



Rizzetta & Company

Cypress Creek Community Development District

**Board of Supervisors' Meeting
November 25, 2025**

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

www.cypresscreekcdd.org

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

Vista Palms Clubhouse, 5019 Grist Mill Court Wimauma, FL 33598

Board of Supervisors	Jason Hepburn	Chairman
	Nancy Fauci	Vice Chair
	Robens Petit Homme	Assistant Secretary
	Reece Thomas	Assistant Secretary
	Joel Martin	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Tonja Stewart	Stantec

All cellular phones must be placed on mute 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.

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

www.cypresscreekcdd.org

November 17, 2025

**Board of Supervisors
Cypress Creek Community
Development District**

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, November 25, 2025, at 7:00 p.m.** at the Covington Park Clubhouse, located at **6806 Covington Garden Drive, Apollo Beach, FL 33572..** The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS (regarding specific agenda items)**
3. **STAFF REPORTS & UPDATES**
 - A. Landscape Inspection Report..... Tab 1
 1. Consideration of Landscape proposals Tab 2
 - B. Amenity Manager Report..... Tab 3
 - C. District Engineer Report
 - D. District Counsel
 - E. District Manager Report..... Tab 4
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Operation and Maintenance Expenditures for October 2025 Tab 5
 - B. Consideration of the Board of Supervisors Meeting Minutes for October 28, 2025, Tab 6
5. **BUSINESS ITEMS**
 - A. Discussion of Towing Agreement..... Tab 7
 - B. Consideration of Resolution 2026-01, Disbursement of Funds Tab 8
 - C. Consideration of Pump Proposal..... Tab 9
 - D. Discussion of FY 24-25 Goals and Objectives Tab 10
 - E. Consideration of Electric Proposal Tab 11
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 contact us at (813) 533-2950.

Respectfully,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

Austin Getz
President / Owner
813-701-6831



Cypress Creek Landscape Review

November 25th, 2025

Getz Outdoor Services

Austin Getz
President / Owner
813-701-6831



Weed Spraying and Hand Pulling of Weeds has been ongoing. We have been making a lot of progress in these areas, weed maintenance will be part of regular operations moving forward.

We have focused specifically on the entrances in the past week. They are in great shape and ready for Holiday Lighting to be installed.



Austin Getz
President / Owner
813-701-6831



We have made the possible repairs on the irrigation system so far, such as broken heads and lines. An update on the status of remaining repairs will be provided at the meeting.

Pond and Lake Banks are being maintained up to the water lines. We will continue to observe the pond banks as we move into the colder months.



Austin Getz
President / Owner
813-701-6831



Hedging has been completed and will be a part of general maintenance moving forward. We will provide The Board with an update.



Mulch installation should be completed soon. We will Provide the Board with an update at the meeting.

Austin Getz
President / Owner
813-701-6831



We are continuing to pick up trash and debris as we see it. Our team has been made aware that this is of extremely high priority.



General and Scheduled Maintenance has been completed. We are working extremely hard to ensure the community is in top shape.

Austin Getz
President / Owner
813-701-6831



If there are any issues or concerns, please feel free to reach out to us. All of us at Getz Outdoor Services would like to wish the residents of Cypress Creek a Happy Thanksgiving!

Tab 2

ESTIMATE

Getz Outdoor Services

22460 Cherokee Rose Pl

Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com

+1 (813) 701-6831

http://Getzoutdoorservices.com



Bill to
Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Estimate details
Estimate no.: 1045
Estimate date: 10/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation repairs and replacement	Station A1 Inspection Results: Zone 1: (1) Broken connection, 180 pop up. Broken head, 180 pop up. Zone 2: Passed inspection Zone 3:Passed inspection Zone 4: Passed inspection Zone 5: Passed inspeciton Zone 6: (2) Broken connections, 180 pop ups. (4) 180 pop up heads broken. Zone 7: Passed inspection Zone 8: (5) clogs, 180's. (1) height adjustment Zone 9: (4) Broken connections, 180 pop ups Zone 10: (3) Broken connections, Rotary. All rotary heads need to be adjusted from hitting sidewalk. Zone 11: Eastside drip line. Needs over haul. 33% of zone was receiving water, multiple holes and a cut, creating the lack of water. IN SUMMARY 50 BROKEN CONNECTIONS 70 BROKEN HEADS 66 CLOGS 20,000 FEET OF MAXI LINE 625 MAXI HEADS	1	\$68,713.39	\$68,713.39

Total

\$68,713.39

Accepted date

Accepted by

ESTIMATE

Getz Outdoor Services

22460 Cherokee Rose Pl

Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com

+1 (813) 701-6831

http://Getzoutdoorservices.com



Bill to
Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Estimate details
Estimate no.: 1046
Estimate date: 10/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		The Orchid dog park tree removal	Brazilian pepper at The Orchid dog park encroaching on fence. Can have removed today.	1	\$1,250.00	\$1,250.00
Total						\$1,250.00

Accepted date

Accepted by

ESTIMATE

Getz Outdoor Services

22460 Cherokee Rose Pl

Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com

+1 (813) 701-6831

http://Getzoutdoorservices.com



Bill to
Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Estimate details
Estimate no.: 1054
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Entrance Brazilian peppers and clear out	Main entrance has the Brazilian pepper Hunter mentioned in his report and a ton of overgrowth that needs to be taken down before Nov 13th for holiday light install and just in general for aesthetics. Will send pics in separate email of all to be removed and cleared out.	1	\$1,500.00	\$1,500.00
Total						\$1,500.00

Accepted date

Accepted by

Tab 3

Tab 4

Tab 5

Tab 6

Tab 7



TARGET RECOVERY TOWING INC.

3800 N. Florida Avenue Tampa, FL 33603
11954 US HWY 41 S Gibsonton, FL 33534
10409 Harney Rd, Thonotosassa, FL 33592

Phone: (813)221-6800 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., AGREES TO PROVIDE 24-HOUR SERVICE TO

Date: _____ Name of Location: _____
Address: _____
Phone: _____ Email: _____ Alt Phone: _____
Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND WILL BE REPORTED TO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. HAS BEEN GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW (CHECK ALL THAT APPLIES).

FIRE LANE _____	LEAKING FLUID _____
GARBAGE AREA _____	FLAT OR MISSING TIRE _____
DOUBLE PARKED _____	ILLEGALLY PARKED _____
COMMERCIAL _____	JUNK! ABANDONED VEHICLE _____
EXPIRED TAG _____	BACKED IN PARKING _____
NO PARKING PERMIT _____	MULTIPLE PARKING SPACES _____
DISABLED PARKING _____	

*ADDITIONAL REQUEST OR COMMENTS PLEASE:

PLEASE CIRCLE WHETHER TOW WILL BE INITIATED BY: ON CALL OR PATROLLING.

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. ____ No valid permit, no valid residents, tenant, or visitor permit.
2. ____ Tow away zone, sign posted and or pavement drawings
3. ____ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. ____ Fire lanes, vehicles parked in a designated fire lane.
5. ____ Security office may call to have vehicle removed.
6. ____ Management requests an abandoned vehicle removal.
7. ____ Vehicle wrecked or obviously inoperable.
8. ____ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. ____ Vehicles parked on grass, off pavement or on landscaping.
10. ____ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. ____ Vehicle blocking or in isle or roadway.
12. ____ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. ____ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. ____ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. ____ Vehicle parked in a reserved/ assigned/ designated space
16. ____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. ____ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. ____ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. ____ Vehicle is parked on the sidewalk
20. ____ Double parked behind another vehicle
21. ____ Vehicle parked in Manager's or Maintenance space.
22. ____ Multiple parking spaces

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____
(Signature) (Printed name) (Date)

Target R/T Agent: _____
(Signature) (Printed name) (Date)

Tab 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cypress Creek of Hillsborough County Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions that may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors (“**Board**”) meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, quarterly, or other meeting/workshop dates, or may cancel scheduled meetings/workshops from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines that this Resolution is in the best interest of the District and necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Continuing General Expenses: The Board hereby authorizes the payment of invoices of continuing expenses that meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board.
2. The invoice must be pursuant to a contract or agreement authorized by the Board.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

4. The invoice amount will not cause payments to exceed the adopted budget of the District.

SECTION 2. Non-Continuing General Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses that are: 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, replace due to damage, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses less than \$ [REDACTED] - with approval of the District Manager.
2. Non-Continuing Expenses \$ [REDACTED] or above - with approval of the District Manager and Chairperson of the Board.

SECTION 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

SECTION 4. This Resolution shall become effective immediately upon its adoption and shall amend and supersede any Resolutions in conflict therewith previously adopted by the Board.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

CYPRESS CREEK OF HILLSBOROUGH
COUNTY COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

Tab 9

**Proposal #559****Date: 10/30/2025****Customer:**

Cypress Creek of Hillsborough CDD
C/O Rizzetta & Co
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

CYPRESS CREEK OF
HILLSBOROUGH CDD

TAMPA, FL 33619

Monthly Water Use Reporting & Quarterly Well Maintenance

Ballenger Landcare will perform these duties as contracted:

- **Inspect and test the 7 irrigation pump station components at the above captioned site one (1) time per quarter.**
- **Visit site and read the existing 7 water meters (1) time per month and provides a monthly report, Water Use Permit (WUP) to Southwest Water Management District (SWFWMD).**

Water Use Permit Reporting

Water Use Permit Reporting

Objective: Provide monthly monitoring and reporting of irrigation well flow meter readings in compliance with SWFWMD water use permit (WUP) requirements.

Responsibilities

Site Visits and Meter Reading:

- Visit each permitted well site on a monthly basis (or per permit requirements).
- Record meter readings (totalized gallons or acre-feet, as specified).
- Ensure meter is functioning properly and not obstructed, damaged, or tampered with.
- Check for leaks, unusual flow patterns, or signs of unauthorized use.

Data Recording and Validation:

- Log readings with date, time, and personnel name.
- Maintain a digital and/or hardcopy record of all readings.
- Validate data for accuracy and consistency before submission.

Reporting to SWFWMD:

- Submit monthly water use reports to SWFWMD by the required due date (usually the 10th of the following month).
- Use SWFWMD-approved format (typically via the Water Use Reporting Portal or specified form).
- Notify the client and SWFWMD of any abnormalities or non-compliance issues immediately.

Compliance and Documentation:

- Follow all applicable SWFWMD regulations and permit conditions.
- Assist with SWFWMD inspections or audits as needed.
- Maintain records for a minimum of 5 years (or as required).

Optional Add-Ons (if requested):

- Remote monitoring sensor installation and setup.
- Automated data logging and SWFWMD reporting.
- Flow calibration verification or repair coordination.

Water Use Permit Reporting Price: \$2,940.00 Annually

Water Use Permit Reporting Price: \$245.00 Monthly

Quarterly Pump Maintenance

Pump Quarterly Maintenance

Objective: Provide proactive quarterly maintenance of 7 irrigation wells to ensure efficient operation, prevent downtime, and comply with regulatory and performance standards.

7 Wells x \$250 per well x 4 Quarters = \$7,000/year

Responsibilities

Quarterly Site Inspection:

- Inspect the wellhead, casing, and surrounding area for physical damage, corrosion, or signs of tampering.
- Check and tighten all visible bolts, seals, and fittings.
- Verify proper labeling and security of the wellhead.

Pump and Motor Assessment:

- Test for abnormal noise, vibration, or overheating during operation.
- Inspect motor electrical connections for corrosion or loose terminals.
- Record motor amperage and voltage readings and compare with normal ranges.

System Pressure and Flow Checks:

- Measure system pressure and flow rate, comparing to design specs or baseline data.
- Check for signs of reduced flow, indicating possible clogging or wear.

Filtration and Check Valves:

- Inspect filters or screens for clogging and clean if necessary.
- Verify check valves are functioning and not allowing backflow.

Electrical and Control Components:

- Inspect control panels, timers, and breakers for damage or wear.
- Confirm proper function of automatic controls (if applicable).
- Check lightning or surge protection systems, where installed.

Meter and Monitoring Devices:

- Verify the accuracy and visibility of flow meters.
- Clean meter display lenses and ensure secure installation.
- Record meter readings for water usage tracking and regulatory reporting.

Lubrication and Mechanical Maintenance:

- Lubricate bearings, shafts, and other moving parts as recommended by manufacturer specs.
- Inspect and clean cooling vents or fans.

Recordkeeping and Reporting:

- Log all inspection results, findings, and actions taken.

- Notify the client of any corrective actions needed or issues observed.
- Provide a monthly service report with documented maintenance and observations.

Optional Services (upon request):

- Water quality sampling (iron, pH, bacteria, etc.)
- Downhole video inspection
- Preventive chemical treatments (e.g., for iron bacteria)
- VFD (Variable Frequency Drive) diagnostic testing

Pump Quarterly Maintenance Price: \$7,000.00 Annually
Pump Quarterly Maintenance Price: \$1,750.00 Quarterly

Subtotal	\$9,940.00
Estimated Tax	\$0.00
<u>Total - All Services</u>	<u>\$9,940.00</u>

Payment Schedule

Schedule	Price	Sales Tax	Total Price
November	\$245.00	\$0.00	\$245.00
December	\$245.00	\$0.00	\$245.00
January	\$1,995.00	\$0.00	\$1,995.00
February	\$245.00	\$0.00	\$245.00
March	\$245.00	\$0.00	\$245.00
April	\$1,995.00	\$0.00	\$1,995.00
May	\$245.00	\$0.00	\$245.00
June	\$245.00	\$0.00	\$245.00
July	\$1,995.00	\$0.00	\$1,995.00
August	\$245.00	\$0.00	\$245.00
September	\$245.00	\$0.00	\$245.00
October	\$1,995.00	\$0.00	\$1,995.00
	\$9,940.00	\$0.00	\$9,940.00

Terms & Conditions

1. Contract time. The contract work described herein will be performed for a twelve (12) month period. The owner shall have the option to renew for successive twelve (12) month time periods at the sole discretion and exercising of option shall be determined thirty (30) days prior to the contract end.
2. Either party may without cause and prejudice, cancel this agreement with a Thirty (30) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.
3. No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.
4. New and additional areas to scope shall be priced as an addition to the base contract.

NOTE: Prices good for 30 days.

By Mark A Ballenger II
Mark A Ballenger II

Date 10/30/2025
Ballenger Landcare Inc

By _____
 Date _____
**CYPRESS CREEK OF
 HILLSBOROUGH CDD**

Tab 10

**Cypress Creek Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

2. Board Meeting Goals and Objectives - Productive Meetings

Goal 2.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☒ No ☐

Goal 2.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website and publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper and CDD website).

Achieved: Yes ☒ No ☐

3. Administrative Goals and Objectives – Website Maintenance

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes ☒ No ☐

4. Operational Goals and Objectives – Communication

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Print Name: _____

Connerton East Community Development District

Date: _____

8-12-2025

District Manager: _____

Print Name: _____

Connerton East Community Development District

Date: _____

8-12-2025

Tab 11



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 38364978
Estimate Date 11/8/2025

Billing Address

Cypress Creek CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

Job Address

Cypress Creek Community
7154 Trent Creek Drive
Sun City Center, FL 33573 USA

Description of work

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

Install FLUKE Power Recorder for (1) week to electrical service that feed irrigation system. Include lockable enclosure, connections and final report, after (1) week of reading.

Total Proposal: \$1,600.00.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$800.00.
50% Upon Completion: \$800.00.

ACCEPTANCE OF PROPOSAL

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

Date: _____ Estimate#:

Print Name: _____ Signature: _____

Prepared by:

Leo Solorzano
Project/Service Manager.

Sub-Total	\$1,600.00
Tax	\$0.00
Total Due	\$1,600.00
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

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

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

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

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