required by the CDD. HOA will present the proposed changes to the cost share agreement. A joint meeting has also been suggested. A workshop may assist in the discussion. Update Requested 02/26/2024 via email, a workshop was also proposed in the update request. Awaiting reply | | |
| 4 | 3/7/2023 | HOA | CEPRA Landscaping Contract Renewal | | | Project on hold due to Cost Share Agreement being revised by HOA | | |
| 5 | 3/7/2023 | DE/DM/DC | Task Order #5 Temporary Pond Remediation (All Ponds) | On Going | Update: 03/05/2024 | 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. Feedback discussions started on 01/09/24 and continued through 01/16/2024. 02/06/2024 - Board motioned to approve RFP subject to final review from DC and DE. Board will be notified when the RFP is sent out. 02/26/2024 - RFP is set to be published this week. | | |
| 6 | 12/12/2023 | DM/County | Pond 1 Electrical Repair | On Going | Update: 03/05/2024 | Pond 1 electric and control panel require being replaced. The roadway project is the only major work being completed in years. DM to contact the county to perform repairs. 02/06/2024 - Response from Alice Ramos - Thank you for your email regarding the Moccasin Road Improvements project. I have forwarded your request to the Project Manager, and we will get something back to you as soon as possible. DM will send a follow-up with Manatee County on 02/07/2024. 02/26/2024 - Manatee County and Electrician are coordinating to meet on-site and go over repairs. 02-26-2024 - Follow up on scheduling sent | | |
| 7 | 10/3/2023 | DM/Finn Outdoor/Gerard | Pond 5 washout and flattening of dirt mound | COMPLETE | 2/22/2024 | Finn Outdoor Proposal approved by board on 01/24/2024. Robb and Gerard have been put in contact with each other and are awaiting scheduling. 02/06/2024 - Status Update sent to Finn Outdoors sent and scheduling is set for week. 02/22/2024 - Work has been completed photos have been received forwarded tot he board. | | |
| 8 | 9/5/2023 | DM/Finn Outdoor/Gerard | Resident Drainage Issue | COMPLETE | 2/22/2024 | Proposal Received 01/04/2024. Resident has been updated. Status Update sent to Finn Outdoor. 02/22/2024 - Work has been completed photos have been received forwarded tot he board. | | |
| 9 | 5/2/2023 | DM/DE | Signage for Ponds 9, 10, 12, 17 and 21 | Awaiting Scheduling | Update: 03/05/2024 | Tom will be providing locations for sign locations. Mike and Tom have been put in contact with each other and are awaiting scheduling. 02/26/2024 - The install has been postponed but signs have been produced and will be installed before end of March. | | |
| 10 | 2/6/2023 | DM/Tom | HOA discussion of Emergency Fence install on CDD property | On Going | Update: 03/05/2024 | Identify status of back access gate and what is needed for repairs | | |
| 11 | 10/3/2023 | Advanced Aquatic | Ponds 13 and 19 have shallow ends and Doug recommends planting aquatic plants in those areas | Awaiting Scheduling | Target Date April or May 2024 | AA to follow up with proposal for Aquatic Plants when it is closer to the target date. | | |
| 12 | 9/5/2023 | DE | Pond Recertification for Ponds 19, 20, 21, 22, 23 | On Going | Recert Due: 05/09/2024 | Nothing is needed from the district at this time. DE team informed that an extension can be obtained if needed. | | |

Tab 5

RESOLUTION 2024-02

**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. Tom Fretz is appointed Chairman.

Section 2. Adam Bailey is appointed Vice Chairman.

Section 3. Ryan Stulman is appointed Assistant Secretary.

Gerard Litrenta is appointed Assistant Secretary.

Michael Fondario is appointed Assistant Secretary.

Christina Newsome is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 5th DAY OF MARCH 2024.

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

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 special meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Wednesday, January 24, 2024, at 6:31 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 | 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 (via Phone) |
| Antonio Serbia | District Engineer, Half Associates, Inc. |
| Doug Agnew | Representative, Advanced Aquatics |

Audience **Not 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

There were no audience members present, and no comments were given.

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. Presentation of Pond 1 Electrical Repairs

49 An electrician was hired to investigate an issue with Pond 1 and discovered that its
50 electrical connection had been cut. The electrician submitted a proposal for the repairs
51 along with pictures. However, the Board did not take any immediate action on the repair
52 proposal since it was suspected that the damage may have been caused by the Moccasin
53 Wallow Roadway project undertaken by the county. There was no work involving heavy
54 machinery in the area before the county project that could have broken the connection.
55 The management has now been directed to contact the county and inquire if they will
56 cover the cost of repairs. They will update the Board on this matter during the next
57 meeting and add it to the action item list.

58
59 **3. Pond 1 Fountain Motor Update**
60

61 During the meeting, Mr. Agnew reported that the electrical panel was defective and
62 required replacement. The Board discussed this issue, and Mr. Agnew will be submitting a
63 proposal for a new fountain for the Board to review. He also mentioned that if the Board
64 decides to replace the entire fountain, they will be credited for the recently approved new
65 motor and control panel.

66
67 **4. Pond 8 New Fountain Update**
68

69 During the Board meeting, Mr. Agnew reported that the installation process has been
70 completed. As a result, the fountain lights can now be operated remotely. Mr. Fondario
71 has been appointed as the liaison and will be responsible for carrying the remote control
72 for the lights and spray heads of the Pond 8 fountain.

73
74 **5. Ponds 9 and 20 Update**
75

76 During the Board meeting, Mr. Agnew announced that the new compressors have been
77 installed on Ponds 9 and 20 for the diffuser aeration systems.

78
79 **B. District Engineer**

80 **1. District Engineer Report**
81

82 Mr. Serbia presented the District Engineer Report to the Board.
83

84 **2. Task Order #5 RFP Update**
85

86 District Engineer and District Counsel collaborated to finalize the RFP and addressed
87 Board questions. The Board instructed to prepare the next steps for the February meeting.
88

89 **C. District Counsel**
90

91 Mr. Barneby was present; however, no report was given. Mr. Barneby did confirm that he
92 is working with the District Engineer firm to get the RFP finalized and sent out.
93

94 **D. District Manager**

95 **1. Review of District Manager's Report**
96

97 Ms. Newsome informed the Board that the next regular meeting is scheduled for Tuesday,
98 February 6, 2024, at 6:30 p.m. at the Eagle Pointe Clubhouse.
99

100 Ms. Newsome presented the District Manager's Report to the Board. The Copperstone
101 Clubhouse is still undergoing renovations, so the Board has reserved the Eagle Pointe
102 Clubhouse for the next three months.
103

104 **2. Review of Updated Action Item List**

105
106 The Board reviewed the Action Item List and added some additional updates and
107 clarifications on certain line items.
108

109 **3. Presentation of Website Audit**

110
111 Ms. Newsome presented the Website Audit to the Board.
112

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 4th Quarter, for the Copperstone Community Development District.

113

114 **FOURTH ORDER OF BUSINESS**

Update on the County Grant

115
116 During the Board meeting, Mr. Serbia reported that he was working on identifying eligible
117 municipal vendors and creating a scope of services and vendor list for DM to use to complete
118 the clearing job.
119

119

120 **FIFTH ORDER OF BUSINESS**

**Discussion of Landscape
Cost Share Agreement**

121

122

123 The HOA liaison is working on a revised cost-sharing agreement to be presented to the
124 CDD for approval. The board discussed the revisions but took no action as they have not
125 yet been received by the HOA.
126

126

127 **SIXTH ORDER OF BUSINESS**

Discussion of Election of Officers

128

129 Tabled due to time restriction on meeting location.
130

130

131 **SEVENTH ORDER OF BUSINESS**

**Consideration of
Erosion Restoration and
Swale Maintenance Proposal**

132

133

134

135 Mr. Serbia reviewed both proposals, provided feedback to the Board, and answered their
136 questions.
137

137

138

On a Motion by Mr. Stulman, seconded by Mr. Fretz, with all in favor, the Board of Supervisors motioned to approve the proposal from Finn Outdoor for \$4,200, to correct the washout and mount on Pond 5 and the drainage repair, for the Copperstone Community Development District.

139
140 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of**
141 **the Board of Supervisors Meeting**
142 **held on December 12, 2023**

143 Tabled due to time restriction on meeting location.

144
145 **NINTH ORDER OF BUSINESS** **Consideration of Operations and**
146 **Maintenance Expenditures**
147 **for November and December 2023**

148
149 Tabled due to time restriction on meeting location.

150
151 **TENTH ORDER OF BUSINESS** **Supervisors Requests**

152
153 Mr. Bailey requested the September 2023 financials as well as the fully executed Rizzetta
154 contract.

155
156 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

On a Motion by Mr. Bailey, seconded by Mr. Fondario, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:02 p.m., for the Copperstone Community Development District.

158
159
160 _____
Assistant Secretary _____
Chairman/Vice Chairman

Tab 7

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, February 6, 2024, at 6:33 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 | Board Supervisor; Chair |
| Gerard Litrenta | Board Supervisor, Vice Chair (via Phone) |
| 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 |
| 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

There were no audience comments.

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. During the meeting, Mr. Agnew proposed a replacement for the floating fountain in Pond 1. However, he mentioned that he needs to reach out to the vendor for clarification regarding a change in pricing. He assured that he will present the revised proposal at the next meeting in March.

49 **B. District Engineer**

50 **1. District Engineer Report**

51
52 Mr. Serbia had a medical emergency and could not attend the meeting. During the
53 meeting, Ms. Newsome provided an update to the Board about the District Engineer
54 Report. The engineering firm is currently developing a detailed scope of work that will be
55 sent to contractors for their submission of proposals to clear out Erie Road Canal, as part
56 of the County Grant.

57
58 **2. Task Order #5 RFP Update**

59
60 The engineering firm will collaborate with District Counsel to confirm the RFP
61 specifications and with the District Engineer to finalize the RFP documents. After that, they
62 will publish the documents according to Florida statutes before the next meeting.
63

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors motioned to approve the RFP and move forward for publishing, subject to final approval from District Engineer and District Counsel, for the Copperstone Community Development District.

64
65 **C. District Counsel**

66
67 There were no updates.

68
69 **D. District Manager**

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

71
72 Ms. Newsome informed the Board that the next regular meeting is scheduled for Tuesday,
73 March 5, 2023, at 6:30 p.m. at the Eagle Pointe Clubhouse.

74
75 During the meeting, Ms. Newsome presented the District Manager's Report to the Board.
76 She informed the Board that meetings have been scheduled at the Eagle Point Clubhouse
77 until July 2024, subject to the completion of the restoration project at the Copperstone
78 Clubhouse.

79
80 Mr. Fretz raised a concern that the CDD had not been contacted about the installation of a
81 chain link fence near the back ponds where the emergency gate is located, which was
82 supposed to be done.

83
84 The Board discussed the new HOA Board members who have joined the Board and
85 suggested that an updated list with contact information should be obtained by
86 management for reference.

87
88 **2. Review of Updated Action Item List**

89
90 During the meeting, the Board discussed the Action Item list and identified some updates
91 and changes that need to be made. One of the items was to separate the landscape contract
92 and Landscape Cost Share Agreement as they are two separate topics.

93
94 The Board instructed the management to reach out to the HOA and ask for an update
95 regarding the revision to the cost share agreement. The update should be presented during
96 the March meeting.
97

98 **FOURTH ORDER OF BUSINESS**

**Consideration of Control
Panel Proposal**

99
100
101 This topic has been tabled as the damages may have been caused by the Moccasin Wallow
102 County Roadway Project.
103

104 **FIFTH ORDER OF BUSINESS**

**Discussion of Pond 1
Electrical Repairs**

105
106
107 This topic has been tabled as the damages may have been caused by the Moccasin Wallow
108 County Roadway Project.
109

110 **SIXTH ORDER OF BUSINESS**

Discussion of Election of Officers

111
112 The Board discussed officer redesignation for the Copperstone CDD.
113

On a Motion by Mr. Bailey, seconded by Mr. Fondario, with all in favor, the Board of Supervisors motioned to nominate Mr. Fretz as Chair, for the Copperstone Community Development District.

114

On a Motion by Mr. Bailey, seconded by Mr. Fondario, with all in favor, the Board of Supervisors motioned to nominate Mr. Bailey as Vice-Chair, for the Copperstone Community Development District.

115

116 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of
the Board of Supervisors Meeting
held on December 12, 2023**

117

118

119

120 The Board requested that clarification be added to the minutes. Line 51: a proposal
121 description is needed, and Line 69: This topic is tabled indefinitely, and the motion box needs
122 to be moved to line 62 to provide clarity.
123

On a Motion by Mr. Fretz, seconded by Mr. Fondario with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 12, 2023, as amended, for the Copperstone Community Development District.

124

125 **EIGHTH ORDER OF BUSINESS**

**Consideration of Operations and
Maintenance Expenditures
for November and December 2023**

126

127

128

On a Motion by Mr. Bailey, seconded by Mr. Fondario with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for November 2023 (\$41,061.03) and December 2023 (\$14,787.08), for the Copperstone Community Development District.

129
130 **NINTH ORDER OF BUSINESS** **Supervisors Requests**
131
132 Mr. Fretz informed the Board that the sign installment is scheduled for February 19, 2024.
133

134 **TENTH ORDER OF BUSINESS** **Adjournment**
135

On a Motion by Mr. Fretz, seconded by Mr. Stulman, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:14 p.m., for the Copperstone Community Development District.

136
137
138 _____
Assistant Secretary Chairman/Vice Chairman

Tab 8

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
January 2024
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **37,046.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------------|---------------------|-----------------------|---|-----------------------|
| Adam E Bailey | 100238 | AB010924 | Board of Supervisors Meeting 01/09/24 | \$ 200.00 |
| Advanced Aquatic Services, Inc. | 100234 | 10551811 | Monthly Lake & Fountain Maintenance 12/23 | \$ 2,480.00 |
| Advanced Aquatic Services, Inc. | ACH | 10552202 | Monthly Lake & Fountain Maintenance 01/24 | \$ 2,554.50 |
| Advanced Aquatic Services, Inc. | ACH | 10552264 | Fountain Repair 12/23 | \$ 862.42 |
| Advanced Aquatic Services, Inc. | ACH | 10552267 | Fountain Repair 12/23 | \$ 4,501.50 |
| Advanced Aquatic Services, Inc. | 100246 | 10552271 | Aeration System Install 01/24 | \$ 2,312.00 |
| Blalock Walters, P.A. | 100235 | 44351-000-24 | Legal Services 11/23 | \$ 2,900.00 |
| Blalock Walters, P.A. | 100244 | 44351-000-25 | Legal Services 12/23 | \$ 2,375.00 |
| Cepra Landscape, LLC | ACH | TPA3333 | Master Irrigation Inspection 12/23 | \$ 516.00 |
| Cepra Landscape, LLC | 100247 | TPA3403 | Landscape Maintenance 01/24 | \$ 10,621.20 |
| Cepra Landscape, LLC | 100247 | TPA3420 | Irrigation Well Pump Maintenance Inspections 01/24 | \$ 1,022.25 |
| Gerard Litrenta III | 100239 | GL010924 | Board of Supervisors Meeting 01/09/24 | \$ 200.00 |
| Mandy Electric, Inc | 100237 | 17434 | Fountain Repair 12/23 | \$ 1,469.00 |

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|----------------------------|---------------------------------------|----------------------------|
| Michael Fondario | 100241 | MF010924 | Board of Supervisors Meeting 01/09/24 | \$ 200.00 |
| Peace River Electric Cooperative, Inc. | ACH | Electric Summary 11/23 ACH | Electric Summary 11/23 | \$ 1,000.38 |
| Rizzetta & Company, Inc. | 100233 | INV0000086419 | District Management Fees 01/24 | \$ 3,432.50 |
| Ryan Stulman | 100242 | RS010924 | Board of Supervisors Meeting 01/09/24 | \$ 200.00 |
| Thomas R Fretz | 100243 | TF010924 | Board of Supervisors Meeting 01/09/24 | <u>\$ 200.00</u> |
| Total Report | | | | <u>\$ 37,046.75</u> |

Copperstone CDD
Meeting Date: January 9, 2024

SUPERVISOR PAY REQUEST

| <u>Name of Board Supervisor</u> | <u>Check if paid</u> |
|---------------------------------|----------------------|
| Michael Fondario | |
| Tom Fretz | |
| Ryan Stulman | |
| Gerard Litrenta | |
| Adam Bailey | ✓ |

(*) Does not get paid
NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED

01.09.24

| | |
|---------------------|-------|
| Meeting Start Time: | 6:30p |
| Meeting End Time: | |
| Total Meeting Time: | |

Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

| | |
|----------------------------------|--------|
| Meeting Date: | |
| Additional or Continued Meeting? | |
| Total Meeting Time: | |
| Total at \$175 per Hour: | \$0.00 |

| | |
|-----------------------------|---------|
| Business Mileage Round Trip | |
| IRS Rate per Mile | \$0.655 |
| Mileage to Charge | \$0.00 |

DM Signature: Christina Newsome

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

| |
|------------|
| 12/1/2023 |
| 10551811 |
| \$2,480.00 |

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

| |
|------------|
| Due Date |
| Net 30 |
| 12/31/2023 |

| | |
|--|----------|
| Monthly Lake Maintenance. | 2,230.00 |
| ***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED*** | |
| Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly. | 250.00 |

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
11.20.23

\$2,480.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

| |
|------------|
| 1/1/2024 |
| 10552202 |
| \$2,554.50 |

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

| |
|-----------|
| Due Date |
| Net 30 |
| 1/31/2024 |

Monthly Lake Maintenance. 2,297.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly. 257.50

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
12.27.23

\$2,554.50

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

| |
|------------|
| 12/20/2023 |
| 10552264 |
| \$862.42 |

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

| |
|-----------|
| Due Date |
| Net 30 |
| 1/19/2024 |

Installed two (2) white LED light bulbs in the existing light fixtures on the Lake fountain.
Completed 12/20/23

862.42

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
12.20.23

\$862.42

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

| |
|------------|
| 12/20/2023 |
| 10552267 |
| \$4,501.50 |

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

| |
|-----------|
| Due Date |
| Net 30 |
| 1/19/2024 |

Installed one (1) Airmax Ecoseries 1/2 HP, 3 pattern fountain with control panel and four (4)
Airmax RGBW LED light set.
Includes one (1) Airmax fountain cord 100' 16/3 with disconnect and one (1) fountain mooring
kit 100'.
Completed 12/20/23

4,501.50

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
12.20.23

\$4,501.50

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

| |
|------------|
| 1/4/2024 |
| 10552271 |
| \$2,312.00 |

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

| |
|----------|
| Due Date |
| Net 30 |
| 2/3/2024 |

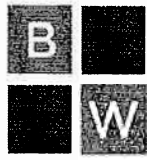
Installed one (1) new Brightstar 24 Compressor 1/2HP solar unit on Pond #9.
Installed one (1) Rocking Piston 1/2 HP, 115V, SRC50 on Pond #20.
Aeration system install.
Completed 01/04/24

2,312.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
1.17.24

\$2,312.00



BLALOCK WALTERS

ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

P.O. Box 469 • Bradenton, Florida 34206-0469
ph: 941.748.0100 fx: 941.745.2093

RECEIVED
DEC 11 2023

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Page: 1
November 30, 2023
Account # 44351-000
Invoice # 44351-000-24

ATTN: CHRISTINA NEWSOME, DISTRICT MGR.

GENERAL REPRESENTATION

MPB

For Professional Services Rendered Thru 11/30/2023

| | | | HOURS | |
|---------------------------------|-----|--|--------------|-------------------|
| 11/07/2023 | MJP | Review of issue relating to district engineer RFP and contract. | 0.20 | 50.00 |
| | MPB | Telephone conference with Kyle Thornton; work on Request for Proposals for Engineer; prepare for the Board meeting; review and respond to Memorandum from Christina Newsome regarding the Cost Share Agreement; preparation for and attendance at Board meeting. | 4.60 | 1,150.00 |
| 11/13/2023 | MJP | Prepare RFQ and District Engineer contract. | 1.90 | 475.00 |
| | MPB | Review Ware bridge deck replacement proposal. | 0.20 | 50.00 |
| 11/14/2023 | MJP | Further preparation of RFQ and contract for District Engineer; revise the same. | 2.50 | 625.00 |
| | MPB | Preparation of Memorandum to Christina Newsome on the shared cost agreement status. | 0.30 | 75.00 |
| 11/15/2023 | MJP | Prepare Addendum to Timber Intentions LLC proposal. | 1.10 | 275.00 |
| | MPB | Work on bridge contract; preparation of Memorandum to Christina Newsome. | 0.40 | 100.00 |
| 11/28/2023 | MPB | Review issues relating to meeting; prepare Memorandum to Christina Newsome. | 0.40 | 100.00 |
| | | TOTAL FOR THE ABOVE SERVICES | 11.60 | 2,900.00 |
| | | TOTAL CURRENT WORK | | 2,900.00 |
| | | PREVIOUS BALANCE | | \$2,175.00 |
| <u>PAYMENTS RECEIVED</u> | | | | |
| 12/04/2023 | | Payment received on account. Thank you! | | -2,175.00 |

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
GENERAL REPRESENTATION
MPB

Page: 2
November 30, 2023
Account # 44351-000
Invoice # 44351-000-24

AMOUNT DUE (includes Previous Balance if shown above)

\$2,900.00

RECEIVED
12.11.23

If you prefer to receive paperless invoices by email, please complete the information below or email billing@blalockwalters.com.

_____ Yes, I would prefer paperless billing by email.

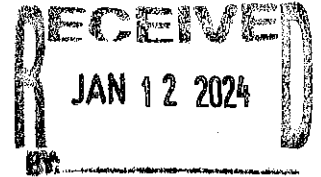
Email Address for paperless billing purposes:

Please Return the Remittance Copy with Your Payment
Make Check Payable to Blalock Walters, P.A.
Federal Tax ID # 59-1950976



WE MAKE A DIFFERENCE

P.O. Box 469 • Bradenton, Florida 34206-0469
ph: 941.748.0100 fx: 941.745.2093



COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Page: 1
December 31, 2023
Account # 44351-000
Invoice # 44351-000-25

ATTN: CHRISTINA NEWSOME, DISTRICT MGR.

GENERAL REPRESENTATION

MPB

For Professional Services Rendered Thru 12/31/2023

| | | | HOURS | |
|--------------------------|-----|--|-------|-------------------|
| 12/12/2023 | MJP | Attend board meeting. | 2.70 | 675.00 |
| | MPB | Review Agenda. | 0.30 | 75.00 |
| 12/18/2023 | MJP | Review of communication regarding RFP for pond remediation. | 0.40 | 100.00 |
| 12/19/2023 | MJP | Begin reviewing and revising RFP for pond remediation. | 1.40 | 350.00 |
| 12/21/2023 | MJP | Review and make substantial revisions to draft RFP for pond remediation. | 4.50 | 1,125.00 |
| 12/22/2023 | MJP | Review agenda and correspondence relating to next meeting. | 0.20 | 50.00 |
| | | TOTAL FOR THE ABOVE SERVICES | 9.50 | 2,375.00 |
| | | TOTAL CURRENT WORK | | 2,375.00 |
| | | PREVIOUS BALANCE | | \$2,900.00 |
| <u>PAYMENTS RECEIVED</u> | | | | |
| 01/09/2024 | | Payment received on account. Thank you! | | -2,900.00 |
| | | AMOUNT DUE (includes Previous Balance if shown above) | | <u>\$2,375.00</u> |

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
GENERAL REPRESENTATION
MPB

Page: 2
December 31, 2023
Account # 44351-000
Invoice # 44351-000-25

If you prefer to receive paperless invoices by email, please complete the information below or email billing@blalockwalters.com.

_____ Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

*Please Return the Remittance Copy with Your Payment
Make Check Payable to Blalock Walters, P.A.
Federal Tax ID # 59-1950976*



INVOICE #TPA3333

PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

| BILL TO |
|--|
| Copperstone CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614 |

| INVOICE # | DATE | TOTAL DUE | TERMS | ENCLOSED |
|-----------|------------|-----------|--------|----------|
| TPA3333 | 12/18/2023 | \$516.00 | Net 15 | |

| DESCRIPTION | PRICE |
|--|-----------------|
| 12/18/2023: WORK ORDER: 36655 Copperstone Master irrigation inspection for DECEMBER 2023. 6" Rainbird 5006 Rotor 2.00 6" Rainbird Spray 1806 NSI 5.00 Nozzle RainBird Fixed Arc 5.00 Lateral Lines & (3) Solenoids TOTAL = \$860 HOA -- \$344 CDD -- \$516 | \$516.00 |
| BALANCE DUE | \$516.00 |

RECEIVED
 12.18.23



INVOICE #TPA3403

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

| BILL TO |
|--|
| Copperstone CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614 |

| INVOICE # | DATE | TOTAL DUE | TERMS | ENCLOSED |
|-----------|------------|-------------|--------|----------|
| TPA3403 | 01/01/2024 | \$10,621.20 | Net 15 | |

| DESCRIPTION | PRICE |
|--|--------------------|
| JANUARY BILLING Landscape Maintenance 60% of Base Maint and Irrigation | \$10,621.20 |
| BALANCE DUE | \$10,621.20 |

RECEIVED
01.10.24



INVOICE #TPA3420

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

| BILLTO |
|--|
| Copperstone CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614 |

| INVOICE # | DATE | TOTAL DUE | TERMS | ENCLOSED |
|------------------|-------------|------------------|--------------|-----------------|
| TPA3420 | 01/11/2024 | \$1,022.25 | Net 15 | |

| DESCRIPTION | PRICE |
|---|-------------------|
| 01/11/2024: WORK ORDER: 37079 Yearly Irrigation Well Pump Maintenance Inspections of (4) Wells: Inspections include: -Physically check for leaks or bad connection points -Ensure operating pressure is optimal -Check all electrical points and Meg out Pump and Motor -Adjust cycle stop -Adjust Pressure switch -Manually check filter and clean Inspections to occur quarterly. Annual Price \$6,815.00 QUARTER 1: January 2024 SPLIT: HOA/40% -- \$ 681.50 CDD/60% -- \$1,022.25 TOTAL = \$1,703.75 | \$1,022.25 |
| BALANCE DUE | \$1,022.25 |

RECEIVED
01.11.24

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Invoice



BILL TO

Copperstone CDD
3434 Colwell Ave, suite 200
Tampa, FL 33614

SHIP TO

Copperstone

| INVOICE # | DATE | TOTAL DUE | TERMS | ENCLOSED |
|-----------|------------|-----------|---------------|----------|
| 17434 | 12/18/2023 | \$1,469 | On completion | |

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|-----|------|---------|
| - Troubleshoot and reenergized power to fountain control box at Pond 1 | 1 | | \$1,469 |
| - Converted 3phase circuit to single phase, then installed 20amp WP GFI for fountain control box at Pond 8 | | | |

BALANCE DUE

\$1,469

RECEIVED
12.20.23

COPPERSTONE CDD
Peace River Electric Cooperative, Inc.

Invoice #

23-Nov

AutoPay

| Account Number | Invoice Date | Due Date | Amount | Period Covered | Location | GL Account |
|----------------|--------------|----------|--------------------|---------------------|------------------------------|------------|
| 93668001 | 12/14/23 | 01/04/24 | \$ 364.19 | 11/07/23 - 12/07/23 | 11237 78th Street E Fountain | 53100-4301 |
| 93668002 | 12/14/23 | 01/04/24 | \$ 56.66 | 11/07/23 - 12/07/23 | 8790 115th Avenue East SL | 53100-4307 |
| 93668003 | 12/14/23 | 01/04/24 | \$ 200.75 | 11/07/23 - 12/07/23 | 11595 84th St Cir E Fountain | 53100-4301 |
| 93668004 | 12/14/23 | 01/04/24 | \$ 74.52 | 11/07/23 - 12/07/23 | 7615 113th Ave E | 53100-4301 |
| 93668005 | 12/14/23 | 01/04/24 | \$ 304.26 | 11/07/23 - 12/07/23 | 8415 115th Ave E Fountain | 53100-4301 |
| | | | | | | |
| Total | | | \$ 1,000.38 | | | |

| | |
|--------------|-------------------|
| * 53100-4301 | \$943.72 |
| 53100-4307 | \$56.66 |
| | <u>\$1,000.38</u> |

RECEIVED
12.15.23



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date | 12/14/2023
Account # | 93668001
Member # | 93668

Customer Care | 800-282-3824 8am - 5pm M-F
Pay by Phone | 855-386-9924 24/7
Outage | 800-282-3824 24/7
Website | www.preco.coop



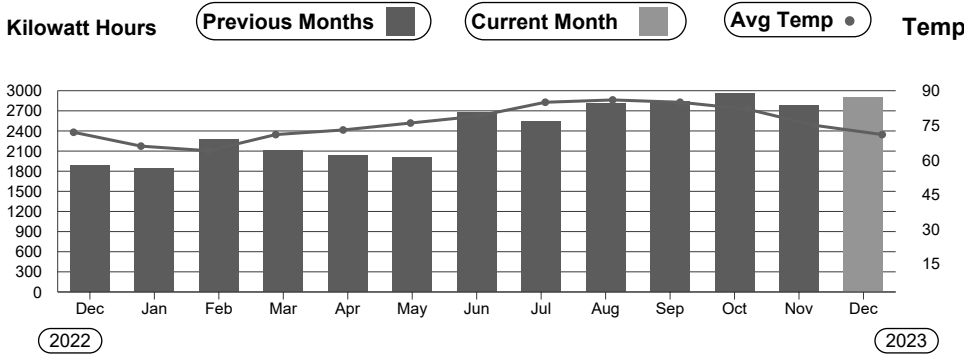
TOTAL AMOUNT DUE

\$364.19

Bank Draft is scheduled for 01/04/2024



Monthly Energy Use



Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison

2,905 kWh This Month 30 Days

2,775 kWh Last Month 31 Days

1,884 kWh This Month Last Year 30 Days

Your Average Daily Use

97 kWh Use

\$11.59 Day Cost not including taxes and fees

Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668001
Service Address 11237 78TH ST E

Bank Draft Amount \$364.19
is scheduled for 01/04/2024

Check here to indicate address or phone # change on back.



COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

4 448

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547



110260093668001000036419000037512121420237

Account
93668001

Service Address
11237 78TH ST E

Service Description
TPOLE

Board District
8

| Meter # | Service Period | | Readings | | Meter Multiplier | kWh Usage | kW Reading |
|----------|----------------|------------|----------|---------|------------------|-----------|------------|
| | From | To | Previous | Present | | | |
| 31779012 | 11/07/2023 | 12/07/2023 | 343,897 | 346,802 | 1.0 | 2,905 | 11.7 |

| Account Summary | |
|-------------------------|-----------------|
| Previous Balance | \$349.21 |
| Payment(s) Made | -\$349.21 |
| Balance Forward | \$0.00 |
| Current Charges | \$364.19 |
| Total Amount Due | \$364.19 |

| Current Charges | | GS-S |
|------------------------------|--------------------|-----------------|
| Facilities Use Charge | | \$28.00 |
| Energy Charge | 2,905 kWh @ 0.121 | \$351.51 |
| CPA | 2,905 kWh @ -0.011 | -\$31.96 |
| Property Tax Recovery Fee | | \$7.54 |
| Gross Receipts Tax | | \$9.10 |
| Total Current Charges | | \$364.19 |
| Bank Draft Amount | | \$364.19 |

Season of Giving



Celebrate the season with your one-time donation to Operation Round Up.

\$5.00 \$10.00 \$25.00 \$_____

Signature _____

Complete the section above and return it with your electric bill payment. Your one-time donation will appear on your next bill.

Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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www.precocoop.com



Mobile App
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SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

12/14/2023
93668002
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



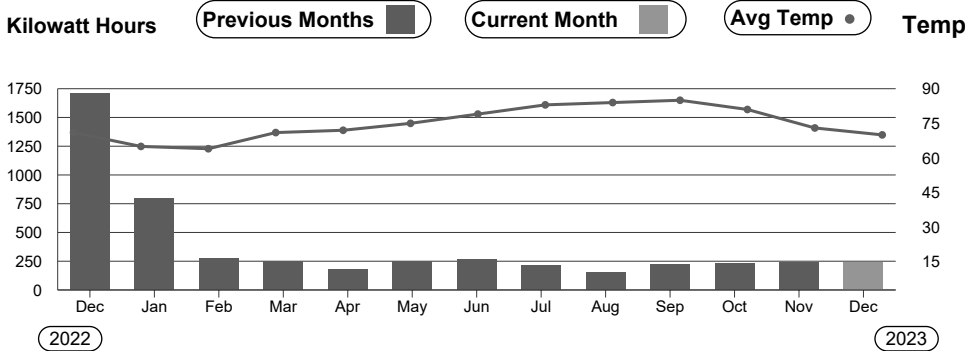
TOTAL AMOUNT DUE

\$56.66

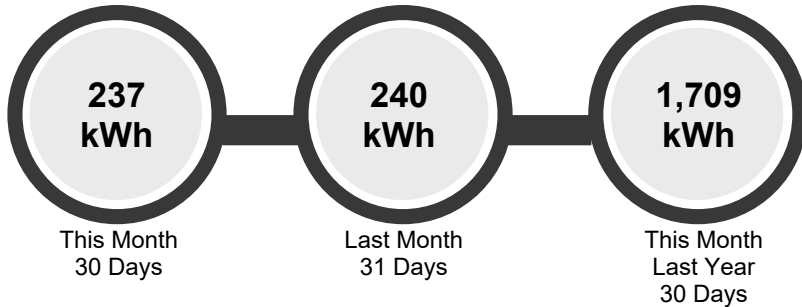
Bank Draft is scheduled for 01/04/2024

RECEIVED
12.15.23

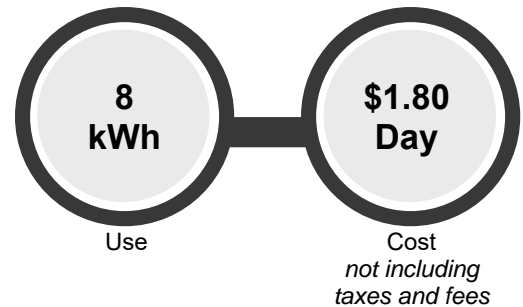
Monthly Energy Use



Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668002
Service Address 8790 115TH AVE E

Bank Draft Amount \$56.66
is scheduled for 01/04/2024

Check here to indicate address or phone # change on back.



COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

4 449

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547



110260093668002000005666000006666121420238

Account
93668002

Service Address
8790 115TH AVE E

Service Description
BACK ENTRANCE LIGHTS

Board District
8

| Meter # | Service Period | | Readings | | Meter Multiplier | kWh Usage | kW Reading |
|----------|----------------|------------|----------|---------|------------------|-----------|------------|
| | From | To | Previous | Present | | | |
| 31778822 | 11/07/2023 | 12/07/2023 | 239,323 | 239,560 | 1.0 | 237 | 0.352 |

Account Summary

| | |
|-------------------------|----------------|
| Previous Balance | \$57.01 |
| Payment(s) Made | -\$57.01 |
| Balance Forward | \$0.00 |
| Current Charges | \$56.66 |
| Total Amount Due | \$56.66 |

Current Charges **GS-S**

| | |
|------------------------------|--------------------------|
| Facilities Use Charge | \$28.00 |
| Energy Charge | 237 kWh @ 0.121 \$28.68 |
| CPA | 237 kWh @ -0.011 -\$2.61 |
| Property Tax Recovery Fee | \$1.17 |
| Gross Receipts Tax | \$1.42 |
| Total Current Charges | \$56.66 |

Bank Draft Amount \$56.66

Season of Giving



Celebrate the season with your one-time donation to Operation Round Up.

\$5.00 \$10.00 \$25.00 \$_____

Signature _____

Complete the section above and return it with your electric bill payment. Your one-time donation will appear on your next bill.

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
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www.precocoop.com



Mobile App
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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date

12/14/2023

Account #

93668003

Member #

93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE

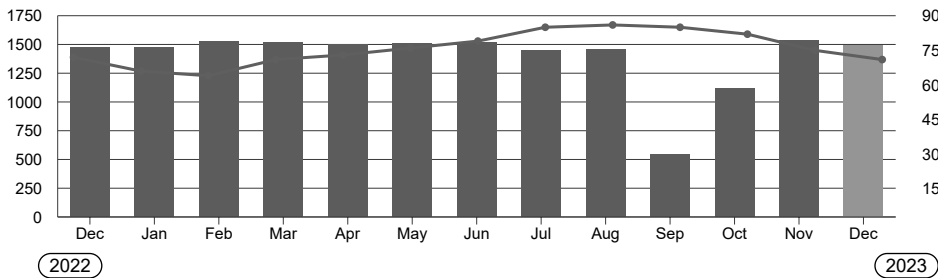
\$200.75

Bank Draft is scheduled for 01/04/2024

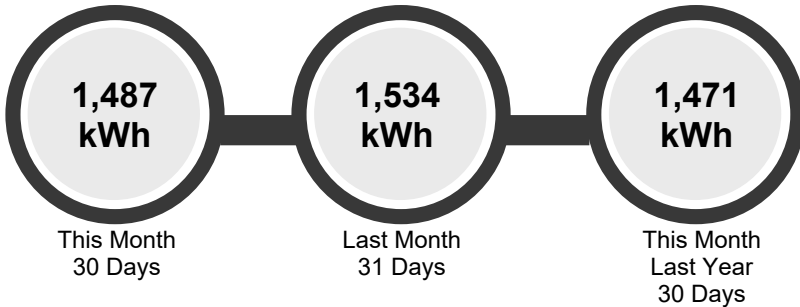
RECEIVED
12.15.23

Monthly Energy Use

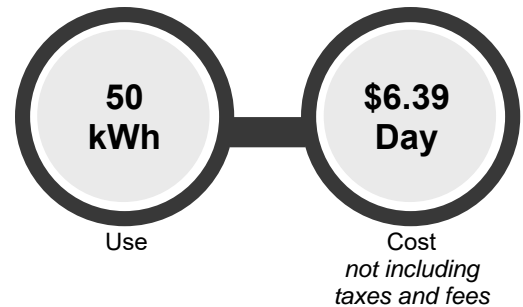
Kilowatt Hours Previous Months Current Month Avg Temp Temp



Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #

93668003

Service Address

11595 84TH ST CIR E

Bank Draft Amount \$200.75
is scheduled for 01/04/2024

Check here to indicate address or phone # change on back.



COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

4 450

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547



110260093668003000020075000021075121420233

Account
93668003

Service Address
11595 84TH ST CIR E

Service Description
FOUNTAIN

Board District
8

| Meter # | Service Period | | Readings | | Meter Multiplier | kWh Usage | kW Reading |
|----------|----------------|------------|----------|---------|------------------|-----------|------------|
| | From | To | Previous | Present | | | |
| 31778820 | 11/07/2023 | 12/07/2023 | 220,862 | 222,349 | 1.0 | 1,487 | 5.678 |

| Account Summary | | | Current Charges | | | GS-S |
|--------------------------|--|-----------------|------------------------------|--------------------|--|-----------------|
| Previous Balance | | \$206.16 | Facilities Use Charge | | | \$28.00 |
| Payment(s) Made | | -\$206.16 | Energy Charge | 1,487 kWh @ 0.121 | | \$179.93 |
| Balance Forward | | \$0.00 | CPA | 1,487 kWh @ -0.011 | | -\$16.36 |
| Current Charges | | \$200.75 | Property Tax Recovery Fee | | | \$4.16 |
| Total Amount Due | | \$200.75 | Gross Receipts Tax | | | \$5.02 |
| | | | Total Current Charges | | | \$200.75 |
| Bank Draft Amount | | | | | | \$200.75 |

Season of Giving



Celebrate the season with your one-time donation to Operation Round Up.

\$5.00 \$10.00 \$25.00 \$_____

Signature _____

Complete the section above and return it with your electric bill payment. Your one-time donation will appear on your next bill.

Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date

12/14/2023

Account #

93668004

Member #

93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



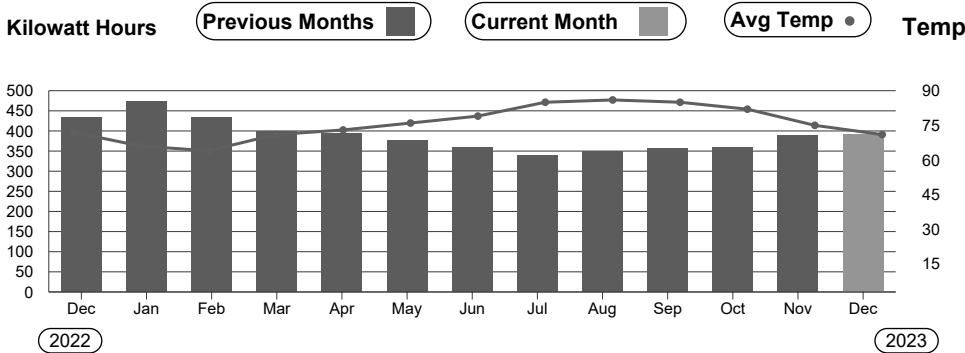
TOTAL AMOUNT DUE

\$74.52

Bank Draft is scheduled for 01/04/2024

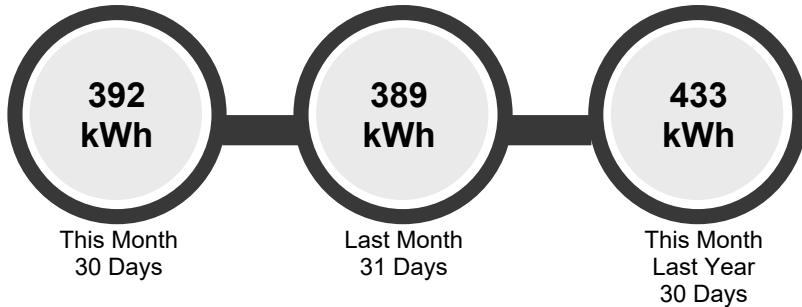
RECEIVED
12.15.23

Monthly Energy Use

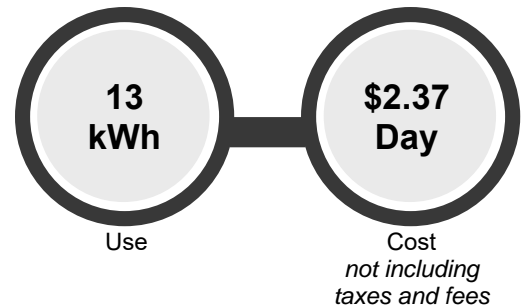


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #

93668004

Service Address

7615 113TH AVE E

Bank Draft Amount

\$74.52

is scheduled for 01/04/2024

Check here to indicate address or phone # change on back.



PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

4 451



110260093668004000007452000008452121420238



Account
93668004

Service Address
7615 113TH AVE E

Service Description
FRONT GATES

Board District
8

| Meter # | Service Period | | Readings | | Meter Multiplier | kWh Usage | kW Reading |
|----------|----------------|------------|----------|---------|------------------|-----------|------------|
| | From | To | Previous | Present | | | |
| 31778993 | 11/07/2023 | 12/07/2023 | 71,547 | 71,939 | 1.0 | 392 | 0.866 |

| Account Summary | |
|-------------------------|----------------|
| Previous Balance | \$74.18 |
| Payment(s) Made | -\$74.18 |
| Balance Forward | \$0.00 |
| Current Charges | \$74.52 |
| Total Amount Due | \$74.52 |

| Current Charges | | GS-S |
|------------------------------|------------------|----------------|
| Facilities Use Charge | | \$28.00 |
| Energy Charge | 392 kWh @ 0.121 | \$47.43 |
| CPA | 392 kWh @ -0.011 | -\$4.31 |
| Property Tax Recovery Fee | | \$1.54 |
| Gross Receipts Tax | | \$1.86 |
| Total Current Charges | | \$74.52 |

Bank Draft Amount \$74.52

Season of Giving



Celebrate the season with your one-time donation to Operation Round Up.

\$5.00 \$10.00 \$25.00 \$_____

Signature _____

Complete the section above and return it with your electric bill payment. Your one-time donation will appear on your next bill.

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date

12/14/2023

Account #

93668005

Member #

93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



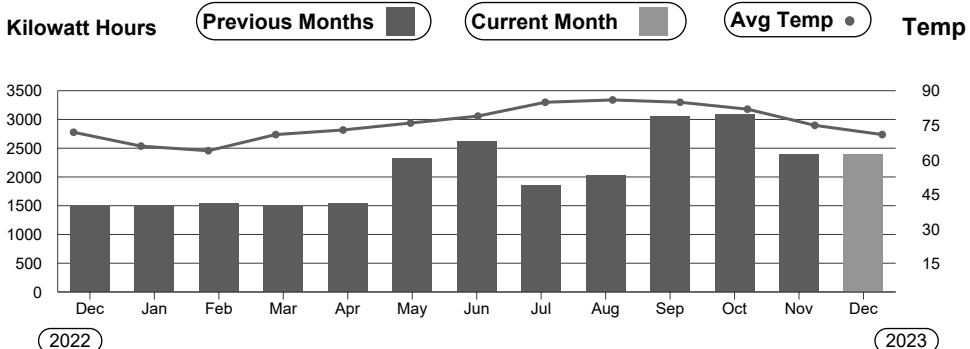
TOTAL AMOUNT DUE

\$304.26

Bank Draft is scheduled for 01/04/2024

RECEIVED
12.15.23

Monthly Energy Use



Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison

2,385 kWh

This Month
30 Days

2,398 kWh

Last Month
31 Days

1,494 kWh

This Month
Last Year
30 Days

Your Average Daily Use

80 kWh

Use

\$9.68 Day

Cost
not including
taxes and fees

Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668005
Service Address 8415 115TH AVE E

Bank Draft Amount \$304.26
is scheduled for 01/04/2024

Check here to indicate address or phone # change on back.



PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

4 452



110260093668005000030426000031426121420233



Account
93668005

Service Address
8415 115TH AVE E

Service Description
POOL/PUMP

Board District
8

| Meter # | Service Period | | Readings | | Meter Multiplier | kWh Usage | kW Reading |
|----------|----------------|------------|----------|---------|------------------|-----------|------------|
| | From | To | Previous | Present | | | |
| 16342658 | 11/07/2023 | 12/07/2023 | 314,900 | 317,285 | 1.0 | 2,385 | 11.19 |

| Account Summary | |
|-------------------------|-----------------|
| Previous Balance | \$305.75 |
| Payment(s) Made | -\$305.75 |
| Balance Forward | \$0.00 |
| Current Charges | \$304.26 |
| Total Amount Due | \$304.26 |

| Current Charges | | GS-S |
|------------------------------|--------------------|-----------------|
| Facilities Use Charge | | \$28.00 |
| Energy Charge | 2,385 kWh @ 0.121 | \$288.59 |
| CPA | 2,385 kWh @ -0.011 | -\$26.24 |
| Property Tax Recovery Fee | | \$6.30 |
| Gross Receipts Tax | | \$7.61 |
| Total Current Charges | | \$304.26 |
| Bank Draft Amount | | \$304.26 |

Season of Giving



Celebrate the season with your one-time donation to Operation Round Up.

\$5.00 \$10.00 \$25.00 \$_____

Signature _____

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Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

| Date | Invoice # |
|----------|---------------|
| 1/1/2024 | INV0000086419 |

Bill To:

| |
|--|
| COPPERSTONE CDD (Former Valencia Groves) 3434 Colwell Avenue, Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| January | Upon Receipt | 00155 |

| Description | Qty | Rate | Amount |
|---------------------------------|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,192.50 | \$1,192.50 |
| Administrative Services | 1.00 | \$337.50 | \$337.50 |
| Financial & Revenue Collections | 1.00 | \$100.00 | \$100.00 |
| Management Services | 1.00 | \$1,702.50 | \$1,702.50 |
| Website Compliance & Management | 1.00 | \$100.00 | \$100.00 |
| | | Subtotal | \$3,432.50 |
| | | Total | \$3,432.50 |