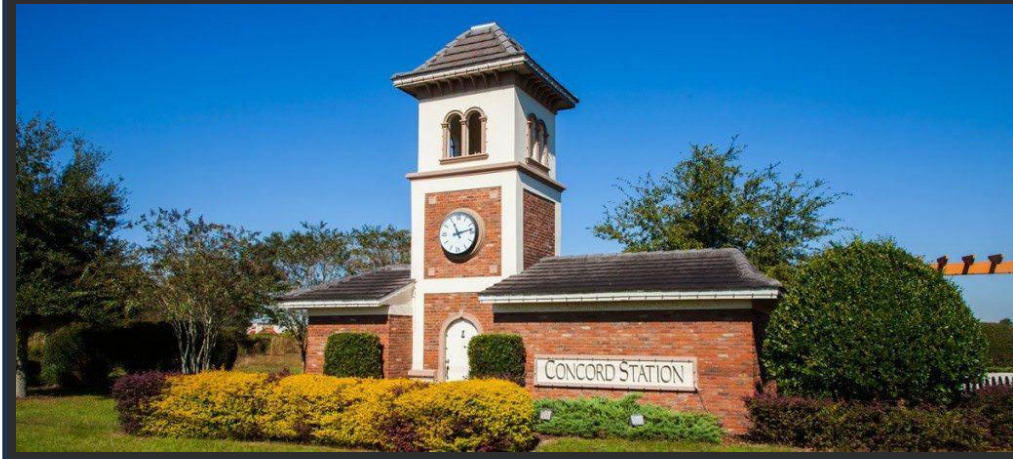


CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT



ADVANCED MEETING PACKAGE

REGULAR MEETING

DATE / TIME:

Thursday, October 9, 2025
6:30 P.M.

LOCATION:

Concord Station Clubhouse
18636 Mentmore Blvd.
Land O' Lakes, FL 34638



Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

**CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT**

**c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746**



Board of Supervisors
Concord Station Community Development District.

Dear Supervisors:

A Meeting of the Board of Supervisors of the Concord Station Community Development District is scheduled for **Thursday, October 9, 2025, at 6:30 P.M.** at the **Concord Station CDD, Concord Station Clubhouse, 18636 Mentmore Blvd., Land O' Lakes, FL 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, October 9, 2025
Time: 6:30 P.M.
Location: Concord Station Clubhouse
18636 Mentmore Blvd.
Land O'Lakes, FL 34638

TEAMS: [LINK TO MEETING](#)

Meeting ID: 266 389 722 026 3

Passcode: 5i23sN7X

CALL IN: +1 323-538-4434

Phone conference ID: 197 867 101#

Mute/Unmute: *6

AGENDA

For the full agenda packet, please contact ConcordStation@AnchorStoneMgt.com

I. Call to Order / Roll Call

II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

III. Professional Vendor Presentations

A. District Engineering Report – Stantec Project Engineer Greg Woodcock

1. Status and Discussion of ADS Project
2. Discussion of Seal Coating Clubhouse Parking Lot & Pothole Repair
3. Discussion of Ditch Project
4. Discussion of Tree Replacement Project
5. Consideration of Stantec Professional Services Agreement Change Order – Increase of \$5,000 [EXHIBIT 1](#)

B. Solitude Lake Management

1. Waterway Inspection Report – 10.01.2025 [EXHIBIT 2](#)
2. Discussion & Consideration of Revised Agreement for Service [EXHIBIT 3](#)

C. Red Tree Landscape Maintenance

1. Landscape Maintenance Report – September [EXHIBIT 4](#)



2. Consideration of Proposals Cited in Landscape Maintenance Report

❖ Flush Cut & Remove (1) Dying Tree - Buckingham Shire Park - \$650 [EXHIBIT 5](#)

❖ Flush Cut (3) Dead Trees on the South Side of Mentmore - East of Sun Lake Blvd. - \$1,950 [EXHIBIT 6](#)

❖ Stake (2) Leaning Trees at Buckingham Shire Park - \$500 [EXHIBIT 7](#)

❖ Hardwood Elevation, Crown Thinning & Cleaning Proposal [EXHIBIT 8](#)

3. Status & Discussion of Irrigation Project

4. Discussion & Consideration of Irrigation Monthly Fiscal Allotment for Repairs

5. Consideration for Approval: Invoices Not Previously Board Approved

❖ Invoice 30746 – Mapping Project - \$4,290 [EXHIBIT 9](#)

❖ Invoice 31411 – Irrigation Repairs on 08.01.2025 - \$261.25 [EXHIBIT 10](#)

D. District Counsel – Kilinski Van Wyk

1. Discussion of Rules & Procedure Update

2. Status Update on Letter to Resident with Bounce House

3. Status Update on Letters to Residents with Encroachments

E. Amenity Center Report [EXHIBIT 11](#)

1. Presentation of Swim Kids Contract [EXHIBIT 12](#)

2. Presentation of Manda's Minnows Swim Lessons [EXHIBIT 13](#)

3. Consideration of Annual Invoice for Poop 911 – 22 Stations - \$7,979.40. Includes 3200 Bags [EXHIBIT 14](#)

F. District Manager

1. Status of Sales Tax Reimbursement

2. Tot Lot HOA Question – does the Board prefer Bahia or St. Augustine



IV. Administrative Items

A. Consideration for Acceptance of the August Unaudited Financial Report

[EXHIBIT 15](#)

B. Consideration for Approval – The Minutes of the Concord Station Regular Meeting of the Board of Supervisors Held on September 11, 2025

[EXHIBIT 16](#)

V. Audience Comments – New Business *(limited to 3 minutes per individual)*

VI. Supervisors' Requests

VII. Adjournment



EXHIBIT 1

[RETURN TO AGENDA](#)





PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 23 September 2025

"Stantec" Stantec Consulting Services Inc.
Stantec Project # 238202030
380 Park Place Blvd., Suite 300
Clearwater, FL 33759
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

"Client" Concord Station Community Development District
Client Project #
255 Primera Blvd, Suite 160
Lake Mary, Florida 32746
Ph: 407-698-5350
email: ConcordStation@AnchorStoneMgt.com

Project Name and Location: Agreement for Professional Engineering Services

In accordance with the original Professional Services Agreement dated 9 January 2025 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

General consulting efforts for 2025 fiscal year support.

Total fees this Change Order	\$ 5,500.00
Original agreement amount	\$ 30,000.00

Total Agreement	\$ 35,500.00
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Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Concord Station Community Development District

Greg Woodcock, PE
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

EXHIBIT 2

[RETURN TO AGENDA](#)



SOLITUDE

LAKE MANAGEMENT



Concord Station CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-10-01

Prepared for:
Concord Station CDD

Prepared by:

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS D1, D2, D3	3
PONDS D4, D5, D6	4
PONDS D7, D8, D9	5
PONDS D10, R1, R2	6
PONDS R3, R4, R5	7
PONDS R6, R7, R8	8
PONDS R9	9
MANAGEMENT/COMMENTS SUMMARY	9, 10
SITE MAP	11

Site: D1

Comments:

Site looks good

Site looks great with a healthy population of native GSR within the site.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D2

Comments:

Site looks good

Site looks great with a healthy population of native GSR within the site. Some decay is still occurring along the perimeter from past treatments.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D3

Comments:

Site looks good

Site looks great with no notable issues. The perimeter is filled with native GSR.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D4

Comments:

Site looks good

Site looks great. The water is a bit turbid but overall the site is in great shape with no notable issues.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D5

Comments:

Site looks good

Site is low on water but looks good. Native vegetation is present within the site and is filling in well.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D6

Comments:

Site looks good

Site looks great. The water level is low within the pond but the shoreline is clear of nuisance vegetation and filled with GSR.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D7

Comments:

Site looks good

Site looks good with no notable issues. some GSR is filling in the cove of the site and we hope to see more fill in the perimeter.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D8

Comments:

Site looks good

Site is still in the decay process along the shoreline. Some Native GSR is mixed in with the decay. Overall the site is looking good with no nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: D9

Comments:

Site looks good

Site looks good with very minor shoreline growth noted. Treated on 10/1 and should take roughly 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: D10

Comments:

Site looks good

Site looks great with not much to note. Water clarity within the site is great. No algae, submersed weeds, or shoreline vegetation detected.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: R1

Comments:

Normal growth observed

Treated on 10/1 for shoreline growth. 14 days for full results. Overall site is in good shape.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: R2

Comments:

Site looks good

Water level is low but the site is looking great. Exposed banks are clear of any nuisance growth and the open water is clear.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: R3

Comments:

Normal growth observed

Emergent weeds treated on 10/1.
Overall the site is looking fine
with no obstruction to the
intended flow of the site.

Action Required:

Routine maintenance next visit

Target:



October 2025

Site: R4

Comments:

Site looks good

Site looks good with minor
shoreline weeds in the cove.
Treated 10/1, full results may take
up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025

Site: R5

Comments:

Site looks good

The site looks great with not
much to note. Treated on 10/1 for
the minor shoreline weed growth.
Overall in great shape.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: R6

Comments:

Site looks good

Site looks great. Last moth the board requested a photo of the fenced easement as an example for site T5.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: R7

Comments:

Site looks good

Site looks good and is still in the decay process from past treatment. Flow not obstructed.

Action Required:

Routine maintenance next visit

Target:



October 2025

Site: R8

Comments:

Site looks good

Site looks great. Last month some native Bacopa was in the site and was treated to cut it back. Treatment was successful.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: R9**Comments:**

Normal growth observed

Treated on 10/1 for shoreline growth. Full results may take up to 14 days. Overall the site is looking good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Management Summary

Beginning this October water levels have dropped once again in the community leaving some ponds roughly 24 inches low on water. If this trend keeps up we will see some very empty sites in the dry season making for a lot of shoreline growth to be maintained. Overall all of the sites pictures in the report are looking great. some have very minor shoreline growth that needed treatment. All the sites pictures in this report were treated accordingly on 10/1.

Site R6 I took a photo of the easement as requested to use as an example for site T5. I don't believe that the easement on site T5 is wide enough to use this method.

I'm continuing my check of the flow structures and weirs every month in the ponds. So far I haven't seen anything to bring to the attention of the board. Everything is functioning properly and nothing is obstructed.

As always, please reach out to me with any questions or concerns you may have- corey.white@solitudelake.com

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
W11	Site looks good		Routine maintenance next visit
W12	Site looks good		Routine maintenance next visit
W13	Site looks good		Routine maintenance next visit
W14	Site looks good		Routine maintenance next visit
W15	Site looks good		Routine maintenance next visit
W16	Site looks good		Routine maintenance next visit
W17	Site looks good		Routine maintenance next visit
W18	Site looks good		Routine maintenance next visit
W20	Site looks good	Shoreline weeds	Routine maintenance next visit
W21	Site looks good		Routine maintenance next visit
W22	Normal growth observed	Shoreline weeds	Routine maintenance next visit
W24	Site looks good		Routine maintenance next visit
W25	Normal growth observed		Routine maintenance next visit
W26	Site looks good	Shoreline weeds	Routine maintenance next visit
W27	Site looks good		Routine maintenance next visit
W28	Site looks good		Routine maintenance next visit
W29	Site looks good		Routine maintenance next visit
W30	Site looks good		Routine maintenance next visit
W31	Normal growth observed	Shoreline weeds	Routine maintenance next visit

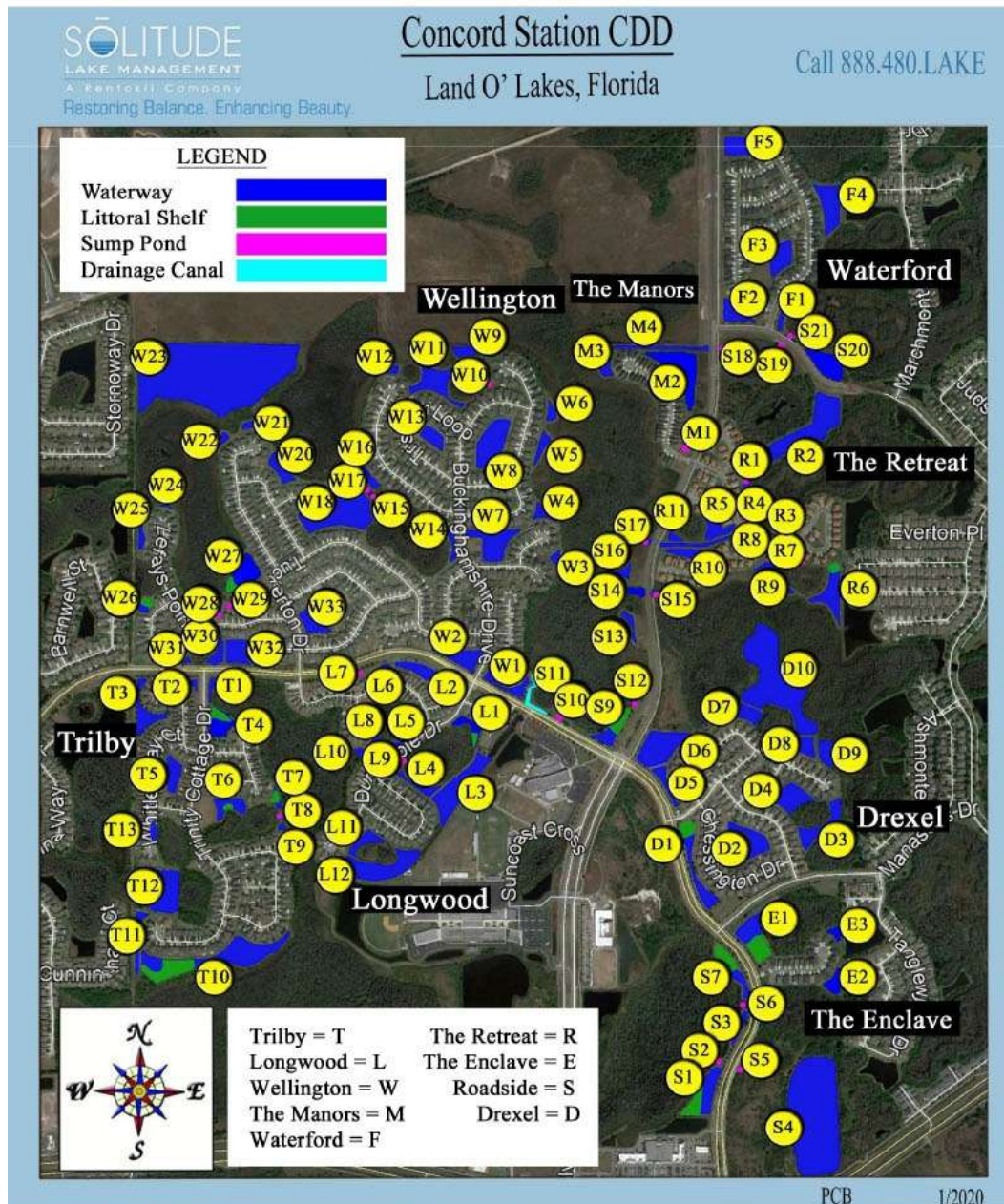
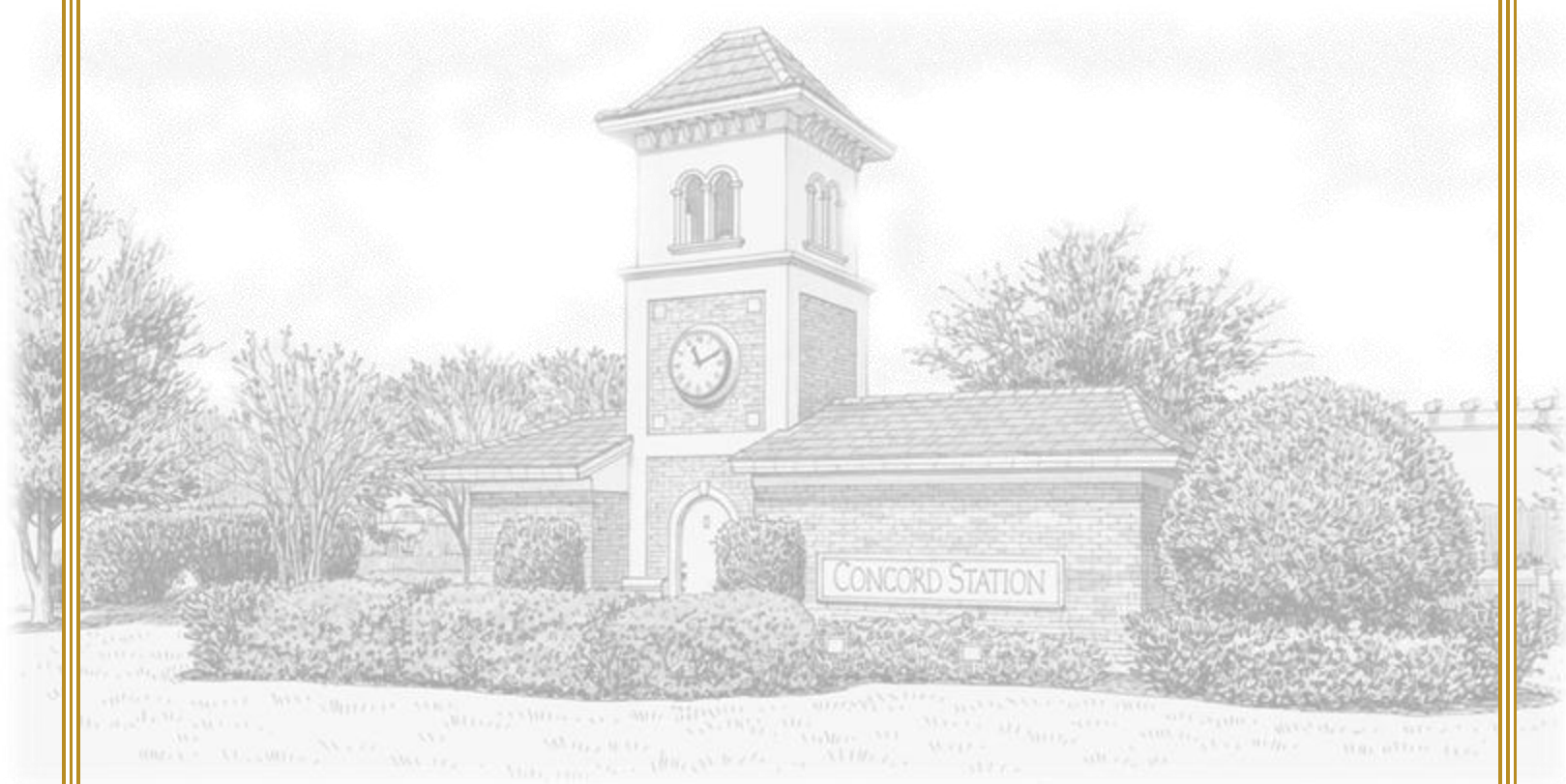


EXHIBIT 3

[RETURN TO AGENDA](#)



SERVICES AGREEMENT

PROPERTY NAME: **Concord Station CDD**

CUSTOMER NAME: **Concord Station CDD**

SERVICE DESCRIPTION: **3 Year Annual Maintenance Service for One Hundred Eight (108) Waterways and Thirty Nine (39) Wetland Buffers.**

EFFECTIVE DATE: **November 1, 2025 through October 31, 2028**

SUBMITTED TO: Patricia Thibault

SUBMITTED BY: Alan Wilson

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement. This Agreement supersedes the previous Agreement executed on April, 1, 2025 with a Contract Effective Date of April 1, 2025 through March 31, 2026.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 3 year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the



time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's



decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.



22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

[Concord Station CDD]

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the water bodies on a seven (7) times per month basis during the months of October through September.

A SOLitude Aquatic Specialist will visit the site and inspect the wetland buffers on a four (4) times per month basis during the months of October through September.

Monitoring:

1. A SOLitude Aquatic Specialist will visit the site and inspect the pond(s)/lake(s)/BMP.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s)/lake(s)/BMP Area with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond/lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s)/lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.



Pond/Lake Dye:

1. Pond/Lake Dye will be applied to the pond(s)/lake(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s)/lake(s)/BMP Area with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond/lake/BMP areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a "GoFormz Report" detailing 19 sites each month. This report will include a picture and description of each site. The description will note any recent treatments, relative observations, and any deficiencies or suggestions pertaining to the site.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

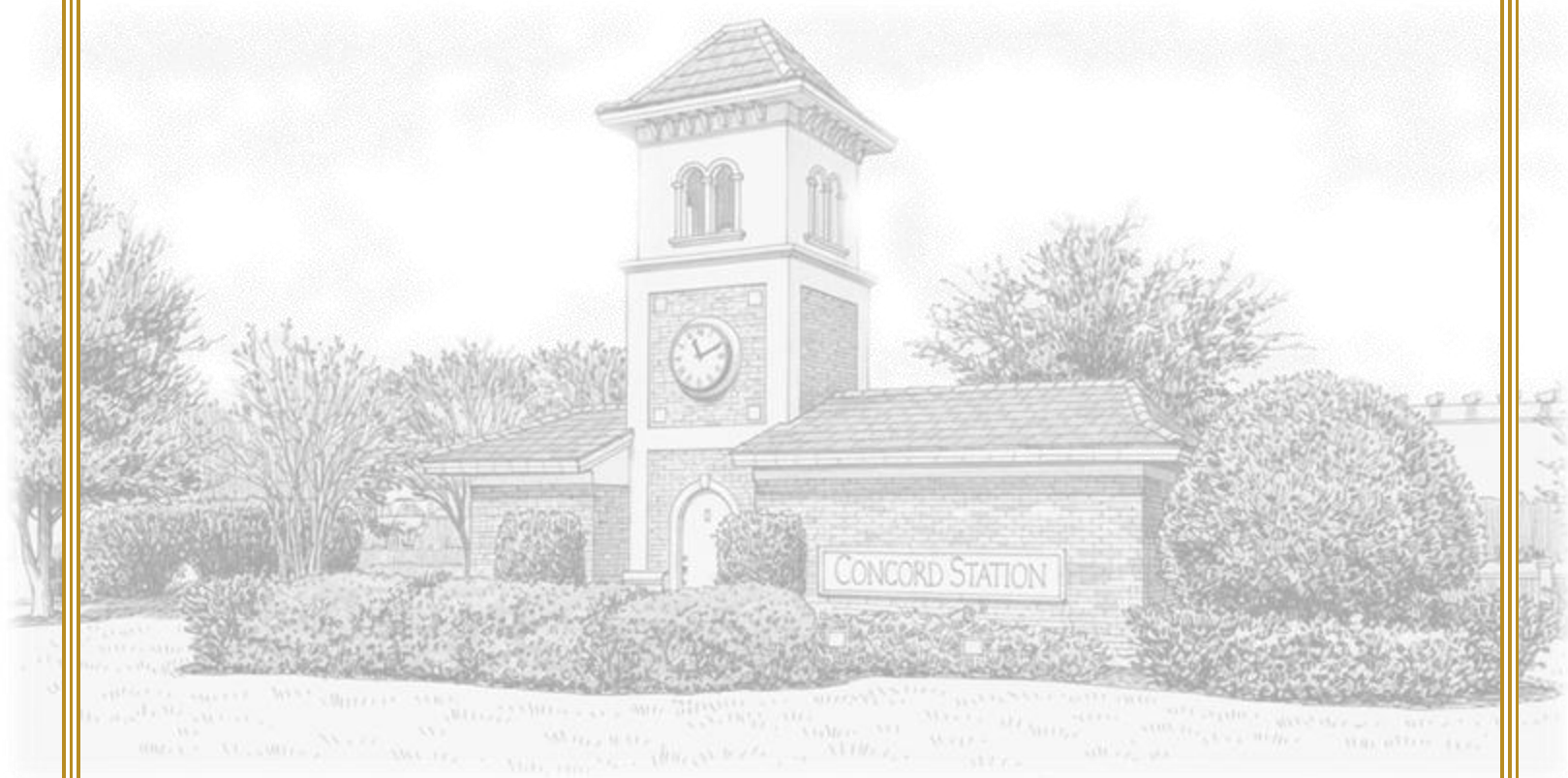
Total Price: **\$88,540.80**

Invoice Amount: **\$7,378.40**

Invoice Frequency: **Monthly**

EXHIBIT 4

[RETURN TO AGENDA](#)





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE REPORT: SEPTEMBER 2025

FOR

Concord Station CDD

Attention: Patricia Thibault, District Manager

Clean-Up

Trash removed every visit.

Mowing Operations

Completed per contract by multiple crews.

Detail Operations

Detail completed on rotational basis.

Fertilization / Pest Control

IPMs completed as necessary.

Irrigation

Adjustments to irrigation made as needed for proper coverage.

Arborcare

Continuing to remove moss from trees. (Photos included on Page 2)

Work Orders / Service Requests

- *Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscapesystems.com. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly and report back to you with completion.*

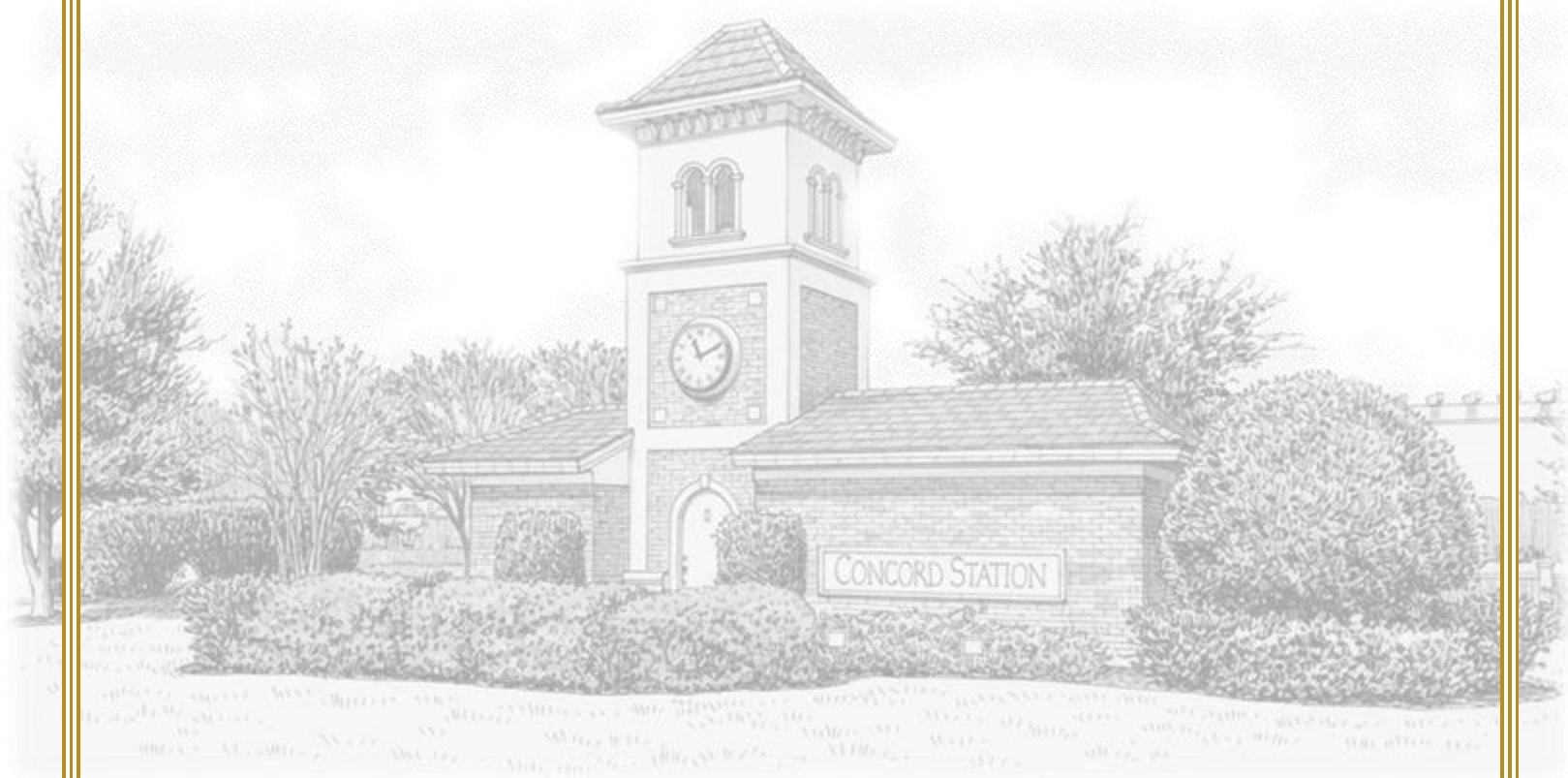
Proposals

- ***A proposal was previously submitted for hardwood elevation, crown thinning and crown cleaning for (10) hardwood trees on the north side of The Retreat Monument on the East side of Sun Lake Blvd.***
- ***A proposal was previously submitted to stake (2) leaning trees at Buckinghamshire Drive Park.***
- ***A proposal was previously submitted to flush cut and remove debris for (3) dead trees on the south side of Mentmore Blvd - east of Sunlake Blvd.***
- ***A proposal was previously submitted to flush cut and remove debris for (1) dying tree at Buckinghamshire Drive Park.***



EXHIBIT 5

[RETURN TO AGENDA](#)





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

TREE REMOVAL PROPOSAL

FOR

CONCORD STATION CDD

Attention: Ms. Patricia Comings Thibault – District Manager

August 8, 2025

Flush cut and remove debris for (1) dying tree at Buckinghamshire Park



- Flush cut and remove debris of (1) dying tree.
- Includes labor, debris disposal, hauling and dump fees.

Cost: \$650.00

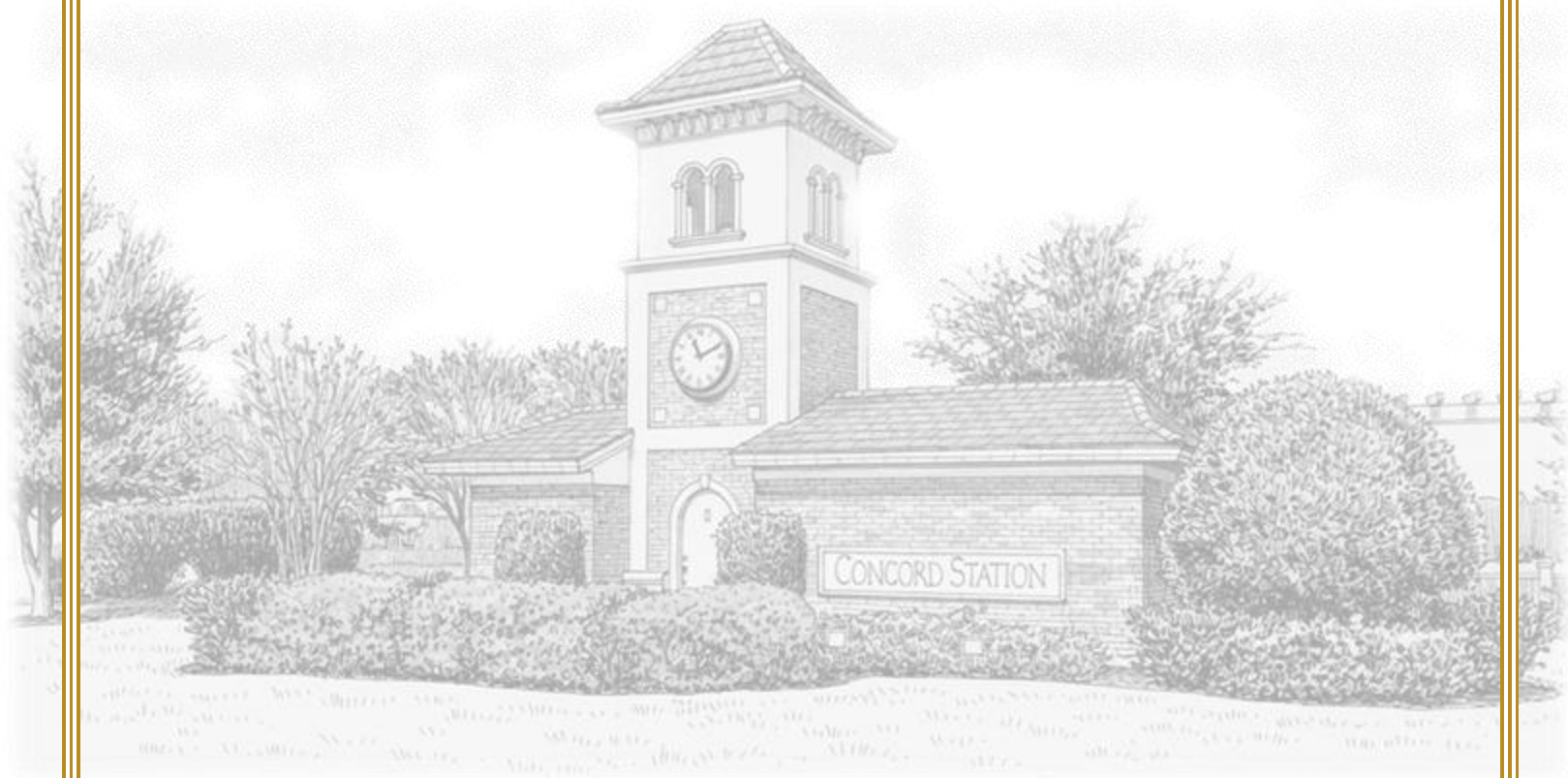
Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 6

[RETURN TO AGENDA](#)





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

TREE REMOVAL PROPOSAL

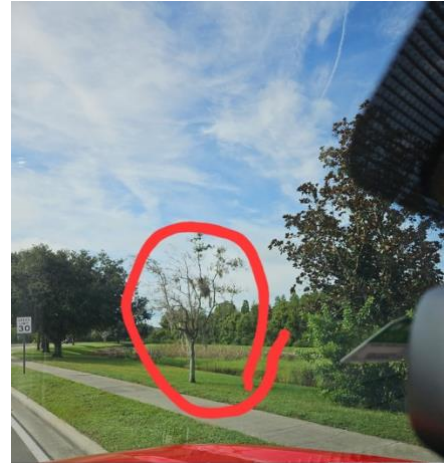
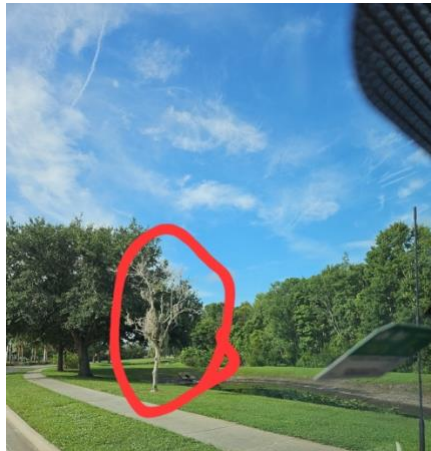
FOR

CONCORD STATION CDD

Attention: Ms. Patricia Comings Thibault – District Manager

August 8, 2025

Flush cut and remove debris - (3) dead trees on the south side of Mentmore Blvd - east of Sunlake Boulevard



Scope of Work

- Flush cut and remove debris for (3) dead trees on the south side of Mentmore Boulevard - east of Sunlake Boulevard.
- Includes labor, debris disposal, hauling and dump fees.

Project Cost: \$1,950.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 7

[RETURN TO AGENDA](#)





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

TREE STAKING PROPOSAL

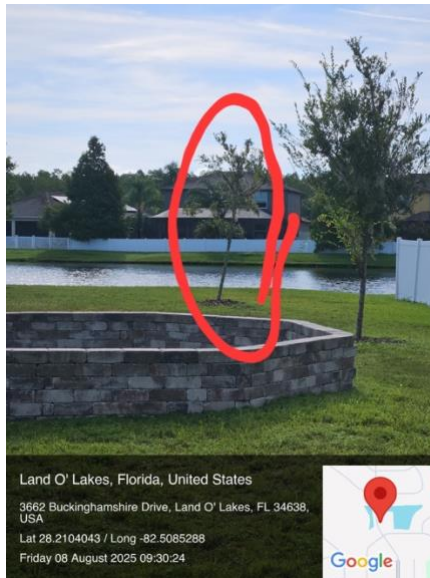
FOR

CONCORD STATION CDD

Attention: Ms. Patricia Comings Thibault – District Manager

August 8, 2025

Stake (2) leaning trees at **Buckinghamshire Drive Park**



- Stake (2) leaning trees at Buckinghamshire Drive Park.
- Includes materials and labor

Cost: \$500.00

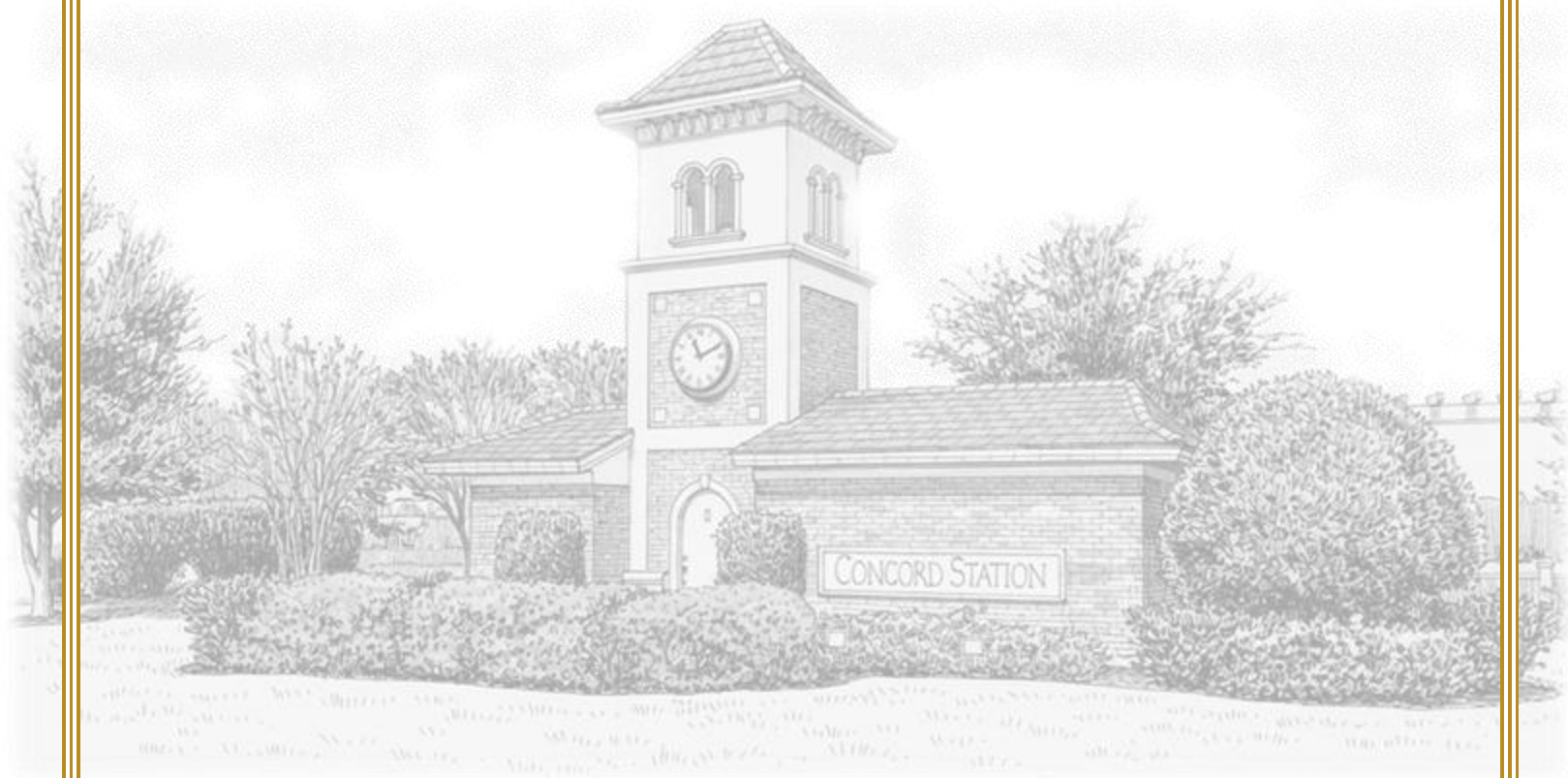
Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapc.systcms / Cell phone: (727) 267-2059

EXHIBIT 8

[RETURN TO AGENDA](#)





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

HARDWOOD ELEVATION, CROWN THINNING AND CLEANING PROPOSAL

FOR

CONCORD STATION CDD

Attention: Ms. Patricia Comings Thibault – District Manager

July 31, 2025

Target Area North side of The Retreat Monument on East side of Sun Lake Blvd.



Scope of Work

- Hardwood elevation, crown thinning and cleaning of (10) Hardwood trees on the north side of The Retreat Monument - east side of Sun Lake Blvd.
- Includes labor, debris removal, hauling fees, and dumping fees.

Project Cost: \$2,750.00

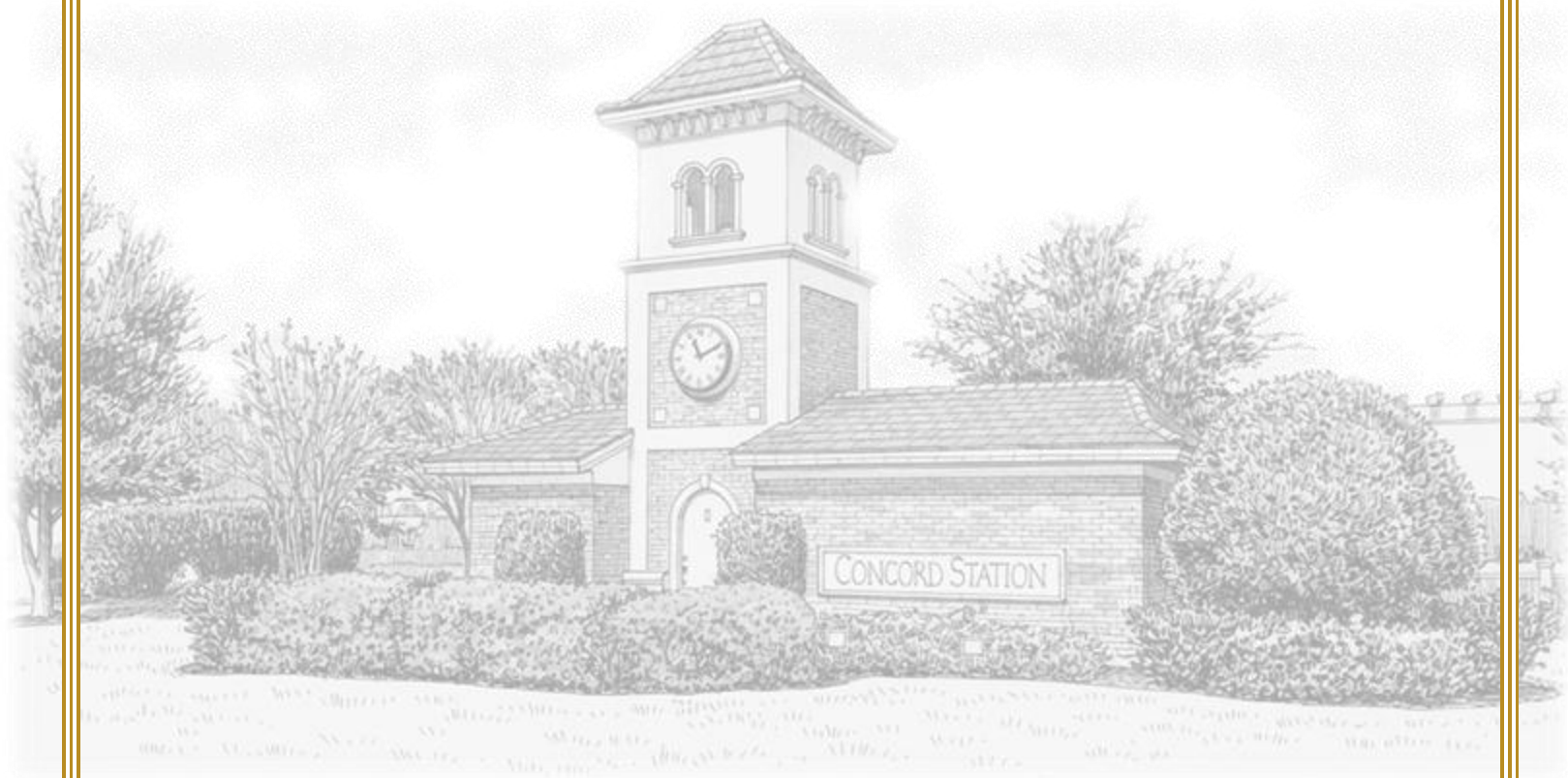
Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 9

[RETURN TO AGENDA](#)



INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Concord Station CDD
C/o Anchor Stone Management, LLC
255 Primera Boulevard, Ste 160
Lake Mary, FL 32746

Ship to
Concord Station CDD
C/o Anchor Stone Management, LLC
255 Primera Boulevard, Ste 160
Lake Mary, FL 32746

Invoice details
Invoice no.: 30746
Terms: Net 45
Invoice date: 07/17/2025
Due date: 08/31/2025

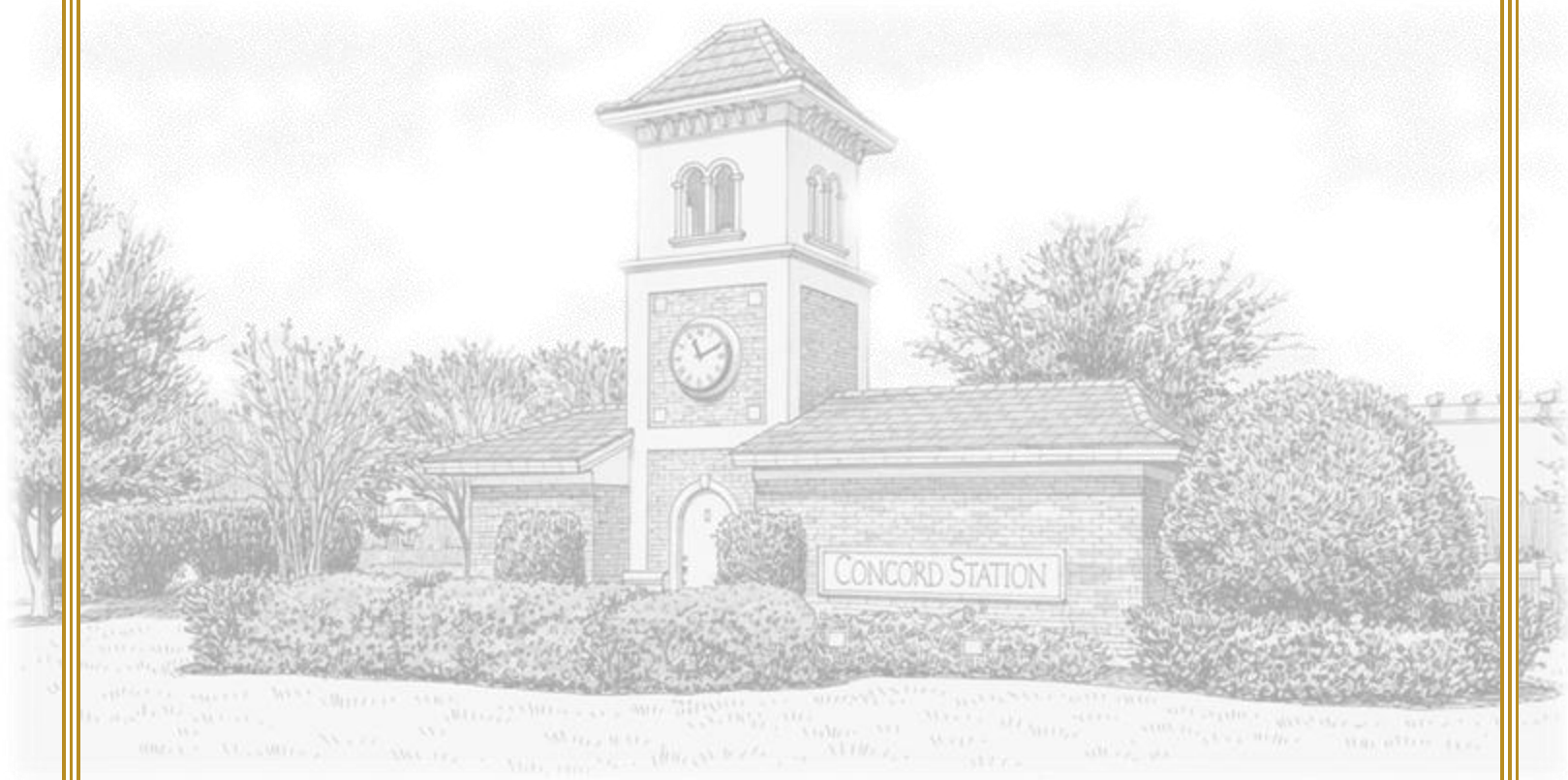
#	Date	Product or service	Description	Qty	Rate	Amount
1.			The mapping project began after the May 28 meeting: *Valve locating. *Pictures taken for mapping. *Pictures taken for documentation of pre-existing *conditions. Started tracking on June 2- June 5. On June 12, we tracked 124 valves.			
2.		Sales	Labor-Technician-Tracking	66	\$65.00	\$4,290.00

Total \$4,290.00

Overdue 08/31/2025

EXHIBIT 10

[RETURN TO AGENDA](#)



INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Concord Station CDD
C/o Anchor Stone Management, LLC
255 Primera Boulevard, Ste 160
Lake Mary, FL 32746

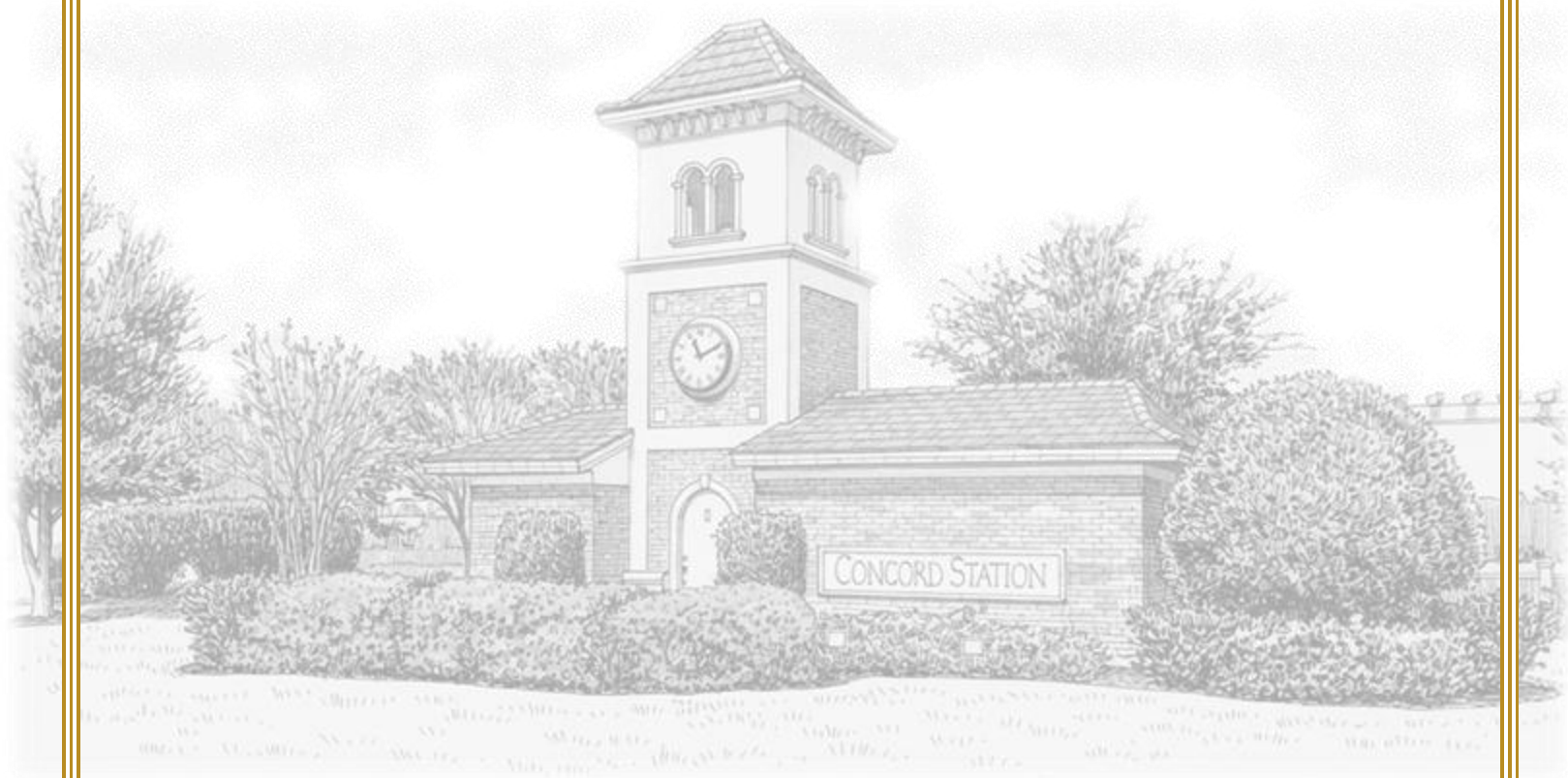
Ship to
Concord Station CDD
C/o Anchor Stone Management, LLC
255 Primera Boulevard, Ste 160
Lake Mary, FL 32746

Invoice details
Invoice no.: 31411
Terms: Net 45
Invoice date: 09/16/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 8.1.25 Repairs at Sun Lake and Umberland.			
2.		Sales	1" Cap	1	\$1.25	\$1.25
3.		Sales	Labor-Technician	4	\$65.00	\$260.00
Total						\$261.25

EXHIBIT 11

[RETURN TO AGENDA](#)



CLUBHOUSE & AMENITIES MANAGER

-Projects and repair spending authorization for the Clubhouse and Amenities Manager:

1. Requesting to be provided with a process or to be updated in the process if already established, in where I am authorized to request funds in a timely matter for emergent repairs.

-Events:

1. There is a shred event scheduled for Saturday, October 18, 2025, between the hours of 12:00pm to 4:00pm.

2. Trunk-or-Treat event for Halloween. There will not be any other activities aside from the Clubhouse being decorated, staff passing out candies, and any families/cars that may partake on the event. Event is scheduled for October 31 from 4pm-8pm.

3. December Holiday event is scheduled for Dec 20, from 1pm to 5pm. District Manager has processed the invoice and deposit check has been sent to the vendor.

-Resurfacing of tennis/basketball courts:

1. Payment for Tennis court portion was sent to vendor for \$11,850.00, with a hold of \$3000.00 for the Basketball court portion. Attempting to work with the company on a plan to mitigate the “cracking” of the recently resurfacing job. More to follow.

-Monument upgrade/repair status:

1. Work has commenced on monuments East of the Clubhouse on Mentmore.

2. The Retreat monument was power washed and painted.

3. Lights have been installed on all monuments West of the Clubhouse on Mentmore.

-Concord Station Clock Tower:

1. Removed the top portion of the monument, to confirm what was suspected...the top 3-9 inches of the shingles panel and frame is rotten. We applied wood sealant to the portion that is showing signs of deterioration to extend its life span and covered the area until a decision is made on plans. The tower was painted with the same color scheme being used for the rest of the monuments. The tower is ready for lights to be installed. Blue Wave has been informed and are in the process of taking measurements to be able to order the tracks for the installation of lights.

-Security camera/door access update:

1. While we are waiting for the repairs of our exit buttons and readers affecting the pool, tennis, and basketball courts gates, a new legal document were provided to ECS for review and execution. ECS has forwarded this new legal document to their own legal department.

2. Meanwhile, ECS Integration has provided invoices/quotes to be submitted to the insurance company. All documents were forwarded to the District Manager for review and claim submission.

-Waterford fountain status:

1. Pump was cleaned, inspected, and tested. It tested satisfactorily. All fountain light bulbs were found to be blown. A request for replacement lights, lights electrical harness, and pump pigtail has been requested from SITEX Aquatics and Vermana. SITEX provided a quote as follows: Part #35-0010 4 pin pigtail \$425.00, Part #09-0514 4 midi light splitter & fixtures \$1,430.00, Shipping \$110.00, Total cost \$1,965.00.

-New Signs:

1. Vendor received payment and is moving forward with the making of the signs.

-Pool status:

1. Counsel had requested a copy of an executed contract. An executed contract was found in one of the binders in the Manager's office. Contract is dated April 8, 2016.

-Playground Fence replacement:

1. Job was completed on Tuesday September 23, 2025. Work was not to satisfaction. Concerns were addressed with the vendor, and we are waiting for a response from them.

2. Vendor visited playground and a walkthrough was conducted.

-Vendor will be sending workers back to reinstall the rubber mulch barriers that were removed by them.

-In regard to the reuse of the gates, the vendor stated that previous managers agreed to reuse the gates to lower project costs.

-In regard to the fence not being level at some areas; it was provided that this was in line with the terrain. If the fence were to be installed leveled at the top it would create too much elevation from the ground at some points, permitting entry to the playground through the elevated sections.

-In regard to the removal of the access control readers. Vendor provided that he be provided with a cost estimate to reinstall the readers and wires. He will then discuss the estimate with the company's owner and let me know his inputs.

-Resident Concerns/ Complaints:

1. Mr. Timothy Matthews from 18331 Snowdonia Dr, that several trees on the back side of his property are falling over into his property. There are several tree branches that extend over his fence and yard. Will need to determine what is the policy regarding this.

2. Ms. Lanita Ludas from 3327 Whitley Bay Ct. provided that the trees behind her backyard have overgrown into her yard and will like for RedTree to address the trees as Yellowstone used to. Will engage with RedTree.

3. Michael Cosentino residing at 3888 Buckinghamshire Drive, has concerns of the monument upgrade being performed in-house and the selection of the color scheme. Will address with the Board of Supervisors.

4. Joseph Colavolpe residing at 4301 Mount Bandon Dr., inquired about the “Waterford fountain (the one by the Waterford section pond). It’s been sitting on the bank for about a year, and neighbors have been inquiring for an update.

Could you please share:

- Current status/diagnosis (electrical, parts backorder, vendor issue, permitting, etc.)
- Responsible vendor/contract (and whether warranty applies)
- Target timeline for repair/reinstall
- Interim plan to address any related water quality/aesthetics issues while it’s offline”

-New projects to consider for upcoming months/year:

1. Pool Deck furniture/upgrade or repairs
2. Painting of the Kids Splash Pad
3. Lights on Tennis Courts, Basketball Courts, Pool, and Playground
4. Repairs to the Tennis and Basketball fence
5. Repair or replacement of the playground water fountain
6. Repair of the delamination on one small section of the pool bottom floor plaster

EXHIBIT 12

[RETURN TO AGENDA](#)



Swim Lesson Agreement

This Swim Lesson Agreement (the “**Agreement**”) is made as of September 27, 2024, by and between **SwimKids, USA, Inc.**, a Florida corporation whose mailing address is 37749 Southview Ave., Dade City, Florida (the “**Independent Contractor**”), and **Concord Station Community Development District** (the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”).

Operative Provisions

- 1. Scope of Work and Term:** This term of this Agreement is effective **March 01, 2026 through October 2027**. This Agreement replaces and supersedes any prior agreements between the parties. The Independent Contractor may conduct swimming lessons at the District’s clubhouse pool in accordance with the provisions of this Agreement. Independent Contractor may give lessons to residents and non-residents from **8:00 a.m. until 12:30 p.m. on Weekdays (Monday-Thursday) and Weekends (Saturday and Sunday)** during the term of this Agreement. Each swimming class is limited to a maximum of five (5) students. Non-residents are allowed to participate in the lessons only after pre-enrollment of residents. Independent Contractor does not have exclusive use of the swimming pool, but only a small portion of the swimming pool, designated by the District to conduct classes. Independent Contractor will provide the District with a full roster of the students and charges for the classes. Residents of the District will be given a \$25.00 resident discount for lessons.
- 2. Payment to the District:** Independent Contractor shall pay the District **\$250.00 for Weekdays and \$250.00 for Weekends**, per month, for each month in which the Independent Contractor provides lessons in the District’s pool. Payment shall be paid at the beginning of each month for the term of this Agreement. All payments must be in the form of a check payable to the Concord Station Community Development District.
- 3. General Provisions:**
 - a. Any alterations or deviations from the Agreement must be executed in writing by the District and Independent Contractor.
 - b. Independent Contractor shall obtain and provide the District with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall name Concord Station Community Development District as an additional insured on the insurance policy.
 - c. Independent Contractor agrees to maintain proper training to keep all training certifications current and shall provide copies to the Clubhouse Manager for District files.
 - d. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
 - e. The Independent Contractor shall provide the District with thirty (30) days notice of cancellation of insurance, certification or permits needed to provide the services. At no time shall the Independent Contractor be without insurance, certification or permits needed to provide the services. Failure to meet these requirements shall result in

immediate termination of services and the Independent Contractor shall immediately cease and desist all activities at the lap pool.

f. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the students must abide by all clubhouse and pool policies and rules.

g. The Independent Contractor shall make its best efforts to protect and prevent damage to the District's property, including but not limited to, the protection thereof from damage by from theft or vandalism. Restoration of such damage shall be the sole responsibility of the Independent Contractor.

h. The Parties agree to indemnify, save and hold harmless the each other, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of gross negligence, recklessness, or intentional wrongful misconduct of the other, resulting from, arising out of or occurring in connection with the execution of the services.

i. The Laws of the State of Florida shall govern this Agreement. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The parties to this Agreement acknowledge venue as lying in the county where the District is located.

j. The District and the Independent Contractor may terminate this agreement at any time without cause upon fourteen (14) days written notice to the other party.

k. Independent Contractor will schedule and conduct classes during regular business hours as set in this Agreement. The District reserves the right to amend the days and times the Independent Contractor may give lessons at any time. If the new days and times are not mutually acceptable to both parties, then the Independent Contractor may immediately terminate this Agreement.

l. Independent Contractor shall conduct a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all staff conducting lessons and shall update the Screening as necessary.

m. Pursuant to Section 448.095(2), Florida Statutes,

i. Independent Contractor represents that Independent Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

ii. If the District has a good faith belief that the Independent Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate

this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Independent Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Independent Contractor and the Independent Contractor will immediately terminate its contract with the subcontractor.

iii. If this Agreement is terminated in accordance with this section, then the Independent Contractor will be liable for any additional costs incurred by the District.

n. As required under Section 119.0701, Florida Statutes, the Independent Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

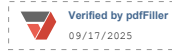
IF THE INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY PHONE AT 407-698-5350, BY EMAIL AT PATRICIA@ANCHORSTONEMGT.COM, OR BY REGULAR MAIL AT 255 Primera Boulevard Suite 160, LAKE MARY, FLORIDA 32746.

o. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Independent Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

[REST OF PAGE LEFT INTENTIONALLY BLANK]

SwimKids, USA, Inc.

Alan Messing



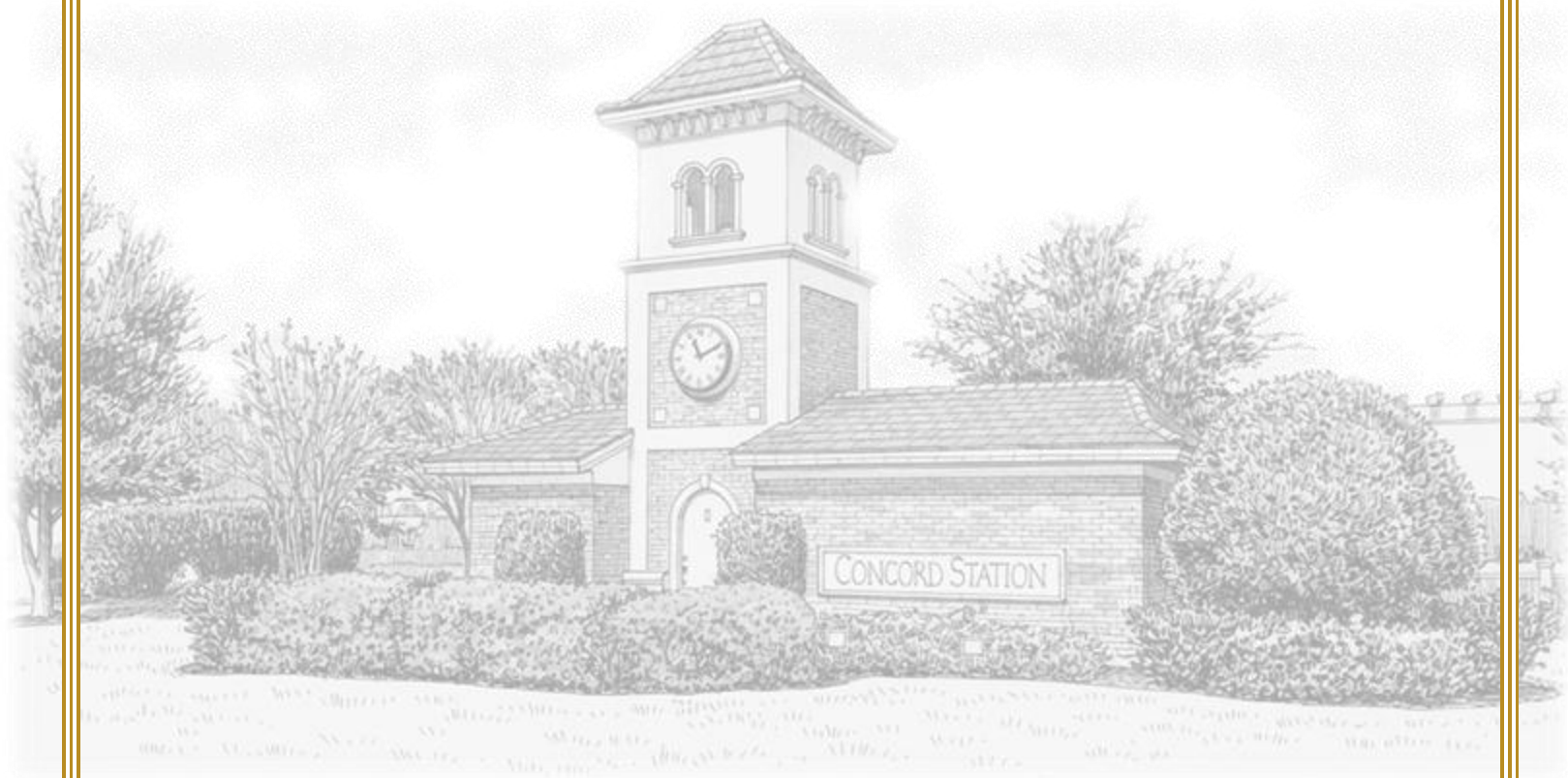
Name: Alan J. Messing
Title: President

**Concord Station
Community Development District**

Name: _____
Title: Chair of the Board of Supervisors

EXHIBIT 13

[RETURN TO AGENDA](#)





Proposal for Manda's Minnows Swim Lessons at Concord Station Pool

Why We Do What We Do

- Recent CDC child drowning stats:
 - In 2023, 97 children died from drowning in Florida, making it the number one state for child drownings.
 - In 2024, the number rose to 105 fatal drownings among children. Per the CDC, that statistic ranked Florida #4 in the U.S. for unintentional drownings in children ages 1-4.
 - So far (as of July), in 2025 there have been 63 child drownings in Florida.
- Children with autism are at substantially heightened risk:
 - Since 2021, 118 children with autism have drowned in Florida, with 35 in 2024 and 22 already in 2025 as of mid-August.
 - A 2025 AP News report highlights, "over 100 children who had autism ... have drowned since the start of 2021".

Do Swim Lessons Help?

- Bottom Line: Swim Lessons=Life Lessons
- Year-round danger, with seasonal spikes: Drownings occur throughout the year, but peak during spring and summer. Most child drownings occur in residential swimming pools, though even small amounts of water at home can be hazardous
- Huge reduction in drowning risk: Formal swimming lessons can reduce drowning risk by about 88% in children up to age 4

- The American Academy of Pediatrics recommends swim lessons for children aged 4 and older, as they are shown to lower drowning incidents. However, even children who have taken lessons still need supervision and caution.
- The CDC, AAP, and WHO all advocate layers of protection—supervision, barriers (like pool fences), swim skills, and public awareness—to prevent drowning; all recommend swimming lessons.

About Manda's Minnows

- Founded by Amanda Shapiro in 2014, a Concord Station homeowner and resident, lifelong swimmer, water safety advocate, and certified instructor.
- Ms. Manda has 33+ years of experience, bringing the ability to teach all ages and skill levels.
 - Previous work at community pools, YMCAs, athletic clubs, private lessons, etc.
- Manda's Minnows has taught 1200+ students throughout the Land O Lakes area and surrounding communities, with highly personalized instruction and consistent results.
- Mission: To create confident, safe swimmers through 1:1, private lessons tailored to each student's needs.
- Vision: Foster a love of swimming while prioritizing water safety, technique, and fun.
- The only swimming school in the Bay Area that is fully certified in Swim Angelfish, Swim Whisperers.
- Certifications
 - Owner and lead instructor are Swim Angelfish, level 2 certified
 - Third instructor is Swim Angelfish, level 1 certified
 - All instructors are CPR, First Aid and AED certified
 - Lead instructor and third instructor are Lifeguard Certified

What is the Swim Whisperers® Methodology

According to Swim Whisperers website, the methodology was, "Created by pediatric occupational and physical therapists with over 30 years of experience, this evidence-based approach targets the specific roadblocks each swimmer faces—whether fear of submersion, sensory discomfort, or coordination issues—and crafts adaptive strategies to help them thrive in the water."

- Certified Autism Center™ (CAC) Designation. Awarded by IBCCES, this certification affirms Swim Angelfish's expertise in serving children with autism and sensory sensitivities, emphasizing understanding and safety.

Testimonials (Attached PDF)

Proposed Swim Lesson Structure

Class Sizes

All lessons are 1:1, private lessons

- Class Times (proposed)
- Morning sessions: 8AM – 12:30pm
- Afternoon sessions: 4PM – 6:30PM
- Sessions run in 15-minute or 30-minute increments depending on level, type of lesson and need

Pool Usage

- Use of a shallow area (space for 2-4 people) for beginner students
- Intermediate/advanced lessons may use an area with deeper water for stroke practice
- Classes conducted in a small portion of the pool to ensure regular member use is not disrupted

Benefits to Concord Station Community

- Promote water safety and drowning prevention for residents and their children.
- Provides convenient, high-quality instruction at the neighborhood pool.
- Enhances the value of Concord Station amenities by offering additional programming.
- Manda's Minnows will assist in keeping the pool safe and tidy
- Manda's Minnows will agree to pay a percentage of fees to Concord Station for use of the pool
- Manda's Minnows will open registration to residents, first
- Manda's Minnows provides insurance coverage and liability waivers for all enrolled families.

Next Steps / Request for Approval

- Approval of hosting swimming lessons during designated times at the Concord Station Pool.
- Agreement on scheduling coordination to avoid conflicts with other pool activities.
- Confirmation of pool space allocation (a small portion of shallow end + 1 deeper water space, as needed), does not have to be a set area.
- Promotion of program through community channels and removable signage

Closing

As a small, family and community run swim business, Manda's Minnows would be an extraordinary asset for Concord Station and the greater community because it fills a critical need: keeping students safe around water while building confidence, inclusion, and connection. Florida faces one of the highest drowning rates in the nation, and providing accessible, high-quality swimming instruction right here in our own neighborhood can quite literally save lives. Beyond safety, Manda's Minnows offers families a place of trust, support, and growth—where students of all abilities, including those with sensory or developmental challenges, are empowered to thrive. By bringing this program to Concord Station, we create more than swim lessons; we invest in stronger families, safer children, and a healthier, more connected community. Manda's Minnows is committed to building a strong partnership with Concord Station, ensuring that students in the community gain the life skill of swimming in a safe, structured, and enjoyable environment.

Thank you for your consideration!

Amanda Leigh Shapiro

Founder, owner and Head Instructor

Manda's Minnows

EXHIBIT 14

[RETURN TO AGENDA](#)





POOP 911 Tampa
PO Box 1928
New Port Richey FL, 34656

Invoice CS2025

Concord Station 2025/2026 Annual service payment
11-01-2025 thru 10/31/2026

Date: 09/15/2025

Description of services and area to be cleaned:

<i>Description</i>	Unit Price	Weekly/Yearly cost
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for 22 pet waste stations once weekly. Waste removed from property.	22 @ \$5.25each	\$115.50/\$6006.00
46400 additional pickup bags	22 cases @ \$130.00	\$2860.00
Annual Prepay discount 10%		\$8866.00 -10% = \$7979.40
*3200 pickup bags included with service. Additional bags can be purchase at \$130.00 for 3200 bags.		
Total due by		\$7,979.40

To accept this quotation, sign here and return:

EXHIBIT 15

[RETURN TO AGENDA](#)



Concord Station Community Development District

Summary Financial Statements (Unaudited)

August 31, 2025

**Concord Station
Balance Sheet
August 31, 2025**

	General Fund	Reserve Fund	Debt Srv Fund	Total
1 Assets:				
2 Cash - Operating Account	\$ -	\$ -	\$ -	-
3 Cash - Restricted Cash	-	-	-	-
4 Cash - Operating Account Southstate	44,412	-	-	44,412
5 Cash - Money Market Account	1,719,658	752,056	-	2,471,714
6 Cash - Operating (Square)	5,533	-	-	5,533
7 Debit Card	2,360	-	-	2,360
8 Investments:				
9 Revenue Trust Fund	-	-	443,590	443,590
10 Interest Fund	-	-	-	-
11 Debt Service Reserve Fund	-	-	917,982	917,982
12 Prepayment Fund	-	-	1,120	1,120
13 Accounts Receivable	1,030	-	-	1,030
14 On-Roll Assessments Receivable	-	-	-	-
15 Due from Other Funds	-	-	42,329	42,329
16 Deposits	6,591	-	-	6,591
17 Prepaid Items	-	-	-	-
18 Total Assets	\$ 1,779,583	\$ 752,056	\$ 1,405,022	\$ 3,936,661
19 Liabilities:				
20 Accounts Payable	116,982	-	-	116,982
21 Accrued Payable	39,359	-	-	39,359
22 Due to Other Funds	42,329	-	-	42,329
23 Deposits Payable	5,564	-	-	5,564
24 Deferred Revenue - On-Roll	-	-	-	-
25 Fund Balance:				
26 Non-Spendable:	6,591	-	-	6,591
27 Assigned - Reserved	-	-	-	-
28 Restricted	-	685,856	1,405,021	2,090,877
28 Unassigned	922,162	-	-	922,162
29 Net Change in Fund Balance	646,596	66,200	-	712,797
30 Total Liabilities & Fund Balance	\$ 1,779,583	\$ 752,056	\$ 1,405,022	\$ 3,936,661

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 31, 2025

	FY2025 Adopted Budget	FY2025 Budget Year to Date	FY2025 Actual Year to Date	Variance Over/(Under) Budget
1 Revenues:				
2 Special Assessments	\$ 1,694,847	\$ 1,694,847	\$ 1,750,772	\$ 55,925
3 Tax Roll for Transfer to Reserve Fund	50,000	-	-	-
4 Fund Balance Forward	400,000	400,000	400,000	
5 Interest Income	-	-	89,363	89,363
6 Clubhouse Rentals	-	-	11,819	11,819
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	5,943	5,943
9 Miscellaneous Revenue	-	-	1,795	1,795
10 Total Revenues	2,144,847	2,094,847	2,259,692	164,845
11				
12 Expenditures:				Variance (Over) / Under
13 Financial & Administrative				
14 Supervisor Compensation	13,000	13,000	13,800	(800)
15 Administrative Services	3,000	2,750	1,500	1,250
16 District Management	35,000	32,083	22,634	9,450
17 District Engineer	30,000	30,000	30,033	(33)
18 Assessment Roll	2,500	2,292	1,667	625
19 Financial & Revenue Collections	2,500	2,292	1,667	625
20 Accounting Services	16,000	14,667	10,667	4,000
21 Auditing Services	5,000	3,600	3,600	-
22 Miscellaneous Mailings	1,500	1,500	1,805	(305)
23 Public Officials Liability Insurance	3,215	3,215	3,215	-
24 Bank Fees	800	800	1,403	(603)
25 Dues, Licenses & Fees	175	175	3,414	(3,239)
26 Legal Advertising	1,500	1,375	871	504
27 Tax Collector/Property Appraiser Fee	150	150	702	(552)
28 ADA Website Compliance	2,015	1,515	1,515	-
29 Website Hosting, Maintenance & Backup	1,500	458	352	106
30 District Counsel	30,000	30,000	62,949	(32,949)
31 Total Financial & Administrative	147,855	139,872	161,793	(21,921)
32				
33 Debt Administration				
34 Dissemination Agent	5,000	4,583	3,333	-
35 Trustee Fees	6,000	5,432	5,432	-
36 Arbitrage Rebate Calculation	500	-	-	-
37 Total Debt Administration	11,500	10,015	8,765	-
38				
39 Security Operations				
40 Off Duty Deputy	132,802	121,735	130,642	(8,907)
41 Total Security Operations	132,802	121,735	130,642	(8,907)
42				
43 Electric Utility Services				
44 Utility Services	16,000	14,667	13,574	1,093
45 Utility - Recreation Facilities	32,000	29,333	24,505	4,828
46 Utility - Streetlights	106,000	97,167	94,941	2,226
47 Total Electric Utility Services	154,000	141,167	133,019	8,148
48				
49 Garbage/Solid Waste Control Services				
50 Solid Waste Assessment	900	900	1,519	(619)
51 Garbage - Recreation Facilities	1,040	1,040	1,068	(28)
52 Total Garbage/Solid Waste Control Services	1,940	1,940	2,588	(648)

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 31, 2025

53					
54	Water-Sewer Combination Services				
55	Utility - Recreation Facilities	12,000	11,000	6,959	4,041
56	Total Water-Sewer Combination Services	12,000	11,000	6,959	4,041
57					
58	Stormwater Control				
59	Pest Control	3,500	3,208	-	3,208
60	Aquatic Maintenance	110,676	101,453	101,453	-
61	Lake/Pond Bank Maintenance & Repair	20,000	18,333	-	18,333
62	Stormwater Assessments	2,000	-	-	-
63	Wetland Monitoring & Maintenance	-	-	-	-
64	Fountain Service Repair & Maintenance	4,500	4,125	1,308	2,817
65	Acquatic Plant Replacement	2,500	-	-	-
66	Stormwater System Maintenance	2,500	2,241	2,241	-
67	Wetland Invasive Areas Maintenance	2,500	-	-	-
68	Total Stormwater Control	148,176	129,360	105,002	24,358
69					
70	Other Physical Environment				
71	Property Insurance	32,361	32,361	34,223	(1,862)
72	General Liability Insurance	3,596	3,596	3,596	-
73	Entry & Walls Maintenance & Repair	5,000	-	-	-
74	Landscape Maintenance	253,040	253,040	254,904	(1,864)
75	Well Maintenance	500	-	-	-
76	Landscape - Fertilizer	18,800	17,233	15,267	1,966
77	Landscape Replacement Plants, Shrubs, Trees	15,000	13,750	3,460	10,290
78	Landscape Inspection Services	-	-	-	-
79	Fire Ant Treatment	7,600	-	-	-
80	Holiday Decorations	35,000	-	-	-
81	Landscape - Pest Control/OTC Injections	2,400	-	-	-
82	Landscape - Mulch	45,238	34,375	34,375	-
83	Landscape - Annuals/Flowers	8,800	6,105	6,105	-
84	Landscape - Pest Control	2,000	1,833	1,817	16
85	Irrigation Repair	30,000	30,000	48,950	(18,950)
86	Rust Prevention	15,000	13,750	13,620	130
87	Total Other Physical Environment	474,335	406,043	416,316	(10,274)
88					
89	Road & Street Facilities				
90	Roadway Repair & Maintenance	5,000	-	-	-
91	Total Road & Street Facilities	5,000	-	-	-
92					
93	Parks & Recreation				
94	Management Contract	12,000	11,000	3,000	8,000
95	Contracted Employee Salaries	205,000	187,917	172,755	15,162
96	Clubhouse Maintenance & Repair	27,000	27,000	33,674	(6,674)
97	Gate Maintenance & Repair	1,000	1,000	15,953	(14,953)
98	Computer Support, Maintenance & Repair	2,000	1,833	627	1,206
99	Fitness Equipment Maintenance & Repair	17,000	15,583	913	14,670
100	Clubhouse Facility Janitorial Services	9,600	9,600	14,688	(5,088)
101	Clubhouse Facility Janitorial Supplies	10,000	9,167	896	8,271
102	Pool Service Contract	27,600	25,300	25,300	-
103	Security System Monitoring Services & Maintenance	3,000	3,000	4,915	(1,915)
104	Facility A/C & Heating Maintenance & Repair	5,000	-	-	-
105	Furniture Repair & Replacement	7,000	-	-	-
106	Pool Permits	425	-	-	-
107	Playground Equipment Maintenance & Repairs	2,500	2,292	481	1,811
108	Vehicle Maintenance	750	688	181	507

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 31, 2025

109 Telephone, Fax & Internet	9,000	8,250	7,972	278
110 Athletic Court/Field/Playground Maintenance	2,500	2,292	196	2,096
111 Pool/Water Park/Fountain Maintenance	3,000	3,000	15,671	(12,671)
112 Pest Control & Termite Bond	1,300	1,300	2,872	(1,572)
113 Office Supplies	3,500	3,208	525	2,683
114 Wildlife Management Services	2,500	-	-	-
115 Dog Waste Station Supplies and Maintenance	6,000	6,000	8,496	(2,496)
116 Total Parks & Recreation	357,675	318,430	309,115	9,315
117				
118 Special Events & Contingency				
119 Clubhouse - Special Events	35,000	32,083	8,400	23,683
120 Miscellaneous Contingency	500,000	62,849	62,849	-
121 Capital Outlay	114,564	-	-	-
122 Total Special Events & Contingency	649,564	94,932	71,250	23,683
123				
124 Total Expenditures Before Other Financing Sources	2,094,847	1,374,494	1,345,450	27,795
125				
126 Total Other Financing Sources (Uses)				
127 Interfund Transfer to Capital Reserve Fund	50,000	50,000	50,000	-
128 Total Other Financing Sources (Uses)	2,144,847	1,424,494	1,395,450	27,795
129				
130 Transfer In			-	
131				
132 Total Excess Expenditures Over (Under) Revenues	-	670,353	864,242	192,640
133				
134 Fund Balance - Beginning			928,753	
135				
136 Fund Balance - Ending			1,792,995	

Concord Station
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 31, 2025

	FY025 Adopted Budget	FY2025 Actual Year to Date
1 Revenues:		
2 Interest Earnings	\$ -	\$ 16,200
3 Special Assessments	-	-
4 Total Revenues	<u>-</u>	<u>16,200</u>
5 Expenditures:		
6 Increase in Fund Balance	50,000	-
7 Total Expenditures	<u>50,000</u>	<u>-</u>
8 Excess Expenditures Over (Under) Revenues	<u>(50,000)</u>	<u>16,200</u>
9 Other Sources (Uses)		
10 Transfer In from General Fund	50,000	50,000
12 Total Other Sources (Uses)	<u>50,000</u>	<u>50,000</u>
Transfer Out	<u>-</u>	<u>-</u>
13 Fund Balance - Beginning	-	685,856
14 Fund Balance - Ending	<u>-</u>	<u>752,056</u>

Concord Station
Debt Service 2015A-1
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2024 through August 31, 2025

	Adopted Budget	Actual Year to Date
1 <u>Revenues:</u>		
2 Special Assessments - On-Roll, Net	\$ 1,834,650	\$ 1,838,102
3 Prepayment Revenue	-	-
4 Interest	-	56,177
5		
6 Total Revenues	1,834,650	1,894,279
7		
8		
9 <u>Expenditures:</u>		
10		
11 Debt Service Obligation , Net	1,834,650	2,015,907
18		
19 Total Expenditures	1,834,650	2,015,907
20		
21 Excess Expenditures Over (Under) Revenues	-	(121,628)
22		
23 <u>Other Sources (Uses)</u>		
24 Transfer In	-	-
25 Transfer Out	-	-
26 Total Other Sources (Uses)	-	-
27		
28 Fund Balance - Beginning	-	1,526,650
29		
30 Fund Balance - Ending	-	1,405,022

Concord Station
Balance Sheet
August 31, 2025

Balance per Bank Statement	\$	84,546.35
Plus: Deposits in Transit		-
Less: Outstanding Checks		(43,080.43)
	\$	<u>41,465.92</u>
Beginning Balance		74,686.75
Receipts		-
Disbursements		-
Balance per Book	\$	<u>74,686.75</u>

Concord Station Check Register FY2025

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
9/30/24		Balance		-	-	236,077.53
10/01/2024	100127ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 09/14/2024 through 10/13/24		721.21	235,356.32
10/02/2024	100224ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Aug 3 - Sep 4		5,702.36	229,653.96
10/03/2024	100324ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Aug 10 - Sep 11		1,083.05	228,570.91
10/04/2024	100220	Breeze Connected, LLC, CDD	Invoice: 4074 (Reference: Professional Management Services, Amenity/Field Service.)		22,583.00	205,987.91
10/04/2024	100221	Florida Brothers Maintenance & Repair	Invoice: 1195 (Reference: Janitorial Cleaning.)		1,482.00	204,505.91
10/04/2024	100222	Total Plumbing Solutions, Inc	Invoice: 189765 (Reference: Perform camera inspection of main line.)		725.00	203,780.91
10/15/2024	101524ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct 13 - Nov 12, 2024		56.38	203,724.53
10/16/2024	100224	RedTree Landscape Systems	Invoice: 19236 (Reference: Landscaping Construction.)		34,375.00	169,349.53
10/16/2024	100225	Suncoast Pool Service	Invoice: 10628 (Reference: Swimming Pool Service.)		2,300.00	167,049.53
10/16/2024	100226	ECS Integrations	Invoice: 102177 (Reference: Camera Management.)		750.00	166,299.53
10/16/2024	100227	Solitude Lake Management	Invoice: PS1115216 (Reference: Annual Maintenance, October Billing 10/1/2024 - 10/31/2024.		9,223.00	157,076.53
10/16/2024	100228	Fitness Logic	Invoice: 120581 (Reference: QUARTERLY General Maintenance and cleaning of all equipment.		165.00	156,911.53
10/21/2024	102124ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 8/16/2024 to 9/16/2024		10.44	156,901.09
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 8/16/2024 to 9/16/2024		40.05	156,861.04
10/21/2024	102124ACH3	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 8/16/2024 to 9/16/2024		405.05	156,455.99
10/21/2024	100229	Suncoast Rust Control, Inc.	Invoice: 07463 (Reference: Monthly rust control service and solution.)		1,135.00	155,320.99
10/22/2024	10222ACH1	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Service Period: 10/01/24-10/31/24		104.79	155,216.20
10/22/2024	WIRE	Egis Insurance Advisors LLC	Reference: Policy #100124607 10/01/2024-10/01/2025 Florida Insurance Alliance. https://		41,034.00	114,182.20
10/24/2024	102424ACH	Duke Energy	3882 SUNLAKE BLVD SIGN, Sep 4 - Oct 1		30.80	114,151.40
10/24/2024	102424ACH1	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Sep 4 - Oct 1		30.80	114,120.60
10/24/2024	102424ACH2	Duke Energy	19135 Manassas Dr - Sign Lights, Sep 4 - Oct 1		30.80	114,089.80
10/24/2024	102424ACH3	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Sep 4 - Oct 1		30.80	114,059.00
10/24/2024	102424ACH4	Duke Energy	18933 Mentmore Blvd - Sign Lights, Sep 4 - Oct 1		1,238.93	112,820.07
10/24/2024	102424ACH5	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Sep 4 - Oct 1		1,786.01	111,034.06
10/24/2024	102424ACH6	Duke Energy	18108 Mentmore Blvd - Entry Light, Sep 4 - Oct 1		30.80	111,003.26
10/24/2024	102424ACH7	Duke Energy	Reference: 3444 TUCKERTON DR Sep 4 - Oct 1		30.80	110,972.46
10/24/2024	102424ACH8	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Sep 4 - Oct 1		30.80	110,941.66
10/24/2024	102424ACH9	Duke Energy	18552 Mentmore Blvd - Entry Light, Sep 4 - Oct 1		30.80	110,910.86
10/24/2024	102424ACH10	Duke Energy	18230 Snowdonia Drive - Entry Light, Sep 4 - Oct 1		30.80	110,880.06
10/24/2024	102424ACH11	Duke Energy	19069 Lake Patience Rd - Entry Light, Sep 4 - Oct 1		30.80	110,849.26
10/24/2024	102424ACH12	Duke Energy	3753 Tuckerton Dr - Irrigation, Sep 4 - Oct 1		33.03	110,816.23
10/24/2024	102424ACH13	Duke Energy	18661 State Road 54, Sep 4 - Oct 1		51.49	110,764.74
10/24/2024	102424ACH14	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Sep 4 - Oct 1		64.24	110,700.50
10/24/2024	102424ACH15	Duke Energy	3332 Sun Lake Blvd - Fountain, Sep 4 - Oct 1		139.78	110,560.72
10/24/2024	102424ACH16	Duke Energy	18433 Mentmore Blvd - Irrigation, Sep 4 - Oct 1		144.92	110,415.80
10/24/2024	102424ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Sep 4 - Oct 1		263.99	110,151.81
10/24/2024	102424ACH18	Duke Energy	18933 Chislehurst Dr - Irrigation, Sep 4 - Oct 1		300.94	109,850.87
10/24/2024	102424ACH19	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Sep 4 - Oct 1		143.74	109,707.13
10/28/2024	102824ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Sep 5 - Oct 2		5,662.78	104,044.35
10/30/2024	100232	Randal W. Griffin	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG.)		200.00	103,844.35
10/30/2024	100233	Angel Rivera.	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG.)		200.00	103,644.35
10/30/2024	100234	Grau and Associates	Invoice: 25884 (Reference: Audit FYE 09/30/2023.)		1,000.00	102,644.35
10/30/2024	100235	Breeze Connected, LLC, CDD	Invoice: 4128 (Reference: Walmart - Event, Sam's Club - Event.)		370.12	102,274.23
10/30/2024	100236	Jessica LaBarbera.	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG.)		200.00	102,074.23
10/30/2024	100237	Fred Berdeguez	Invoice: 102324BOSMTG (Reference: 10-23-24 BOS MTG.)		200.00	101,874.23
10/30/2024	100238	Florida Department of Commerce	Invoice: 90810 (Reference: The Annual State Fee.)		175.00	101,699.23
10/30/2024			Deposit	814.00		102,513.23
10/30/2024	103024ACH	Egis Insurance Advisors LLC	Reference: Duplicate bill - Refund received 10/30/24 Package - Add Property, Policy #10012		814.00	101,699.23
10/31/2024	103124ACH2	Bright House Networks	18636 MENTMORE BOULEVARD, 10/14/2024 through 11/3/24		721.61	100,977.62
10/31/2024	100239	Arrow Exterminators Inc	Invoice: 58955912 (Reference: Pest Control Service.)		52.00	100,925.62
10/31/2024	100240	ECS Integrations	Invoice: 102199 (Reference: Replace and test playground back gate exit button Exit button		562.50	100,363.12
10/31/2024	100241	Florida Brothers Maintenance & Repair	Invoice: 1199 (Reference: Janitorial Cleaning.)		1,482.00	98,881.12
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected	16,754.00		115,635.12
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected	8,587.16		124,222.28
10/31/2024	618	Pasco County Tax Collector	FY2024 Excess fees collected		8,587.16	115,635.12
10/31/2024			Funds Transfer effective date 11/04/24		1,000.00	114,635.12
10/31/2024				26,155.16	147,597.57	114,635.12
11/01/2024	100242	ATLAS DOOR REPAIR	Invoice: 14026 (Reference: INSTALL 1 PIECE OF 5/8" CLEAR INSULATED TEMPERED GLASS UNIT WI		1,254.00	113,381.12
11/04/2024	110424ACH1	Duke Energy	Reference: 0000 Trinity Cottage Dr. Sep 12 - Oct 9		1,083.05	112,298.07
11/05/2024	Wire	Egis Insurance Advisors LLC	Reference: Package - Add Property, Policy #100123607 10/01/2023-10/01/2024 Florida Insura		814.00	111,484.07
11/05/2024	623	Kazar's Electric, Inc.	To void strongroom ACH payment 100219 dated 09/25/24, returned on 11/05/24	460.00		111,944.07
11/07/2024	100243	Breeze Connected, LLC, CDD	Invoice: 4134 (Reference: Staples 10/24.) Invoice: 4162 (Reference: Professional Manage		21,689.15	90,254.92
11/07/2024	100244	Breeze	Invoice: 19705 (Reference: Service Area CDD.)		1,000.00	89,254.92
11/07/2024	100245	Business Observer	Invoice: 24-02045P (Reference: Request for Proposal for Landscape/Irrigation Services.)		236.26	89,018.66
11/07/2024	100246	Straley Robin Vericker	Invoice: 25436 (Reference: For Professional Services Rendered Through September 30, 2024.		3,721.00	85,297.66
11/13/2024	100247	Breeze Connected, LLC, CDD	Invoice: 4190 (Reference: Fedex 11/4.)		12.44	85,285.22
11/13/2024	100248	Suncoast Rust Control, Inc.	Invoice: 07575 (Reference: Monthly rust control service and solution.)		1,135.00	84,150.22
11/14/2024	111424ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Nov 13 - Dec 12, 2024		56.38	84,093.84
11/15/2024	100249	Florida Brothers Maintenance & Repair	Invoice: 1198 (Reference: Removal of broken glass and then boarding up door for gym, afte		495.00	83,598.84
11/15/2024	111524ACH	WASTE MANAGEMENTINC.OF FLORIDA, INC.	Service Period: 11/01/24-11/30/24		104.79	83,494.05
11/15/2024	100250	Suncoast Pool Service	Invoice: 10730 (Reference: replacement pool ladder steps.) Invoice: 10729 (Reference: r		7,965.00	75,529.05
11/15/2024	100251	Let's Plan A Party	Invoice: 3411 (Reference: Sunday Dec 8, 2024, activities.)		2,545.00	72,984.05
11/15/2024	100252	ECS Integrations	Invoice: 102223 (Reference: 50- KEY FOBS @ \$ 7.00 PER = \$ 350.00.)		350.00	72,634.05
11/20/2024	100253	MPLC	Invoice: 504431492 (Reference: MPLC Umbrella License covering the term: 02/01/2024 to 01/		1,621.80	71,012.25
11/20/2024	100254	Steadfast Environmental. LLC	Invoice: SE-25346 (Reference: Motor burnt out.)		175.00	70,837.25
11/20/2024	100255	Arrow Exterminators Inc	Invoice: 59358927 (Reference: Pest Control Service.)		52.00	70,785.25
11/21/2024	112124ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 8/16/2024 to 9/16/2024		10.60	70,774.65
11/21/2024	112124ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 9/16/2024 to 10/16/2024		10.60	70,764.05
11/21/2024	112124ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 9/16/2024 to 10/16/2024		427.19	70,336.86
11/21/2024	Wire	American Illuminations	Reference: Concord Station CDD Holiday Decor 2024. https://clientname(FILLIN).payablesloc		2,962.50	67,374.36
11/22/2024	100256	Sitex Aquatics, LLC	Invoice: 9131-B (Reference: Quarterly Fountain Maintenance on 2 Fountains.)		375.00	66,999.36
11/22/2024	100257	Pasco City Sheriff's Office Extra-Duty Det	Invoice: ARSEP24 (Reference: September 2024.) Invoice: AROCT24 (Reference: October 2024		22,943.42	44,055.94
11/22/2024	100258	Yellowstone Landscape	Invoice: 805547 (Reference: Remove 1 Dead & 3 Storm Uprooted Trees, L6 Tree Removal.)		1,560.00	42,495.94
11/25/2024			Funds Transfer	100,000.00		142,495.94
11/26/2024	112624ACH	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Oct 2 - Nov 1		30.80	142,465.14

11/26/2024	112624ACH1	Duke Energy	18552 Mentmore Blvd - Entry Light, Oct 2 - Nov 1	30.80	142,434.34
11/26/2024	112624ACH2	Duke Energy	19069 Lake Patience Rd - Entry Light, Oct 2 - Nov 1	30.80	142,403.54
11/26/2024	112624ACH3	Duke Energy	18108 Mentmore Blvd - Entry Light, Oct 2 - Nov 1	30.80	142,372.74
11/26/2024	112624ACH4	Duke Energy	Reference: 3444 TUCKERTON DR Oct 2 - Nov 1	30.80	142,341.94
11/26/2024	112624ACH5	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Oct 2 - Nov 1	30.80	142,311.14
11/26/2024	112624ACH6	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Oct 2 - Nov 1	30.80	142,280.34
11/26/2024	112624ACH7	Duke Energy	19135 Manassas Dr - Sign Lights, Oct 2 - Nov 1	30.80	142,249.54
11/26/2024	112624ACH8	Duke Energy	3753 Tuckerton Dr - Irrigation, Oct 2 - Nov 1	38.45	142,211.09
11/26/2024	112624ACH9	Duke Energy	18933 Mentmore Blvd - Sign Lights, Sep 4 - Oct 1	1,238.93	140,972.16
11/26/2024	112624ACH10	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Oct 2 - Nov 1	2,023.60	138,948.56
11/26/2024	112624ACH11	Duke Energy	18230 Snowdonia Drive - Entry Light, Nov 5, 2024	30.80	138,917.76
11/26/2024	112624ACH12	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Oct 2 - Nov 1	30.80	138,886.96
11/26/2024	112624ACH13	Duke Energy	3882 SUNLAKE BLVD SIGN, Oct 2 - Nov 1	30.80	138,856.16
11/26/2024	112624ACH14	Duke Energy	18661 State Road 54, Oct 2 - Nov 1	55.31	138,800.85
11/26/2024	112624ACH15	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Oct 2 - Nov 1	69.39	138,731.46
11/26/2024	112624ACH16	Duke Energy	3332 Sun Lake Blvd - Fountain, Oct 2 - Nov 1	143.20	138,588.26
11/26/2024	112624ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Oct 2 - Nov 1	168.37	138,419.89
11/26/2024	112724ACH18	Duke Energy	18933 Chislehurst Dr - Irrigation, Oct 2 - Nov 1	273.66	138,146.23
11/26/2024	112624ACH19	Duke Energy	18433 Mentmore Blvd - Irrigation, Oct 2 - Nov 1	488.80	137,657.43
11/27/2024	100259	Solitude Lake Management	Invoice: PSI122728 (Reference: November Billing 11/1/2024 - 11/30/2024.)	9,223.00	128,434.43
11/27/2024	100260	Yellowstone Landscape	Invoice: 790553 (Reference: Monthly Landscape Maintenance November 2024.)	23,504.60	104,929.83
11/30/2024				100,460.00	110,165.29
12/02/2024	120224ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Oct 10 - Nov 9	1,083.05	103,846.78
12/02/2024	120524ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Oct 3 - Nov 4	5,653.50	98,193.28
12/02/2024	100261	Randall W. Griffin	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG.)	200.00	97,993.28
12/02/2024	100262	Yellowstone Landscape Inc	Invoice: 780907 (Reference: Monthly Landscape Maintenance October 2024.)	23,504.60	74,488.68
12/02/2024	100263	Jessica LaBarbera	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG.)	200.00	74,288.68
12/02/2024	100264	Marcela Cisternas	Invoice: 112024BOS (Reference: 11-20-24 BOS MTG.)	200.00	74,088.68
12/02/2024	120224ACH1	Bright House Networks	18636 MENTMORE BOULEVARD, 11/14/2024 through 12/13/24	721.61	73,367.07
12/03/2024			Funds Transfer	100,000.00	173,367.07
12/03/2024	100265	U.S. BANK	Invoice: 7482967 (Reference: Administration Fees - In Advance 09/01/2024 - 08/31/2025.)	5,926.25	167,440.82
12/04/2024	100266	Kazar's Electric, Inc.	Invoice: S 14202A (Reference: Concord Station Community Clubhouse.)	460.00	166,980.82
12/06/2024	100267	Suncoast Rust Control, Inc.	Invoice: 07684 (Reference: Monthly rust control service and solution.)	1,135.00	165,845.82
12/06/2024	100268	ECS Integrations	Invoice: 102250 (Reference: Remounted maglock front door plate and test door locking..)	225.00	165,620.82
12/06/2024	100269	Solitude Lake Management	Invoice: PSI29443 (Reference: December Billing 12/1/2024 - 12/31/2024.)	9,223.00	156,397.82
12/06/2024	100270	Florida Brothers Maintenance & Repair	Invoice: 1212 (Reference: 3 days a week Janitorial Cleaning.)	1,482.00	154,915.82
12/06/2024	100271	Business Observer	Invoice: 24-02177P (Reference: 2024/2025 Meeting Schedule.)	78.75	154,837.07
12/06/2024	100272	Suncoast Pool Service	Invoice: 10764 (Reference: Swimming Pool Service.)	2,300.00	152,537.07
12/06/2024	100273	Yellowstone Landscape Inc	Invoice: 815677 (Reference: Winter Annual Change Out Flowers/Annuals.)	4,629.60	147,907.47
12/09/2024	100274	Straley Robin Vericker	Invoice: 25594 (Reference: For Professional Services Rendered Through October 31, 2024.)	3,399.00	144,508.47
12/09/2024	100275	Randall W. Griffin	Invoice: 120624 (Reference: 4-Hour Ethics Course for Special Districts 2024.)	79.00	144,429.47
12/09/2024	100276	Moramoto-Zephyrhills	Invoice: 307939 (Reference: Car Repair.)	2,438.27	141,991.20
12/11/2024	100277	Breeze Connected, LLC	Invoice: 4225 ()	21,624.67	120,366.53
12/12/2024	100278	Business Observer	Invoice: 120224 (Reference: Meeting on 10/23/24.)	61.25	120,305.28
12/15/2024	121524ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Dec 13, 2024 - Jan 12, 2025	56.38	120,248.90
12/17/2024	100279	Breeze	Invoice: 19766 (Reference: Service Area CDD.)	1,000.00	119,248.90
12/17/2024	121724ACH19	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Service Period: 12/01/24-12/31/24	104.79	119,144.11
12/20/2024	122024ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 10/16/2024 to 11/15/2024	10.60	119,133.51
12/20/2024	122024ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 10/16/2024 to 11/15/2024	50.69	119,082.82
12/20/2024	122024ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 10/16/2024 to 11/15/2024	396.35	118,686.47
12/26/2024	122624ACH	Duke Energy	18552 Mentmore Blvd - Entry Light, Nov 2 - Dec 2	30.80	118,655.67
12/26/2024	122624ACH1	Duke Energy	18230 Snowdonia Drive - Entry Light, Nov 2 - Dec 2	30.80	118,624.87
12/26/2024	122624ACH2	Duke Energy	19135 Manassas Dr - Sign Lights, Nov 2 - Dec 2	30.80	118,594.07
12/26/2024	122624ACH3	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Nov 2 - Dec 2	30.80	118,563.27
12/26/2024	122624ACH4	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Nov 2 - Dec 2	30.80	118,532.47
12/26/2024	122624ACH5	Duke Energy	Reference: 3444 TUCKERTON DR Nov 2 - Dec 2	30.80	118,501.67
12/26/2024	122624ACH6	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Nov 2 - Dec 2	2,238.94	116,262.73
12/26/2024	122624ACH7	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Nov 2 - Dec 2	30.80	116,231.93
12/26/2024	122624ACH8	Duke Energy	3882 SUNLAKE BLVD SIGN, Nov 2 - Dec 2	30.80	116,201.13
12/26/2024	122624ACH9	Duke Energy	18661 State Road 54, Nov 2 - Dec 2	51.93	116,149.20
12/26/2024	122624ACH10	Duke Energy	3753 Tuckerton Dr - Irrigation, Nov 2 - Dec 2	60.88	116,088.32
12/26/2024	122624ACH11	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Nov 2 - Dec 2	69.24	116,019.08
12/26/2024	122624ACH12	Duke Energy	3332 Sun Lake Blvd - Fountain, Nov 2 - Dec 2	161.43	115,857.65
12/26/2024	122624ACH13	Duke Energy	18636 Mentmore Blvd - Splash, Nov 2 - Dec 2	199.32	115,658.33
12/26/2024	122624ACH14	Duke Energy	18933 Chislehurst Dr - Irrigation, Nov 2 - Dec 2	243.91	115,414.42
12/26/2024	122624ACH15	Duke Energy	18433 Mentmore Blvd - Irrigation, Nov 2 - Dec 2	424.27	114,990.15
12/26/2024	122624ACH16	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Nov 2 - Dec 2	30.80	114,959.35
12/26/2024	122624ACH17	Duke Energy	19069 Lake Patience Rd - Entry Light, Nov 2 - Dec 2	30.80	114,928.55
12/26/2024	122624ACH18	Duke Energy	18108 Mentmore Blvd - Entry Light, Nov 2 - Dec 2	30.80	114,897.75
12/26/2024	100280	Pasco County BOCC Fire Rescue	Invoice: 2024005930 (Reference: Annual \ Periodic Inspection.)	100.00	114,797.75
12/26/2024	100281	Yellowstone Landscape Inc	Invoice: 808434 (Reference: Monthly Landscape Maintenance December 2024.)	23,504.60	91,293.15
12/26/2024	122624ACH20	Duke Energy	18933 Mentmore Blvd - Sign Lights, Nov 2 - Dec 2	1,235.96	90,057.19
12/30/2024	012625ACH	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Service Period: 01/01/25-01/31/25	120.51	89,936.68
12/30/2024	100282	Arrow Exterminators Inc	Invoice: 59717499 (Reference: Pest Control Service.)	52.00	89,884.68
12/30/2024	100283	Marcela Cisternas	Invoice: 121224BOSMTG (Reference: 12-12-24 BOS MTG.)	200.00	89,684.68
12/30/2024	123024ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 12/14/2024 through 1/13/25	721.61	88,963.07
12/31/2024	100284	Kevin Wagner	Invoice: 121224BOSMTG (Reference: 12-12-24 BOS MTG.)	200.00	88,763.07
12/31/2024				100,000.00	116,166.76
01/01/2025	010125ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Sep 12 - Oct 9	1,078.40	87,684.67
01/02/2025	010225ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Nov 5 - Dec 3	5,630.34	82,054.33
01/06/2025	100285	Sitex Aquatics, LLC	Invoice: 9457-B (Reference: Quarterly Fountain Maintenance on 2 Fountains.)	382.62	81,671.71
01/06/2025	100286	Florida Brothers Maintenance & Repair	Invoice: 1209 (Reference: Hazard Cleaning.)	200.00	81,471.71
01/06/2025	100287	Breeze Connected, LLC	Invoice: 4324 (Reference: Professional Management Services, Amenity/Field Service.) Inv	22,858.46	58,613.25
01/07/2025			Funds Transfer	100,000.00	158,613.25
01/07/2025	100288	Cintas Fire 636525	Invoice: 0F32708305 (Reference: INSPECTION.) Invoice: 0F32707785 (Reference: INSPECTION	787.08	157,826.17
01/13/2025			Funds Transfer	2,000.00	155,826.17
01/13/2025	100289	Arrow Exterminators Inc	Invoice: 60145936 (Reference: Pest Control Service.)	52.00	155,774.17
01/13/2025	100290	ECS Integrations	Invoice: 102291 (Reference: Camera Management Access Management of CDVI.)	750.00	155,024.17
01/13/2025	100291	Pasco City Sheriff's Office Extra-Duty Det	Invoice: ARNOV24 CONCORD #2 (Reference: Nov 2024.)	11,876.59	143,147.58
01/13/2025	100292	Cintas Fire 636525	Invoice: 0F32707926 (Reference: INSPECTION.)	406.44	142,741.14
01/13/2025			Deposit	460.00	143,201.14
01/14/2025	100293	Florida Brothers Maintenance & Repair	Invoice: 1228 (Reference: 3 days a week Janitorial Cleaning.)	1,482.00	141,719.14
01/14/2025	011425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Jan 13 - Feb 12, 2025	56.38	141,662.76

01/15/2025	100294	Business Observer	Invoice: 24-02067P (Reference: Notice of Meetings.)	67.81	141,594.95
01/17/2025	100295	Randall W. Griffin	Invoice: 010924BOSMTG (Reference: 1-9-2025 BOS MTG.)	200.00	141,394.95
01/17/2025	100296	Marcela Cisternas	Invoice: 01092025BOSMTG (Reference: 01-09-2025 BOS MTG.)	200.00	141,194.95
01/17/2025	100297	Jessica LaBarbera	Invoice: 010924BOSMTG (Reference: 01-09-2025 BOS MTG.)	200.00	140,994.95
01/17/2025	100298	Fred Berdeguez	Invoice: 01092025BOSMTG (Reference: 01-09-2025 BOS MTG.)	200.00	140,794.95
01/17/2025	100299	Kevin Wagner	Invoice: 010924BOSMTG (Reference: 01-09-2025 BOS MTG.)	200.00	140,594.95
01/17/2025	100300	ECS Integrations	Invoice: 102307 (Reference: Adjusted mag , gate is working.)	225.00	140,369.95
01/17/2025	100301	Solitude Lake Management	Invoice: PS135818 (Reference: Annual Maintenance 1/1/2025 - 1/31/2025.)	9,223.00	131,146.95
01/21/2025	012125ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 11/15/2024 to 12/17/2024	10.60	131,136.35
01/21/2025	012125ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 11/15/2024 to 12/17/2024	37.32	131,099.03
01/21/2025	012125ACH2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 11/15/2024 to 12/17/2024	499.15	130,599.88
01/21/2025	100302	Suncoast Rust Control, Inc.	Invoice: 07795 (Reference: Monthly rust control service and solution.)	1,135.00	129,464.88
01/21/2025	100303	Arrow Exterminators Inc	Invoice: 123124-0890 (Reference: Pest Control Service.)	52.00	129,412.88
01/21/2025	100304	Breeze	Invoice: 19945 (Reference: Service Area CDD.)	1,000.00	128,412.88
01/21/2025	100305	Straley Robin Vericker	Invoice: 25817 (Reference: For Professional Services Rendered Through November 30, 2024.	3,957.00	124,455.88
01/21/2025	100306	Yellowstone Landscape Inc	Invoice: 825007 (Reference: Monthly Landscape Maintenance January 2025.)	23,504.60	100,951.28
01/24/2025	100307	Breeze Connected, LLC	Invoice: 4355 (Reference: FedEx 1/6.)	16.99	100,934.29
01/27/2025	012725ACH	Duke Energy	19135 Manassas Dr - Sign Lights, Dec 3 - Jan 2	30.80	100,903.49
01/27/2025	012725ACH1	Duke Energy	3753 Tuckerton Dr - Irrigation, Dec 3 - Jan 2	30.80	100,872.69
01/27/2025	012725ACH2	Duke Energy	3444 TUCKERTON DR Dec 3 - Jan 2	30.80	100,841.89
01/27/2025	012725ACH3	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Dec 3 - Jan 2	30.80	100,811.09
01/27/2025	012725ACH4	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Dec 3 - Jan 2	30.80	100,780.29
01/27/2025	012725ACH5	Duke Energy	18108 Mentmore Blvd - Entry Light, Dec 3 - Jan 2	30.80	100,749.49
01/27/2025	012725ACH6	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Dec 3 - Jan 2	30.80	100,718.69
01/27/2025	012725ACH7	Duke Energy	3882 SUNLAKE BLVD SIGN, Dec 3 - Jan 2	30.80	100,687.89
01/27/2025	012725ACH8	Duke Energy	18230 Snowdonia Drive - Entry Light, Dec 3 - Jan 2	30.80	100,657.09
01/27/2025	012725ACH9	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Dec 3 - Jan 2	33.54	100,623.55
01/27/2025	012725ACH10	Duke Energy	18661 State Road 54, Dec 3 - Jan 2	40.70	100,582.85
01/27/2025	012725ACH11	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Dec 3 - Jan 2	66.88	100,515.97
01/27/2025	012725ACH12	Duke Energy	3332 Sun Lake Blvd - Fountain, Dec 3 - Jan 2	147.28	100,368.69
01/27/2025	012725ACH13	Duke Energy	18636 Mentmore Blvd - Splash, Dec 3 - Jan 2	184.56	100,184.13
01/27/2025	012725ACH14	Duke Energy	18433 Mentmore Blvd - Irrigation, Dec 3 - Jan 2	200.95	99,983.18
01/27/2025	012725ACH15	Duke Energy	18933 Chislehurst Dr - Irrigation, Dec 3 - Jan 2	218.05	99,765.13
01/27/2025	012725ACH16	Duke Energy	19069 Lake Patience Rd - Entry Light, Dec 3 - Jan 2	30.80	99,734.33
01/27/2025	012725ACH17	Duke Energy	18552 Mentmore Blvd - Entry Light, Dec 3 - Jan 2	30.80	99,703.53
01/28/2025	100308	Suncoast Pool Service	Invoice: 10836 (Reference: Swimming Pool Service.)	2,300.00	97,403.53
01/28/2025	100309	Yellowstone Landscape Inc	Invoice: 830443 (Reference: Storm Clean Up: Remove or Stake Trees.)	1,900.00	95,503.53
01/31/2025	100310	Breeze Connected, LLC	Invoice: 4346 (Reference: Monthly management/Administration. Assesment services,finance re	291.65	95,211.88
01/31/2025	013125ACH	Bright House Networks	18636 MENTMORE BOULEVARD,01/01/2025 through 02/13/25	721.34	94,490.54
1/31/2025				100,460.00	94,490.54
02/03/2025	020325ACH	Duke Energy	Reference: 0000 Trinity Cottage Dr. Dec 10 - Jan 10	1,057.62	93,432.92
02/03/2025	020325ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Dec 3 - Jan 2	1,198.93	92,233.99
02/03/2025	020325ACH2	Duke Energy	18933 Mentmore Blvd - Sign Lights, Dec 3 - Jan 2	1,201.61	91,032.38
02/03/2025	100311	Pasco City Sheriff's Office Extra-Duty Det	Invoice: AR-JUL24 CONCORD (Reference: July-24.)	11,066.83	79,965.55
02/03/2025	100312	Cintas Fire 636525	Invoice: 0F32706386 (Reference: INSPECTION, ANNUAL ALARM SYSTEM,Service Charge.)	535.00	79,430.55
02/03/2025	100313	POOP 911	Invoice: CS2024 (Reference: removal of pet waste, replace can liner, and fill pick up bags	6,156.54	73,274.01
02/03/2025	100314	Grout Rhino	Invoice: 012925 (Reference: Color Seal-Almond.)	2,221.50	71,052.51
02/05/2025	020525ACH	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Dec 4 - Jan 3	5,547.64	65,504.87
02/07/2025	100315	Breeze Connected, LLC	Invoice: 4388 (Reference: Dissemination-Oct-Jan.) Invoice: 4427 (Reference: Professiona	24,125.01	41,379.86
02/10/2025	100316	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. https://clientna	6,606.65	34,773.21
02/10/2025	100317	Schoolnow	Reference: SchoolNow CDD ADA-PDF: https://clientname(FILLIN).payableslockbox.com/DocView/	1,515.00	33,258.21
02/12/2025	100318	Pasco County BOCC Fire Rescue	Invoice: 2025000352 (Reference: Inspection Type: Reinspection.)	75.00	33,183.21
02/13/2025	100319	Jessica LaBarbera	Invoice: 020325BOSMTG (Reference: BOS MTG 2-3-25.)	200.00	32,983.21
02/13/2025	100320	Fred Berdeguez	Invoice: BOSMTG020325 (Reference: BOS MTG 2-3-25.)	200.00	32,783.21
02/13/2025	100321	Kevin Wagner	Invoice: 020325BOSMTG (Reference: bos mtg 2-03-25.)	200.00	32,583.21
02/13/2025	100322	Business Observer	Invoice: 25-00108P (Reference: Legal Advertising-Meeting Notice.)	65.63	32,517.58
02/13/2025	100323	Randall W. Griffin	Invoice: BOSMTG020325 (Reference: BOS MTG 2-3-25.)	200.00	32,317.58
02/13/2025	100324	Marcela Cisternas	Invoice: 020325BOSMTG (Reference: 02/12/25.)	200.00	32,117.58
02/14/2025	021425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Feb 13 - Mar 12, 2025	60.33	32,057.25
02/18/2025	100325	WASTE MANAGEMENT INC.OF FLORIDA, INC.	Invoice: 1046920-1568-8 (Reference: Waste Management-Service Period: 02/01/25-02/28/25.)	120.51	31,936.74
02/18/2025	100326	Arrow Exterminators Inc	Invoice: 60506763 (Reference: Pest Control Service.)	52.00	31,884.74
02/18/2025	100327	Florida Brothers Maintenance & Repair	Invoice: 1241 (Reference: 3 days a week Janitorial Cleaning.)	1,482.00	30,402.74
02/18/2025	100328	Yellowstone Landscape Inc	Invoice: 843554 (Reference: Irrigation Inspection made on 12/23/24.)	1,000.95	29,401.79
02/19/2025	100329	Solitude Lake Management	Invoice: PS1139755 (Reference: Annual Maintenance-1/1/2025 - 2/28/2025.)	9,223.00	20,178.79
02/19/2025	100330	Tampa Print Services Inc	Invoice: 250250 (Reference: Concord Station CDD Letter-Regular Envelopes,Certificate of Ma	927.89	19,250.90
02/20/2025	100331	Suncoast Pool Service	Invoice: 10899 (Reference: Swimming Pool Service including chemical balance, debris remova	2,300.00	16,950.90
02/20/2025	100332	Fitness Logic	Invoice: 122670 (Reference: Screws,Replaced the screws on pulley selector rod on Precor FT	114.95	16,835.95
02/21/2025	100333	Fastsigns	Invoice: 265-143241 (Reference: Site Signs-Digital Vinyl Full Color -Installation.)	537.85	16,298.10
02/21/2025	022125ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD,12/17/2024 to 1/16/2025	347.43	15,950.67
02/21/2025	022125ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,12/17/2024 to 1/16/2025	37.32	15,913.35
02/24/2025	100334	LLS Tax Solutions Inc.	Invoice: 003485 (Reference: Series 2016A-1, 2016A-2 arbitrage calculation.)	500.00	15,413.35
02/24/2025	022425ACH	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR,12/17/2024 to 1/16/2025	10.60	15,402.75
02/25/2025	100335	Business Observer	Invoice: 25-00265P (Reference: Legal Advertising-Meeting Notice-Feb25,2025.)	63.44	15,339.31
02/26/2025	022625ACH	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Jan 3 - Feb 3	30.80	15,308.51
02/26/2025	022625ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Jan 3 - Feb 3	941.81	14,366.70
02/26/2025	022625ACH2	Duke Energy	18230 Snowdonia Drive - Entry Light, Jan 3 - Feb 3	30.80	14,335.90
02/26/2025	022625ACH3	Duke Energy	3332 Sun Lake Blvd - Fountain, Jan 3 - Feb 3	151.89	14,184.01
02/26/2025	022625ACH4	Duke Energy	18108 Mentmore Blvd - Entry Light, Jan 3 - Feb 3	30.80	14,153.21
02/26/2025	022625ACH5	Duke Energy	19069 Lake Patience Rd - Entry Light, Jan 3 - Feb 3	30.80	14,122.41
02/26/2025	022625ACH6	Duke Energy	18433 Mentmore Blvd - Irrigation, Jan 3 - Feb 3	272.89	13,849.52
02/26/2025	022625ACH7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light,Jan 3 - Feb 3	30.80	13,818.72
02/26/2025	022625ACH8	Duke Energy	18552 Mentmore Blvd - Entry Light, Jan 3 - Feb 3	30.80	13,787.92
02/26/2025	022625ACH9	Duke Energy	3753 Tuckerton Dr - Irrigation, Jan 3 - Feb 3	30.80	13,757.12
02/26/2025	022625ACH11	Duke Energy	18933 Chislehurst Dr - Irrigation, Jan 3 - Feb 3	209.51	13,547.61
02/26/2025	022625ACH12	Duke Energy	19135 Manassas Dr - Sign Lights,Jan 3 - Feb 3	30.80	13,516.81
02/26/2025	022625ACH13	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Jan 3 - Feb 3	68.38	13,448.43
02/26/2025	022625ACH14	Duke Energy	18661 State Road 54,Jan 3 - Feb 3	42.89	13,405.54
02/26/2025	022625ACH15	Duke Energy	18933 Mentmore Blvd - Sign Lights, Jan 3 - Feb 3	1,196.99	12,208.55
02/26/2025	022625ACH16	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, Jan 3 - Feb 3	82.86	12,125.69
02/26/2025	022625ACH17	Duke Energy	3869 Sunlake Blvd - Sign Irrigation,Jan 3 - Feb 3	30.80	12,094.89
02/26/2025	022625ACH18	Duke Energy	18636 Mentmore Blvd - Splash,Jan 3 - Feb 3	183.33	11,911.56
02/26/2025	022625ACH19	Duke Energy	Reference: 3444 TUCKERTON DR,Jan 3 - Feb 3	30.80	11,880.76
02/26/2025	022625ACH20	Duke Energy	3882 SUNLAKE BLVD SIGN, Jan 3 - Feb 3	91.55	11,789.21

02/28/2025	633	Arrow Exterminators Inc	Returned strongroom ACH 100303	52.00		11,841.21
02/28/25				52.00	82,701.33	11,841.21
02/18/2025	021825ACH	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Reference: DUPLICATE BILL. Waste Management-Service Period: 02/01/25-02/28/25. https://clientname		120.51	11,720.70
02/03/2025	100314	Grout Rhino	Invoice: 012925- (Reference: Color Seal-Almond.)		-2,221.50	13,942.20
03/03/2025	100336	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. https://clientname		4,422.50	9,519.70
03/03/2025	030325ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 02/14/2025 through 03/13/25		721.34	8,798.36
03/03/2025	030325ACH1	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights, Jan 4 - Feb 4		5,547.64	3,250.72
03/05/2025			Funds Transfer	50,000.00		53,250.72
03/06/2025			Funds Transfer	1,795,772.68		1,849,023.40
03/06/2025	100338	Jessica LaBarbera.	Invoice: BOS0225225 (Reference: BOS MTG 2-25-25.) Invoice: BOSMTG21325 (Reference: BOS		400.00	1,848,623.40
03/06/2025	100339	Fred Berdeguez	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25.)		200.00	1,848,423.40
03/06/2025	100340	Kevin Wagner	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25.)		200.00	1,848,223.40
03/06/2025	100341	Randall W. Griffin	Invoice: BOS21325 (Reference: BOS MTG 2-13-25.)		200.00	1,848,023.40
03/06/2025	100342	Marcela Cisternas	Invoice: BOSMTG21325 (Reference: BOS MTG 2-13-25.)		200.00	1,847,823.40
03/06/2025	100337	Breeze Connected, LLC	Reference: Professional Management Services, Amenity/Field Service. https://clientname FI		21,587.54	1,826,235.86
03/07/2025	030725ACH2	Duke Energy	Reference: 0000 Trinity Cottage Dr. Jan 11 - Feb 11		1,133.22	1,825,102.64
03/10/2025	031025ACH	Concord Station CDD c/o US Bank	DS Series 2016 Tax collections due		1,804,359.84	20,742.80
03/11/2025	100343	Tampa Print Services Inc	Invoice: 250344 (Reference: Concord Station CDD Letter-Regular Envelopes, Certificate of Ma		847.89	19,894.91
03/13/2025	031325ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Mar 13 - Apr 12, 2025		60.33	19,834.58
03/17/2025	100344	Fitness Logic	Invoice: 123059 (Reference: Quarterly General Maintenance and cleaning of all equipment -		165.00	19,669.58
03/17/2025	100345	Arrow Exterminators Inc	Invoice: 61011067 (Reference: Pest Control Service-March.)		52.00	19,617.58
03/17/2025	100346	ECS Integrations LLC	Invoice: 102377 (Reference: 50 key fobs..)		350.00	19,267.58
03/18/2025	100347	Straley Robin Vericker	Invoice: 26196 (Reference: For Professional Services Rendered Through February 28, 2025.		2,165.50	17,102.08
03/18/2025	100348	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Invoice: 1061791-1568-3 (Reference: Waste Management-Service Period: 03/01/25-03/31/25.)		120.51	16,981.57
03/18/2025	031525ACH	WASTE MANAGEMENT INC. OF FLORIDA, INC.	Autopay DUPLICATE BILL. Waste Management-Service Period: 03/01/25-03/31/25		120.51	16,861.06
03/19/2025	100349	Suncoast Rust Control, Inc.	Invoice: 08012 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee		1,135.00	15,726.06
03/19/2025	100350	Mike Fasano Pasco County Tax Collector	Invoice: 24130982 (Reference: 2024 Solid Waste Disposal Assessment.)		1,068.25	14,657.81
03/24/2025			Funds Transfer	50,000.00		64,657.81
03/24/2025	100351	Solitude Lake Management	Invoice: PS1147972 (Reference: Annual Maintenance-3/1/2025 - 3/31/2025.)		9,223.00	55,434.81
03/24/2025	032425ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 1/16/2025 to 2/17/2025		266.07	55,168.74
03/24/2025	032425ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 1/16/2025 to 2/17/2025		10.60	55,158.14
03/25/2025	100352	Randall W. Griffin	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25.)		200.00	54,958.14
03/25/2025	100353	Marcela Cisternas	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25.)		200.00	54,758.14
03/25/2025	100354	Jessica LaBarbera.	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25.)		200.00	54,558.14
03/25/2025	100355	Fred Berdeguez	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25.)		200.00	54,358.14
03/25/2025	100356	Kevin Wagner	Invoice: 022525BOSMTG (Reference: BOS MTG 2-25-25.)		200.00	54,158.14
03/27/2025			Funds Transfer	2,000.00		52,158.14
03/28/2025	100357	Florida Brothers Maintenance & Repair	Invoice: 1250 (Reference: 3 days a week Janitorial Cleaning.)		1,482.00	50,676.14
03/28/2025	100358	Suncoast Rust Control, Inc.	Invoice: 07934 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee		1,135.00	49,541.14
03/28/2025	032825ACH	Duke Energy	18108 Mentmore Blvd - Entry Light, Feb 4 - Mar 3		33.25	49,507.89
03/28/2025	032825ACH1	Duke Energy	19135 Manassas Dr - Sign Lights, Feb 4 - Mar 3		33.25	49,474.64
03/28/2025	032825ACH2	Duke Energy	18933 Chislehurst Dr - Irrigation, Feb 4 - Mar 3		364.49	49,110.15
03/28/2025	032825ACH3	Duke Energy	18230 Snowdonia Drive - Entry Light, Feb 4 - Mar 3		33.25	49,076.90
03/28/2025	032825ACH4	Duke Energy	3753 Tuckerton Dr - Irrigation, Feb 4 - Mar 3		33.25	49,043.65
03/28/2025	032825ACH5	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Feb 4 - Mar 3		1,347.07	47,696.58
03/28/2025	032825ACH6	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Feb 4 - Mar 3		33.25	47,663.33
03/28/2025	032825ACH7	Duke Energy	3882 SUNLAKE BLVD SIGN, Feb 4 - Mar 3		190.98	47,472.35
03/28/2025	032825ACH8	Duke Energy	Reference: 3444 TUCKERTON DR, Feb 4 - Mar 3		33.25	47,439.10
03/28/2025	032825ACH9	Duke Energy	18636 Mentmore Blvd - Splash, Feb 4 - Mar 3		222.11	47,216.99
03/28/2025	032825ACH10	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Feb 4 - Mar 3		33.25	47,183.74
03/28/2025	032825ACH11	Duke Energy	18552 Mentmore Blvd - Entry Light, Feb 4 - Mar 3		33.25	47,150.49
03/28/2025	032825ACH12	Duke Energy	18638 Mentmore Blvd - CH Main Build, Feb 4 - Mar 3		33.25	47,117.24
03/28/2025	032825ACH13	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Feb 4 - Mar 3		33.24	47,084.00
03/28/2025	032825ACH14	Duke Energy	18933 Mentmore Blvd - Sign Lights, Feb 4 - Mar 3		1,446.60	45,637.40
03/28/2025	032825ACH15	Duke Energy	18433 Mentmore Blvd - Irrigation, Feb 4 - Mar 3		357.11	45,280.29
03/28/2025	032825ACH16	Duke Energy	18661 State Road 54, Feb 4 - Mar 3		46.98	45,233.31
03/28/2025	032825ACH17	Duke Energy	19069 Lake Patience Rd - Entry Light, Feb 4 - Mar 3		33.25	45,200.06
03/28/2025	032825ACH18	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Feb 4 - Mar 3		77.05	45,123.01
03/31/25				1,895,772.68	1,862,490.88	45,123.01
04/01/2025	040125ACH	Bright House Networks	18636 MENTMORE BOULEVARD, 03/14/2025 through 04/13/2025		721.34	44,401.67
04/02/2025	100360	ECS Integrations LLC	Invoice: 102397 (Reference: The screws for the rex button were loose causing it to come ap		225.00	44,176.67
04/04/2025	040425ACH	Duke Energy	3332 Sun Lake Blvd - Fountain, Feb 4 - Mar 3		166.84	44,009.83
04/04/2025	100361	Suncoast Pool Service	Invoice: 10957 (Reference: Swimming Pool Service including chemical balance, debris remova		2,300.00	41,709.83
04/07/2025	040725ACH	Duke Energy	Billing in March 2025		13,997.48	27,712.35
04/07/2025	100362	Arrow Exterminators Inc	Invoice: 61503346 (Reference: Pest Control Service-April.)		52.00	27,660.35
04/07/2025	100363	RedTree Landscape Systems	Invoice: 21229 (Reference: Irrigation repairs were performed as follows on 02/06/2025 - 38		574.54	27,085.81
04/07/2025	100364	Cintas Fire 636525	Invoice: 0F32713768 (Reference: CITY INSPECTION SUBMITTAL FEE SPRINKLER TEST & INSPECTION		270.45	26,815.36
04/08/2025	100365	ECS Integrations LLC	Invoice: 102445 (Reference: Camera Management Access Management of CDVI.)		750.00	26,065.36
04/09/2025	100366	Randall W. Griffin	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg.)		200.00	25,865.36
04/09/2025	100367	Marcela Cisternas	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg.)		200.00	25,665.36
04/09/2025	100369	Fred Berdeguez	Invoice: 033125bosmtg (Reference: 3-31-25 bos mtg.)		200.00	25,465.36
04/09/2025	100370-1	Kevin Wagner	Reference: 03/31/25 BOS MTG. https://clientname(FILLIN).payableslockbox.com/DocView/Invoi		200.00	25,265.36
04/14/2025	041425ACH	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Apr 13 - May 12, 2025		60.33	25,205.03
04/22/2025	042225WIRE	Grout Rhino	Reference: Color Seal-Almond. https://clientname(FILLIN).payableslockbox.com/DocView/Invo		2,221.50	22,983.53
04/23/2025	042325ACH	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, 2/17/2025 to 3/19/2025		396.35	22,587.18
04/23/2025	042325ACH1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, 2/17/2025 to 3/19/2025		10.60	22,576.58
04/25/2025			Funds Transfer to fund operating account	120,000.00		142,576.58
04/28/2025	042825ACH	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, Mar 3 -Apr 2		33.25	142,543.33
04/28/2025	042825ACH1	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, Mar 3 -Apr 2		1,894.92	140,648.41
04/28/2025	042825ACH2	Duke Energy	18230 Snowdonia Drive - Entry Light, Mar 3 -Apr 2		33.25	140,615.16
04/28/2025	042825ACH3	Duke Energy	3332 Sun Lake Blvd - Fountain, Mar 3 -Apr 2		332.34	140,282.82
04/28/2025	042825ACH4	Duke Energy	18108 Mentmore Blvd - Entry Light, Mar 3 -Apr 2		33.25	140,249.57
04/28/2025	042825ACH5	Duke Energy	19069 Lake Patience Rd - Entry Light, Mar 3 -Apr 2		33.25	140,216.32
04/28/2025	042825ACH6	Duke Energy	18433 Mentmore Blvd - Irrigation, Mar 3 -Apr 2		261.15	139,935.17
04/28/2025	042825ACH7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, Mar 3 -Apr 2		33.24	139,901.93
04/28/2025	042825ACH8	Duke Energy	18552 Mentmore Blvd - Entry Light, Mar 3 -Apr 2		33.25	139,868.68
04/28/2025	042825ACH9	Duke Energy	3753 Tuckerton Dr - Irrigation, Mar 3 -Apr 2		40.87	139,827.81
04/28/2025	042825ACH10	Duke Energy	18933 Chislehurst Dr - Irrigation, Mar 3 -Apr 2		75.80	139,752.01
04/28/2025	042825ACH11	Duke Energy	19135 Manassas Dr - Sign Lights, Mar 3 -Apr 2		33.25	139,718.76
04/28/2025	042825ACH12	Duke Energy	3936 Buckinghamshire Drive - Irrigation, Mar 3 -Apr 2		78.84	139,639.92
04/28/2025	042825ACH13	Duke Energy	18661 State Road 54, Mar 3 -Apr 2		47.34	139,592.58
04/28/2025	042825ACH14	Duke Energy	18933 Mentmore Blvd - Sign Lights, Mar 3 -Apr 2		1,441.65	138,150.93
04/28/2025	042825ACH15	Duke Energy	18636 Mentmore Blvd - CH Main Build, Mar 3 -Apr 2		33.25	138,117.68

04/28/2025	042825ACH16	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, Mar 3 -Apr 2	33.24	138,084.44
04/28/2025	042825ACH17	Duke Energy	18636 Mentmore Blvd - Splash, Mar 3 -Apr 2	241.37	137,843.07
04/28/2025	042825ACH18	Duke Energy	Reference: 3444 TUCKERTON DR, Mar 3 -Apr 2	33.25	137,809.82
04/28/2025	042825ACH19	Duke Energy	3882 SUNLAKE BLVD SIGN, Mar 3 -Apr 2	75.25	137,734.57

04/30/25				120,000.00	27,388.44	137,734.57
5/1/25	5/1/25	Bright House Networks	18636 MENTMORE BOULEVARD, 4/13/-5/13/25	728.05	137,006.52	
5/1/25	9997	Pasco County Property Appraiser	Reference: Annual renewal fee. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi...	150.00	136,856.52	
5/8/25	9997	Jessica LaBarbera.	Reference: BOS MTG 05/08/25	200.00	136,656.52	
5/8/25	9998	Randall W. Griffin	Reference: BOS MTG 05/08/25	200.00	136,456.52	
5/8/25	9997	Fred Berdeguez	Reference: BOS MTG 05/08/25	200.00	136,256.52	
5/8/25	9998	Marcela Cisternas	Reference: BOS MTG 05/08/25	200.00	136,056.52	
5/12/25			Funds Transfer	657.21	136,713.73	
5/14/25	5/14/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, May	60.33	136,653.40	
5/21/25	5/21/25	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, April - May	77.45	136,575.95	
5/21/25	5/21/25	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD, April May	663.40	135,912.55	
5/21/25	5/21/25	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE, April - May	25.24	135,887.31	
5/23/25			Funds Transfer	23,252.95	159,140.26	
5/29/25	5/29/25	Duke Energy	3882 SUNLAKE BLVD SIGN, May	92.52	159,047.74	
5/29/25	5/29/25	Duke Energy	Reference: 3444 TUCKERTON DR, May	33.25	159,014.49	
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - Splash, May	269.09	158,745.40	
5/29/25	5/29/25	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, May	33.24	158,712.16	
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, May	33.26	158,678.90	
5/29/25	5/29/25	Duke Energy	18933 Mentmore Blvd - Sign Lights, May	1,446.59	157,232.31	
5/29/25	5/29/25	Duke Energy	18661 State Road 54, May	68.94	157,163.37	
5/29/25	5/29/25	Duke Energy	3936 Buckinghamshire Drive - Irrigation, May	81.00	157,082.37	
5/29/25	5/29/25	Duke Energy	19135 Manassas Dr - Sign Lights, May	33.26	157,049.11	
5/29/25	5/29/25	Duke Energy	18933 Chislehurst Dr - Irrigation, May	45.01	157,004.10	
5/29/25	5/29/25	Duke Energy	3753 Tuckerton Dr - Irrigation, May	33.25	156,970.85	
5/29/25	5/29/25	Duke Energy	18552 Mentmore Blvd - Entry Light, May	33.25	156,937.60	
5/29/25	5/29/25	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, May	33.24	156,904.36	
5/29/25	5/29/25	Duke Energy	18433 Mentmore Blvd - Irrigation, May	290.33	156,614.03	
5/29/25	5/29/25	Duke Energy	19069 Lake Patience Rd - Entry Light, May	33.25	156,580.78	
5/29/25	5/29/25	Duke Energy	18108 Mentmore Blvd - Entry Light, May	33.25	156,547.53	
5/29/25	5/29/25	Duke Energy	3332 Sun Lake Blvd - Fountain May	240.83	156,306.70	
5/29/25	5/29/25	Duke Energy	18230 Snowdonia Drive - Entry Light, May	33.25	156,273.45	
5/29/25	5/29/25	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool, May	2,000.80	154,272.65	
5/29/25	5/29/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, May	33.25	154,239.40	
5/29/25			Funds Transfer	2,273,885.46	(2,119,646.06)	
5/31/25			Funds Transfer	2,223,432.94	103,786.88	
5/31/25				2247343.1	2281290.79	103786.88

New Check Register for New Southstate Account

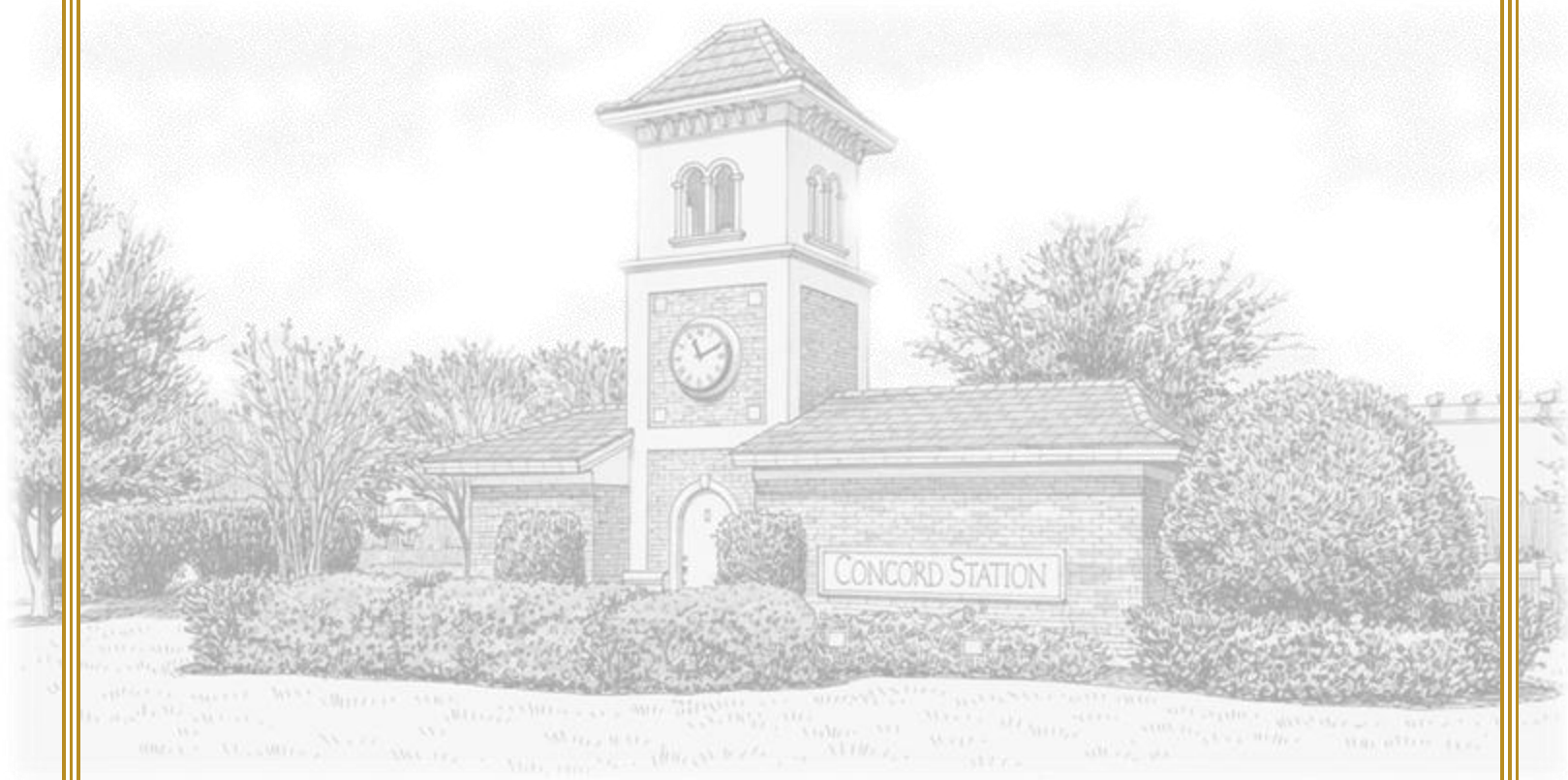
6/4/25	ACH 6/9/25	ECS Integrations LLC	50 Key Fobs	350.00	332,595.92	
6/4/25		1012 Randall W. Griffin	Reference: BOS MTG 05/28/25 Budget Workshop	200.00	332,245.92	
6/4/25		1011 Randall W. Griffin	Reference: BOS MTG 05/08/25.	200.00	332,045.92	
6/4/25		1013 Jessica LaBarbera.	Reference: BOS MTG 05/8/25.	200.00	331,845.92	
6/4/25		1014 Jessica LaBarbera.	Reference: BOS MTG 05/28/25 Budget Workshop	200.00	331,645.92	
6/4/25		1015 Kevin Wagner	Reference: BOS MTG 05/28/25. Budget workshop	200.00	331,245.92	
6/4/25		1016 Fred Berdeguez	Reference: BOS MTG 05/08/25.	200.00	331,045.92	
6/4/25		1017 Fred Berdeguez	Reference: BOS MTG 05/28/25. Budget Workshop	200.00	330,845.92	
6/4/25		1018 Marcela Cisternas	Reference: BOS MTG 05/08/25.	200.00	330,645.92	
6/4/25		1019 Marcela Cisternas	Reference: BOS MTG 05/28/25 Budget Workshop	200.00	330,445.92	
6/4/25	6/4/25	Heartland Payroll	Payroll 6/4/25	6,927.98	323,517.94	
6/4/25	6/4/25	Heartland Payroll	Payroll 6/4/25	2,108.35	321,409.59	
6/4/25			Deposit	1,600.00	323,009.59	
6/5/25	6/5/25	Bright House Networks	18636 MENTMORE BOULEVARD, 4/13/-5/13/25	728.69	322,280.90	
6/10/25		1021 Sliderenu Service, LLC	Concord clubhouse splash pad repair	9,760.00	312,520.90	
6/10/25		1022 Javier Magria	Reimbursement for Javier	106.50	312,414.40	
6/10/25		1023 Jennifer Cain	Reimbursement	113.85	312,300.55	
6/11/25		1024 Pasco Cty Sheriff's Office Extra-Duty Det		71,259.54	241,041.01	
6/13/25			Funds Transfer	7,000.00	234,041.01	
6/16/25	6/16/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June	60.33	233,980.68	
6/17/25	6/17/25	Heartland Payroll	Payroll 6/17/25	8,667.97	225,312.71	
6/17/25	6/17/25	Heartland Payroll	Payroll 6/17/25	1,932.15	223,380.56	
6/18/25	6/18/25	WASTE MANAGEMENT INC. OF FLORIDA,	Waste Management-Service Period: 06/1/25-6/30/25	120.51	223,260.05	
6/18/25	6/18/25	Heartland Payroll	Payroll 6/18/25	162.00	223,098.05	
6/18/25			Service Charge	321.16	222,776.89	
6/26/25		10001 Javier Magria	Reimbursement for Javier	1,243.17	221,533.72	
6/26/25	6/256/25	Heartland Payroll	Payroll 6/26/25	57.25	221,476.47	
6/26/25	6/26/25	Heartland Payroll	Payroll 6/26/25	205.96	221,270.51	
6/27/25	6/27/25	Duke Energy	19109 Mentmore Blvd - Entry Wall Light, June	33.24	221,237.27	
6/27/25	6/27/25	Duke Energy	Reference: 3444 TUCKERTON DR, June	33.25	221,204.02	
6/27/25	6/27/25	Duke Energy	3869 Sunlake Blvd - Sign Irrigation, June	33.25	221,170.77	
6/27/25	6/27/25	Duke Energy	3753 Tuckerton Dr - Irrigation, May	33.25	221,137.52	
6/27/25	6/27/25	Duke Energy	18552 Mentmore Blvd - Entry Light, June	33.25	221,104.27	
6/27/25	6/27/25	Duke Energy	19069 Lake Patience Rd - Entry Light, June	33.25	221,071.02	
6/27/25	6/27/25	Duke Energy	18108 Mentmore Blvd - Entry Light, June	33.25	221,037.77	
6/27/25	6/27/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, June	33.25	221,004.52	
6/27/25	6/27/25	Duke Energy	19135 Manassas Dr - Sign Lights, June	33.26	220,971.26	
6/27/25	6/27/25	Duke Energy	18933 Chislehurst Dr - Irrigation, June	44.11	220,927.15	
6/27/25	6/27/25	Duke Energy	3936 Buckinghamshire Drive - Irrigation, June	85.32	220,841.83	
6/27/25	6/27/25	Duke Energy	3882 SUNLAKE BLVD SIGN, June	94.69	220,747.14	
6/27/25	6/27/25	Duke Energy	18661 State Road 54, June	100.27	220,646.87	
6/27/25	6/27/25	Duke Energy	18636 Mentmore Blvd - CH Main Buildi, June	151.74	220,495.13	
6/27/25	6/27/25	Duke Energy	3332 Sun Lake Blvd - Fountain June	245.89	220,249.24	
6/27/25	6/27/25	Duke Energy	18433 Mentmore Blvd - Irrigation, June	267.80	219,981.44	
6/27/25	6/27/25	Duke Energy	18636 Mentmore Blvd - Splash, June	301.68	219,679.76	
6/27/25	6/27/25	Duke Energy	18933 Mentmore Blvd - Sign Lights, June	1,446.59	218,233.17	
6/30/25				1,600.00	115,962.75	218,233.17
7/1/25		1025 Anchor Stone Management, LLC	District Management Service July	4,400.00	213,833.17	
7/2/25	7/2/25	Heartland Payroll	Employee Payroll	12,645.81	201,187.36	
7/3/25		1031 Suncoast Pool Service		6,900.00	194,287.36	

7/7/25	1026	Randall W. Griffin	Reference: BOS MTG 06/12/25	200.00	194,087.36
7/7/25	1027	Jessica LaBarbera.	Reference: BOS MTG 06/12/25	200.00	193,887.36
7/7/25	1028	Marcela Cisternas	Reference: BOS MTG 06/12/25	200.00	193,687.36
7/7/25	1029	Kevin Wagner	Reference: BOS MTG 06/12/25.	200.00	193,487.36
7/7/25	1030	Fred Berdeguez	Reference: BOS MTG 06/12/25	200.00	193,287.36
7/9/25			Service Charge	321.16	192,966.20
7/10/25	7/10/25	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, July	33.25	192,932.95
7/11/25	1032	Bandit Fitness Equipment	Fitness equipment maintenance / replacement	15,369.94	177,563.01
7/11/25	7/11/25	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June	60.33	177,502.68
7/14/25	5001	Stantec Consulting Services Inc.		24,004.68	153,498.00
7/14/25	5003	Florida Brothers Maintenance & Repair	Reference: 3 days a week Janitorial Cleaning Total for 156 Days in total for the year	1,482.00	152,016.00
7/15/25	5004	Suncoast Rust Control, Inc.		3,405.00	148,611.00
7/15/25	5005	Pasco Cty Sheriff's Office Extra-Duty Det		11,876.59	136,734.41
7/15/25	5006	Solitude Lake Management		18,446.00	118,288.41
7/15/25	5007	Arrow Exterminators Inc	Reference: Pest Control Service-May . https://clientname(FILLIN).payableslockbox.com/DocView/In...	52.00	118,236.41
7/15/25	5008	Grau and Associates		3,600.00	114,636.41
7/15/25	5009	Straley Robin Vericker	For Professional Services Rendered Through May 31, 2025.	7,268.40	107,368.01
7/15/25	5010	Mike Fasano Pasco County Tax Collector	Postage	552.23	106,815.78
7/15/25	5011	Advanced Pressure Washing Solutins IN	Pressure washing - roof	1,350.00	105,465.78
7/15/25			Deposit	5,812.38	111,278.16
7/16/25	5012	RedTree Landscape Systems		177,961.13	(66,682.97)
7/17/25	071725ach1	Duke Energy	Reference: 0000 Trinity Cottage Dr.	3,587.65	(70,270.62)
7/17/25	7/17/25	Heartland Payroll	Employee Payroll	11,720.55	(81,991.17)
7/18/25	7/18/25	WASTE MANAGEMENTINC.OF FLORIDA,	Waste Management-Service Period: July	120.51	(82,111.68)
7/21/25	072125ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	113.53	(82,225.21)
7/21/25	072125ach2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD,	649.77	(82,874.98)
7/22/25	5013	Kevin Wagner	Reference: BOS MTG 7/10/25	200.00	(83,074.98)
7/22/25	5014	Marcela Cisternas	Reference: BOS MTG 7/10/25	200.00	(83,274.98)
7/22/25	5017	Jessica LaBarbera.	Reference: BOS MTG 07/10/25	200.00	(83,474.98)
7/22/25	5018	Randall W. Griffin	Reference: BOS MTG 07/10/25	200.00	(83,674.98)
7/22/25			Funds Transfer	103,027.89	19,352.91
7/22/25			Funds Transfer	100,000.00	119,352.91
7/24/25	072425ach	Duke Energy	3882 SUNLAKE BLVD SIGN, May	102.79	119,250.12
7/24/25	072425ach1	Duke Energy	Reference: 3444 TUCKERTON DR, May	33.26	119,216.86
7/24/25	072425ach3	Duke Energy	18636 Mentmore Blvd - Splash,	287.10	118,929.76
7/24/25	072425ach4	Duke Energy	3869 Sunlake Blvd - Sign Irrigation	33.25	118,896.51
7/24/25	072425ach6	Duke Energy	18636 Mentmore Blvd - CH Main Buildi	186.30	118,710.21
7/24/25	072425ach7	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,446.59	117,263.62
7/24/25	072425ach8	Duke Energy	18661 State Road 54	91.99	117,171.63
7/24/25	072425ach9	Duke Energy	3936 Buckinghamshire Drive - Irrigation	79.01	117,092.62
7/24/25	072425ach10	Duke Energy	19135 Manassas Dr - Sign Lights	33.25	117,059.37
7/24/25	072425ach11	Duke Energy	18933 Chislehurst Dr - Irrigation	40.15	117,019.22
7/24/25	072425ach12	Duke Energy	3753 Tuckerton Dr - Irrigation	33.25	116,985.97
7/24/25	072425ach13	Duke Energy	18552 Mentmore Blvd - Entry Light	33.25	116,952.72
7/24/25	072425ach14	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	33.24	116,919.48
7/24/25	072425ach15	Duke Energy	18433 Mentmore Blvd - Irrigation	241.91	116,677.57
7/24/25	072425ach16	Duke Energy	19069 Lake Patience Rd - Entry Light	33.25	116,644.32
7/24/25	072425ach17	Duke Energy	18108 Mentmore Blvd - Entry Light	33.26	116,611.06
7/24/25	072425ach18	Duke Energy	3332 Sun Lake Blvd - Fountain	222.80	116,388.26
7/24/25	072425ach19	Duke Energy	18230 Snowdonia Drive - Entry Light,	33.25	116,355.01
7/24/25	072425ach20	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool,	4,307.33	112,047.68
7/24/25	072425ach21	Duke Energy	3440 Buckinghamshire Blvd - Entry Light,	33.26	112,014.42
7/25/25	5019	Cintas Fire 636525		717.90	111,296.52
7/25/25	5020	POOP 911	Pet waste station purchase and instalation	2,339.80	108,956.72
7/25/25	5021	Kilinski Van Wyk PLLC	Legal Services	8,098.50	100,858.22
7/25/25	5022	Business Observer		142.19	100,716.03
7/28/25	072825ach	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights,	19,222.50	81,493.53
7/31/25	7/31/25	Heartland Payroll	Employee Payroll	6,806.78	74,686.75
7/31/25				208,840.27	352,386.69
8/4/25	080425ach	Heartland Payroll	Payroll	177.61	74,509.14
8/4/25	080425ach2	Heartland Payroll	Payroll	29.40	74,479.74
8/4/25	080425ach1	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 5/19-6/18/25	22.26	74,457.48
8/4/25	08/04/25 -2	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR, 5/19-6/18/25 - ACH Fee	1.85	74,455.63
8/5/25	5023	Anchor Stone Management, LLC	District Management Service July	4,250.00	70,205.63
8/5/25	082625ach6	Duke Energy	18661 State Road 54	91.17	70,114.46
8/9/25			Service Charge - To be reimbursed by Southstate	108.00	70,006.46
8/11/25	5024	Stantec Consulting Services Inc.	Professional Engineering Services	1,944.87	68,061.59
8/11/25	5025	Straley Robin Vericker	For Professional Services Rendered Through June 30, 2025.	2,043.50	66,018.09
8/11/25	5026	Pasco Cty Sheriff's Office Extra-Duty Det	July Off Duty Officers	11,876.53	54,141.56
8/11/25	5027	Arrow Exterminators Inc	Pest Control Service 2 Months Service	104.00	54,037.56
8/11/25	5028	Suncoast Pool Service	Pool Service 2 Months Service, Invoice sent to wrong address	4,600.00	49,437.56
8/11/25	5029	Suncoast Rust Control, Inc.	Monthly rust treatment 2 Months Service, 2 Invoices, July invoice went to prior manager	2,270.00	47,167.56
8/11/25	5030	USA Fence Company	Fence deposit	11,500.00	35,667.56
8/11/25	5031	Solitude Lake Management	Pond Maintenance	9,223.00	26,444.56
8/11/25	8/11/25	ECS Integrations LLC	Surge Protection Systems	645.00	25,799.56
8/11/25	8/11/25	ECS Integrations LLC	Main Access Panels and programming	4,950.00	20,849.56
8/13/25	081325ach	Duke Energy	Reference: 0000 Trinity Cottage Dr. (dep)	50.00	20,799.56
8/13/25	081325ach2	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, June	60.33	20,739.23
8/14/25	081425ach	Heartland Payroll	Payroll Service Fee	87.00	20,652.23
8/14/25	081425ach	Bright House Networks	18636 MENTMORE BOULEVARD,08/14-9/31/25	2,185.93	18,466.30
8/14/25	081425ach2	Heartland Payroll	Employee Payroll - Taxes	1,221.86	17,244.44
8/14/25	081425ach3	Heartland Payroll	Employee Payroll Salary	5,943.03	11,301.41
8/15/25	081525ach	WASTE MANAGEMENTINC.OF FLORIDA,	Waste Management-Service Period: Aug	120.51	11,180.90
8/17/25	8/17/25	Microsoft	Microsoft	36.00	11,144.90
8/18/25	5033	Jessica LaBarbera.	BOS MTG 07/29/25 & 8/14/25	400.00	10,744.90
8/18/25	5034	Fred Berdeguez	BOS MTG 07/29/25 & 8/14/25	400.00	10,344.90
8/18/25	5037	Marcela Cisternas	BOS MTG 07/29/25 & 8/14/25	400.00	9,944.90
8/18/25	5038	Randall W. Griffin	BOS MTG 07/29/25 & 8/14/25	200.00	9,744.90
8/18/25	5039	Kevin Wagner	BOS MTG 07/29/25 & 8/14/25	400.00	9,344.90
8/19/25	5048	Florida Commercial Care, Inc.	Repairs / Maintenance	5,335.12	4,009.78
8/19/25	5050	Stantec Consulting Services Inc.	Professional Engineering Services	3,093.57	916.21
8/20/25			Funds Transfer	100,000.00	100,916.21
8/21/25	5040	M&G Investors, LLC	Deep Cleaning	1,150.00	99,766.21

8/22/25 5051	Arrow Exterminators Inc	Reference: Pest Control Service- August	52.00	99,714.21
8/22/25 5052	Jessica LaBarbera.	BOS Mtg - Check Reissue	200.00	99,514.21
8/22/25 5053	Jessica LaBarbera.	BOS Mtg - Check Reissue	200.00	99,314.21
8/25/25 5042	Bandit Fitness Equipment	Fitness equipment maintenance / replacement	15,369.94	83,944.27
8/25/25 5044	Sniffen & Spellman, PA	Legal Services Through 7/31/25	1,890.00	82,054.27
8/25/25 5045	RedTree Landscape Systems	Reference: Irrigation repairs	9,558.38	72,495.89
8/26/25 082625ach	Duke Energy	3882 SUNLAKE BLVD SIGN,	103.55	72,392.34
8/26/25 082625ach1	Duke Energy	Reference: 3444 TUCKERTON DR	30.80	72,361.54
8/26/25 082625ach2	Duke Energy	18636 Mentmore Blvd - Splash	272.56	72,088.98
8/26/25 082625ach3	Duke Energy	3869 Sunlake Blvd - Sign Irrigation	30.80	72,058.18
8/26/25 082625ach4	Duke Energy	18636 Mentmore Blvd - CH Main Buildi	113.58	71,944.60
8/26/25 082625ach5	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,347.47	70,597.13
8/26/25 082625ach7	Duke Energy	3936 Buckinghamshire Drive - Irrigation	77.62	70,519.51
8/26/25 082625ach8	Duke Energy	19135 Manassas Dr - Sign Lights	30.80	70,488.71
8/26/25 082625ach9	Duke Energy	18933 Chislehurst Dr - Irrigation	52.38	70,436.33
8/26/25 082625ach10	Duke Energy	18552 Mentmore Blvd - Entry Light	30.80	70,405.53
8/26/25 082625ach11	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	30.80	70,374.73
8/26/25 082625ach12	Duke Energy	18433 Mentmore Blvd - Irrigation	274.04	70,100.69
8/26/25 082625ach13	Duke Energy	19069 Lake Patience Rd - Entry Light	30.80	70,069.89
8/26/25 082625ach15	Duke Energy	18108 Mentmore Blvd - Entry Light	30.80	70,039.09
8/26/25 082625ach16	Duke Energy	18230 Snowdonia Drive - Entry Light,	30.80	70,008.29
8/26/25 082625ach17	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool,	2,068.86	67,939.43
8/26/25 082625ach18	Duke Energy	3440 Buckinghamshire Blvd - Entry Light,	30.80	67,908.63
8/27/25 8/27/25	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights,	1.39	67,907.24
8/27/25 082725ach	Duke Energy	3753 Tuckerton Dr - Irrigation	79.29	67,827.95
8/28/25 082825ach	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights,	5,976.36	61,851.59
8/28/25 082825acg	Heartland Payroll	Payroll Service Fee	91.00	61,760.59
8/28/25 082825ach11	Heartland Payroll	Employee Payroll - Taxes	1,643.31	60,117.28
8/28/25 082825ach7	Heartland Payroll	Employee Payroll Salary	7,474.33	52,642.95
8/29/25 5064	ECS Integrations LLC	Gate maintenance	225.00	52,417.95
8/29/25 082925ach5	ECS Integrations LLC	Gate maintenance	750.00	51,667.95
8/29/25 5054	ECS Integrations LLC	Gate maintenance	162.00	51,505.95
8/29/25 5055	ECS Integrations LLC	Gate maintenance	475.00	51,030.95
8/29/25 082925ach3	ECS Integrations LLC	50 Key Fobs	350.00	50,680.95
8/29/25 082925ach1	ECS Integrations LLC	Surge Protection Systems	645.00	50,035.95
8/29/25 082925ach	ECS Integrations LLC	Main Access Panels and programming	4,950.00	45,085.95
8/29/25 082925ach	FL Dept of Revenue	Sales Tax	1,433.21	43,652.74
8/31/25			100,000.00	131,034.01
				43,652.74

EXHIBIT 16

[RETURN TO AGENDA](#)



**MINUTES OF 09/11/2025 REGULAR MEETING
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Concord Station Community Development District was held Thursday, September 11, 2025 at 6:30 p.m. at the Concord Station Amenity Center, 18636 Mentmore Blvd., Land O'Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

The meeting was called to order by Ms. Thibault. Roll was called and a quorum was confirmed with the following

Supervisors present:

Fred Berdeguez..... Board of Supervisors, Assistant Secretary
Kevin Wagner Board of Supervisors, Assistant Secretary
Marcela Cisternas Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault District Manager, Anchor Stone Management
Anna Lyalina District Finance, Anchor Stone Management
Mark Looknanan, Jr. Amenity Manager, Concord Station CDD
Lindsay A. Moczynski District Counsel, Kilinski Van Wyk
Greg Woodcock District Engineer, Stantec
Corey White Solitude Lake Management
Allan Willson (via phone) Solitude Lake Management
Matt Olson Irrigation, Red Tree Landscape Systems
John Burkett Landscaping, Red Tree Landscape Systems
Deputy Keith Krapfl Pasco County Sheriff's Office
Tim Gay Blue Wave Lighting

Opening Remarks and Attendance Notes

Ms. Thibault officially called the Meeting to order after confirming that quorum had been established. Present in person were Supervisor Wagner, Supervisor Cisternas, and Supervisor Berdeguez of the Board of Supervisors. Also present were District Management Staff, District Counsel, and Amenity Team members.

II. Audience Comments – Agenda Items (limited to 3 minutes per individual)

Ms. Thibault opened the floor to audience comments. One Resident addressed ongoing concerns about District trees adjacent to his property. He reported invasive root growth encroaching toward his home's foundation and described a large tree at the rear corner overhanging his screened enclosure. He submitted photographs to document the conditions and requested removal of trees posing a danger to his property.

A second Resident requested that an item concerning her family's access to the pool be moved up on the agenda. Ms. Thibault noted the Board would complete the audience comment segment and then consider whether to advance the matter. After confirming there were no additional comments from the room or from Teams participants, Ms. Thibault closed audience comments and asked the Board whether to hear the Resident immediately under the District Counsel portion of the agenda. Board members expressed no objection; by consensus, the Board advanced the item.

III. Professional Vendor Presentations

A. Pasco County Sheriff Office

Following the appeal matter, Ms. Thibault invited the Sheriff's representative to provide the public safety report. Deputy Krapfl, the District's assigned contract deputy, introduced himself and noted he is nearing retirement and had missed the prior meeting due to a family bereavement. He confirmed the District's law-

46 enforcement services contract concludes on September 30, adding that while he has worked many years across
47 the county, including other contract details, Concord remains among the lower-crime areas.

48 Deputy Krapfl reported that for the most recent three months of his assignment there were no reported crimes
49 within the District on the days he worked. He emphasized that the contract deputy's value lies primarily in
50 deterrence: visible presence, early intervention on quality-of-life issues, and responsiveness to neighborhood
51 concerns. He acknowledged that this can be counterintuitive, "success" sometimes looks like having little to
52 report, but underscored that nearby areas do experience incidents, and Concord Station's calm is in part the result
53 of consistent patrol and attention to smaller problems before they escalate. He and Amenity Staff coordinate
54 frequently to address these minor issues, such as irrigation overspray, barking dogs, and after-hours use, sometimes
55 through documented calls, other times through on-the-spot resolution.

56 For those interested in broader trends, the Deputy explained that crime statistics are public records available
57 through the Sheriff's Real-Time Information Center (RTIC). Concord Station falls within Sector Zulu-4, and
58 Residents or the Board may request burglary, theft, and other category reports countywide, by sector, or even by
59 street; such requests can be fulfilled promptly and could be available by the next regular meeting.

60 Deputy Krapfl identified one persistent safety issue: juveniles operating powered scooters (and, by extension,
61 golf carts) at unsafe speeds, including near school zones, often without helmets or identification. He stated that,
62 under state law and guidance materials from AAA and the Florida Highway Patrol, non-human-powered devices
63 on sidewalks and minors operating without helmets are prohibited; he characterized the volume and behavior
64 locally as among the worst he has seen in the county. He noted the practical challenges of enforcement with
65 minors, pursuits are restricted by policy for safety reasons and parental complaints are common, but he reiterated
66 that safety is the priority. To support consistent community messaging, he will provide Mr. Looknanan with a
67 pamphlet summarizing the applicable scooter and traffic rules for distribution via District and HOA channels. He
68 also clarified that while his contracted hours are daytime, off-duty deputies engaged by the HOA in evening hours
69 can continue targeted enforcement within the scope of their assignment.

70 Turning to school-adjacent conditions, Deputy Krapfl described his morning presence near the campus, where
71 he balances speed enforcement with pedestrian safety and illegal parking around the clubhouse and internal drives
72 at drop-off and pickup. He explained statutory requirements for speed citations: an officer must personally observe
73 the violation and corroborate it with a certified speedometer pace or radar; certain "too fast for conditions"
74 violations can apply in obvious hazardous circumstances. Because school windows are short, issuing even a single
75 citation (typically 10–15 minutes) limits the ability to observe other violators; he therefore alternates positioning
76 to deter both speeding and illegal parking.

77 On neighborhood parking more generally, Deputy Krapfl stated that county ordinance prohibits street parking
78 where it obstructs emergency access; vehicles with wheels off the pavement onto turf may also be cited. His
79 practice has been to issue clear warnings first, escalating to uniform traffic citations (approximately \$140 and
80 points) for repeat offenders; he has not yet issued citations during his tenure here but has given direct warnings
81 and instructions to move vehicles. Supervisor Cisternas requested heightened parking enforcement over the
82 remaining weeks of the contract, citing recurring weekend blockages on narrow streets and the needs of Residents
83 with medical vulnerabilities requiring unobstructed emergency access. Deputy Krapfl agreed to focus attention
84 where patterns occur and encouraged Residents to route complaints through the District office when possible so
85 he can initiate calls even when general dispatch triages lower-priority activity due to countywide staffing. He
86 affirmed that all calls are logged; if Residents believe calls are being cleared without response, they may pursue a
87 public records request to review call histories. He emphasized he does not cancel calls and will respond when
88 notified by staff.

In closing, Deputy Krapfl thanked the Board and Residents, remarking on the community's courtesy and cleanliness, and reiterated that the visible presence of a dedicated deputy functions as a local deterrent and service resource, even when the measurable outcome is that "nothing happened."

Ms. Thibault concluded the public safety discussion with Deputy Krapfl by confirming that any calls initiated within Concord are documented and traceable. The Deputy emphasized that if records were ever to show a cancellation under his call sign, he would be accountable, but that such cancellations do not occur; multiple complaints on the same issue should appear as multiple entries. With no further questions, the Deputy was thanked for his service, and he departed.

B. District Engineering Report – Stantec Project Engineer Greg Woodcock

❖ **Status and Discussion of ADS Project**

❖ **Discussion of Mill & Resurface Proposed Project**

❖ **Discussion of Ditch Project**

❖ **Discussion of Requirements for Hardwood Elevation, Crown Thinning & Cleaning**

Mr. Woodcock presented concerns related to the trees at Sunlake. He distributed the Concord Station Phase 3 landscape plans and explained that the plantings along the affected rear lot line constitute a Type D buffer between Residential properties and the roadway, with permitted shade trees spaced approximately every 30 feet. Because these are permitted buffer trees, any removals would require replacements; however, replacement species need not be the same as those installed originally and could be selected for more modest growth habits and root behavior.

Mr. Woodcock outlined the permitting pathway under Pasco County's ordinances: applications must be prepared by a licensed landscape architect or arborist. While the District has access to landscape architects, contracting RedTree (the District's landscape contractor, which has an arborist) would be the most cost-effective option for assessment, permitting, and replacement design. He recommended working with RedTree over the next month to develop a plan and cost proposal, potentially staged to address the most urgent locations first.

Board discussion clarified scope and priority. RedTree had preliminarily identified ten trees behind three adjacent homes; among these, three appeared most impactful to the residences. Residents had previously reiterated that root intrusion is substantial, roots have surfaced several feet inside their yards and obstructed small excavation work, raising concern for foundations, fences, and screen enclosures. Supervisor Wagner asked whether replacement trees could be set farther from the fence line; Mr. Woodcock believed there is adequate space to increase setbacks and confirmed the county would have to approve the revised locations and species through a submitted plan. In response to a question about stump handling from Supervisor Cisternas, he advised that cutting trees flush at grade would result in the remaining root ball dying; full root extraction would not be necessary if replacements are sited farther out. Given the size of the existing trees, he recommended RedTree perform removals rather than in-house staff.

Supervisor Wagner asked counsel to clarify the District's responsibility versus courtesy in addressing the problem. Ms. Moczynski noted, in general terms, that property owners are responsible for conditions on their own property and that homeowners may, consistent with law, trim encroaching roots or branches on their side. Supervisor Wagner emphasized for the record that, while it wishes to be a good neighbor, any District expenditure must be confined to trees and work on CDD property and may not extend into private property to remove roots or perform private yard repairs. Staff and counsel concurred.

By consensus, the Board directed Mr. Woodcock to work with RedTree and return next month with: (1) a proposal to remove and replace the three highest-priority trees with appropriate, non-oak species set farther

from the fence, and (2) a proposal to address the remaining seven trees. Species options are to be presented for Board selection.

Mr. Woodcock then provided a brief project status report. The current field work is approximately 80% complete; the remaining 20% will be finished when water levels recede, anticipated toward the end of October. Separately, Finn Outdoor is scheduled to begin the rip-rap ditch project across the street in early October, subject to weather.

Regarding the clubhouse parking lot, Mr. Woodcock reviewed maintenance options. The asphalt was installed in 2008; with a typical useful life of roughly twenty years, comprehensive milling and resurfacing would align around 2028. The lot was seal-coated in 2019 and is showing cosmetic wear again. He outlined two pathways:

- Seal coat now to restore appearance and address minor cracking and localized base failures (cut-out and repair included), at an estimated cost of \$20,638, including restriping.
- Defer major work and plan for milling and resurfacing nearer the end of life. A 2-inch mill and overlay was estimated at approximately \$75,000; a 1.5-inch overlay at roughly \$60,000 (about \$15,000 difference per half-inch). He does not recommend resurfacing at this time, as the pavement remains structurally sound with localized distress only.

In response to a question from Supervisor Cisternas about the consequences of doing nothing until 2027, Mr. Woodcock stated the pavement would remain serviceable; the principal change would be continued fading of the prior seal coat. He noted one recurring “pop-up” area near the entrance that likely reflects a weak subgrade; his recommended fix is to excavate and replace approximately 18 inches with crushed concrete and overlay with three inches of asphalt, which has proven durable elsewhere. A rough order of magnitude for that localized repair is about \$5,000. The Board requested that Mr. Woodcock bring back formal proposals for (a) the pothole/subgrade repair and (b) full-lot seal coating, so the Board can compare and decide at a later meeting. No action was taken on resurfacing.

Finally, in follow-up to a prior Resident complaint, Mr. Woodcock confirmed that a vendor-caused fence damage incident was repaired.

C. Discussion & Consideration of Blue Wave Lighting Revised Proposal

This item was heard out of order. With dusk approaching, the Board briefly pivoted to entry feature lighting so Blue Wave could stage a later demonstration. Under agenda item 5.1 (Exhibit 1), the contractor explained a necessary change order stemming from a design adjustment to the entry monuments: after reducing total linear footage when trellises were removed, a later design revision added second column caps, increasing run length by a net 12 feet. The requested adjustment is \$400 per sign, or \$3,384 in total above the most recent approved figure. Staff confirmed the current contract amount at \$53,204; the revised total would be \$56,588 (still below the original \$62,000 concept). Funding is available within the FY 2025 contingencies and will be captured in the upcoming rollover amendment. Blue Wave and staff noted that five monument sites (two Wellingtons, two Longwoods, one Trilby) are ready for lighting installation as the monument painting is finalized; Blue Wave intends to complete one site first to verify color match before bulk ordering remaining materials.

A motion was made and seconded to approve the \$3,384 increase for the monument lighting change order. The motion carried.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved Blue Wave Lighting’s \$3,384 increase for the monument lighting change order, for the Concord Station Community Development District.

D. Solitude Lake Management

❖ **Waterway Inspection Report - 09.02.2025**

Solitude's monthly waterway report (Exhibits 2 and 3) indicated routine conditions: recent treatments were taking effect, with visible die-off continuing to settle out. Elevated water levels had connected adjoining wetlands, pushing floating vegetation into several ponds; those occurrences were treated and were expected to clear.

Solitude also raised a field-access problem at Pond T5. The technician reported that three recorded access easements exist, two along Trinity Cottage Drive and one along Whitley Bay Court, but two have long been fenced off, and the remaining usable route was newly obstructed by a recently installed fence, effectively eliminating equipment access. He photographed each location and provided the images. For safe and effective treatment, he requires approximately six feet of clear width; while he could walk in on foot, he cannot properly service the site without equipment.

Ms. Moczynski reviewed the plat and easement framework: the CDD holds recorded access/drainage easements along those lots, typically 7.5 feet on each side for a total 15 feet. Homeowners take title subject to those easements. Any fence or improvement within them requires coordination with the CDD and, where permitted, an encroachment agreement that reserves the District's right of access and obligates the owner to remove or modify improvements at their expense when needed. The HOA's architectural process does not substitute for the CDD approval on easement areas; HOA approvals should be conditioned on the CDD concurrence when easements are implicated. It was noted that the HOA has begun marking its approvals "provided not on an easement, check with CDD" to reinforce the process.

By Ms. Moczynski's count, one property, 3232 Whitley Bay Court, has an encroachment agreement on record; several others do not. Board members confirmed the most recent obstruction appears to be at 3233 Trinity Cottage Drive, which previously served as the sole workable passage. The Board agreed that consistent enforcement is required across all affected parcels. Counsel was directed to issue letters to: (i) the five properties without agreements (including 3233 and 3237 Trinity Cottage Drive and 3302 and 3316 Whitley Bay Court) advising that their fences encroach on a recorded access easement and must be modified or removed to restore at least six feet of continuous access; and (ii) 3232 Whitley Bay Court acknowledging its executed agreement but notifying the owner that current conditions still prevent access and that modifications (e.g., a suitably wide gate) may be required at the owner's expense pursuant to the agreement. Solitude will share photographs of a functional gate configuration used at another site for reference. No motion was required; staff will proceed with notices and coordinate follow-up, with Mr. Woodcock to be consulted as needed once owners respond with proposed solutions.

❖ **Discussion & Consideration of Revised Agreement**

The Board took up Solitude's revised services proposal. Ms. Moczynski summarized key differences from the current contract: the new proposal is at a lower cost but omits periodic water-quality testing, changes the reporting format, and, most notably, shifts to a three-year initial term with a buyout clause requiring payment of 50% of the remaining value if terminated early. By contrast, the District's existing agreement runs through March 31, 2026, with a customary 30–60-day termination window near the end of the term and a one-year renewal option. Supervisor Cisternas reiterated the Board's preference to avoid multi-year commitments with buyout provisions and requested additional time to review the draft alongside input from absent Supervisors. No action was taken on the revised agreement pending further review.

Supervisor Wagner noted the draft's effective date of October 1, 2025, and asked that this be stated for the record. Participating by phone, Mr. Willson confirmed the October 1 start and explained Solitude's intent to let the District supersede the current arrangement at a discounted rate. He reiterated the key terms: a three-

year initial term in exchange for the discount; removal of water-testing from the scope; reporting remaining the same in substance (i.e., the 19-site report) though described differently in the draft; and a 50% buyout if the District opts to terminate for convenience within the three years. He emphasized the agreement allows termination for cause without a fee if Solitude fails to perform, subject to a 45-day cure period after notice.

Ms. Moczynski confirmed that, procedurally, even if the Board were to proceed, the District would use its standard contract form, not the vendor's.

E. Red Tree Landscape Maintenance

❖ Landscape Maintenance Report – August 2025

Mr. Burkett with RedTree then provided the landscape and irrigation update. The contractor reported continued ramp-up of detailed work, with Manassas Drive as the next focus area. A number of viburnum plants there exhibit substantial deadwood that pre-dated RedTree's tenure; RedTree will perform a hard cut-back to remove dead material (at no additional charge) to encourage regrowth from the base and will evaluate results by Thanksgiving. Crews are currently battling rapid Bahia growth due to sustained rains; staffing includes three Saturday crews and a mid-week crew, and the contractor noted that recent nighttime cooling should begin to slow turf growth.

Supervisors relayed field observations and requests:

- Persistent Spanish moss on trees along Mentmore and overgrown conservation edges intruding to fence lines in several areas have not been addressed in recent months. RedTree acknowledged and will prioritize visible trouble spots; the contractor also noted that deeper conservation clearing has typically fallen to a separate vendor, but agreed to tackle immediate, accessible encroachments now.
- Along Mentmore and Sunlake, hedge lines appear uneven and roughly trimmed. RedTree will retrain crews to deliver squared, uniform profiles.
- Between the Enclave and the apartments on Mentmore, a debris-clogged drain recently caused yard flooding; District staff cleared it. RedTree was reminded this area is within its routine maintenance and must be kept open to protect adjacent homes. The contractor agreed.
- In the Longwood/retreat area, mower ruts developed in a frequently saturated open space; a mis-aimed or malfunctioning sprinkler may be over-watering the spot. RedTree will inspect the irrigation zone and correct heads or scheduling as needed.
- At the small park behind Trinity Cottage, crews missed mowing behind a net; RedTree will move the net and cut the rear section on the next visit. The Board complimented recent flower installations.

Ms. Thibault then read a written statement from the Chairwoman LaBarbera, who was absent:

Hello Patricia,

Unfortunately, I will not be at the meeting this evening. However, before we approve anything additional for Red Tree (tree removal, irrigation, walk-ons, etc.) I would like to voice a concern about regular duties not being completed. Specifically, moss on the trees around the community and pond easements (behind houses) not being kept up with. Before we approve any additional work, I would urge the Board to ensure the initial contractual obligations are being met. Additionally, I would like to suggest that the Board explore the

idea or another vendor coming in and taking a look at the irrigation. I don't think it would hurt to get a second opinion on pricing and work necessity.

Thanks,

Jess LaBarbera

On irrigation, RedTree reported systems are currently operational. The contractor had revised a prior billing item to align with Board directives, resulting in a \$195 credit to appear on the monthly maintenance statement. RedTree said it was holding further time-and-materials work pending receipt of a signed authorization. The contractor also submitted a separate \$4,290 invoice for the comprehensive valve/asset mapping and photographic documentation produced earlier in the year (referenced at the May 28 meeting). Supervisor Cisternas responded that while they had requested mapping for management purposes, no separate fee was approved; RedTree acknowledged it proceeded on the assumption the work would be billable and asked the Board to consider approval after the fact. Ms. Thibault noted receipt of the invoice and that a search of prior approvals did not reveal Board authorization for that amount. Supervisor Cisternas reiterated that the Board had expected documentation to accompany ongoing repairs within the annual services already being paid, and that any new charges must be disclosed and approved in advance. Citing the Chair's earlier written caution against approving add-ons before routine obligations are met, the Board tabled the invoice for next month without action.

The discussion broadened to scope, cost to date, and next steps for irrigation rehabilitation. Ms. Thibault's review of financials showed approximately \$29,500 in work billed for February–March (paid May 23) largely around the amenity center, plus a subsequent \$10,000 authorization and related incidentals, placing current-year irrigation spending on the order of \$40,000–\$50,000. Supervisors asked whether any of that work overlaps with more recent authorizations near the same areas; RedTree believed the earlier charge likely related to a needed line relocation/boring to restore service after a private pool installation but agreed to pull the invoice and reconcile details for the record. Supervisors requested a forward-looking estimate: based on field photos and findings, RedTree is to provide by the October meeting with a projected scope and dollar range to complete the system-wide rehabilitation, noting that current spend does not yet represent half of the anticipated total. RedTree also agreed to inspect the retreat pocket park where new flowers are reportedly not receiving irrigation following a recent line relocation.

❖ **Discussion of HOA Request to Uncap the Waterline in Tot Lot**

The Board then addressed the tot lot in Longwood. RedTree confirmed the irrigation there was previously capped at the Board's direction while the area remains under the HOA control. With the HOA now considering sod replacement (Bahia vs. St. Augustine), Supervisors asked RedTree to prepare a proposal, addressed directly to the HOA, for uncapping and restoring irrigation service so the sod can be installed and established. The proposal will bypass the District and go to the HOA representative (Ms. Kathleen Washburn) for decision and payment. Ms. Moczynski noted that, because the irrigation water in this zone is drawn from a well (water at no charge) but uses District electricity, any District expense tied to non-CDD property must be carefully handled; she will confirm whether even de minimis power costs could implicate financing/bond-use restrictions and, if necessary, draft a simple cost-share or reimbursement arrangement with the HOA. RedTree asked whether the restored zone should operate on the District's controller or a separate one; the Board directed that it run on the District controller for now ("it's ours now"), subject to any legal/administrative adjustments that may follow from counsel's review.

No formal actions were taken on irrigation billing or new work authorizations pending RedTree's October estimate and counsel's guidance on the HOA irrigation arrangement.

❖ **Status & Discussion of Irrigation Project**

The Board closed out the irrigation discussion by confirming next steps with the Longwood tot lot while it remains under the HOA control. RedTree noted that restoring service may require decoder checks and functional testing once water is reconnected; any investigative work and any repairs prior to deed conveyance would be the HOA's responsibility. The Board asked RedTree to send a restoration proposal addressed to the HOA (routing it through District staff for transmittal), so the HOA can proceed with sod selection and installation. Staff also verified the earlier \$29,500 invoice related to boring and installation of a new mainline to bypass damage caused by a private pool installation; RedTree confirmed that work was independent of the more recent amenity-area irrigation efforts. RedTree reiterated it will return in October with an overall completion estimate and will address hedge-quality issues raised earlier.

F. District Counsel – Kilinski Van Wyk

❖ **Discussion of Resident Suspension - Opportunity to Address the Board of Supervisors**

The Resident addressed the Board regarding suspension from the District's amenities. She accepted responsibility for lack of oversight and pleaded for a lift of the suspension, pledging to personally maintain close supervision.

District Counsel outlined the procedural framework for the appeal. The Board's decision must be based on the incidents specifically referenced in the suspension letter, and may consider any noncompliance after notice (none was known). Counsel explained the options: continue the suspension for a specified period or terminate it, with the Board's determination guided by whether there remains a threat to public safety, health, and welfare. Counsel reintroduced the suspension letter into the record by reference. In response to questions from the Board, staff clarified the timeline: while the Board had discussed a 60-day period two meetings prior, the access-card suspension was operational from the last regular meeting, amounting to approximately 30 days in effect, due to timing of certified notice and verification.

Supervisor Cisternas questioned the Resident about her ability to supervise. The Resident affirmed she could manage her son and that he typically responds immediately to her cues. A brief discussion acknowledged the sensitivities involved, the need to safeguard all patrons, especially children, and the importance of measured but firm enforcement.

During deliberation, Supervisors Berdeguez and Cisternas expressed support for a second chance in light of the mother's acceptance of responsibility, and the absence of further issues since notice. Counsel advised against predetermining a penalty for any hypothetical future incident, emphasizing each matter must come before the Board with due process; however, Counsel noted the Board would be permitted to consider stronger remedies, up to and including a permanent ban, should a new violation occur.

A motion was made to lift the suspension. The motion was seconded, and carried unanimously.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board lifted the Resident's suspension, for the Concord Station Community Development District.

Supervisor Cisternas addressed the Resident to clarify that the prior suspension had applied to both the pool and the clubhouse grounds and that, as a result of the Board's action, her son's access was restored. Staff was directed to reinstate card access; Mr. Looknanan acknowledged the instruction.

G. Amenity Center Report

Turning to the Amenity Center report, Mr. Looknanan summarized routine items and focused on events planning. He proposed a Trunk-or-Treat on Sunday, October 26, from 1:00–5:00 p.m., requesting not-to-exceed \$2,600. The package (sourced through Let's Plan a Party after pricing alternatives) would include face painting,

balloon art, and funnel-cake/popcorn service; staff would assemble 250 candy bags, with the base vendor quote (~\$2,197) rising to the \$2,600 range once candy and décor are included. Mr. Looknanan noted the recent End-of-Summer Bash came in roughly \$1,900 under budget due to in-house cooking and service, partially offsetting the ask. Funding of the Trunk-or-Treat event would be posted to the FY2026 events budget.

Supervisors reviewed the FY2026 events allocation (approximately \$10,000 total), which must also cover holiday events (Christmas and Easter) and recurring socials. Members voiced concern that the Trunk-or-Treat would immediately consume roughly a quarter of the annual events budget; Supervisor Cisternas added that Sunday timing could dampen turnout (church conflicts and school the next day), reducing value for spend. The Board's consensus was to avoid a contracted activation for Halloween this year and instead consider a minimal-cost alternative (e.g., staff-prepared candy goodie bags for families visiting the clubhouse), preserving funds for the larger Christmas and Easter events and for socials. No motion was taken; staff will adjust plans accordingly and return with updated event budgeting at the next meeting.

The Board revisited event funding to reconcile competing priorities. Ms. Thibault noted that in FY2025 the District budgeted \$35,000 for special events but, as of July 31, had expended roughly \$9,000; late-summer costs are not yet reflected. The underspend was attributed to staffing gaps that curtailed spring and summer programming. Ms. Thibault further explained that unspent funds will roll into fund balance at year-end and could be reappropriated to bolster the FY2026 events line if the Board wishes, though rollover dollars must also be weighed against other pending needs (e.g., capital maintenance like the parking lot).

Supervisors explored ways to leverage the FY2025 balance for the proposed October Trunk-or-Treat. Ms. Thibault cautioned that "prepaying" FY2026 services in September would be treated as a prepaid expense and would still hit the FY2026 line when recognized, so it wouldn't solve the budget constraint. Purchasing candy now would be properly posted to FY2025, but bulk buying gift cards for future socials was discouraged as poor practice. With those guardrails, the Board reaffirmed its earlier direction: forego a contracted Halloween activation and instead offer low-cost candy goodie bags to visitors, preserving limited FY2026 events funds for the larger Christmas and Easter events and for socials. Ms. Moczynski also reminded staff that holiday programming must remain non-sectarian.

The Board then addressed the resurfacing of the tennis and basketball courts. The original contract (total \$27,500; \$12,650 deposit paid; \$14,850 invoiced as final) specified a "crack-right" repair system up to 520 linear feet, followed by surface coating and re-striping for both courts. The tennis court appears satisfactory, but cracks have re-emerged on the basketball court. Staff requested a cost allocation; the contractor (headquartered out of state) provided an after-the-fact split indicating roughly \$11,000 of work on the tennis court and the balance on the basketball court, but has not answered critical questions: where, precisely, the 520 feet of crack-repair product was applied; whether any was used on the basketball court; and whether measurements were taken before allocation. Mr. Looknanan described meeting the crew onsite at the basketball court and seeing no measurements; he believes the crew may have arrived intending to dedicate the specialty crack-repair to the tennis court despite visible cracking on the basketball surface. Supervisors Cisternas and Wagner emphasized that the District contracted for both courts to be properly repaired and resurfaced; internal allocation of materials is the vendor's business, but the outcome must satisfy the scope.

Ms. Moczynski clarified that the enforceable benchmark is the contracted 520 linear feet of crack-repair and the workmanship warranties, both the District's added warranty language and the vendor's own warranty for cracks reappearing where the crack-right system was applied. The Board's immediate needs are (1) documentation showing where the crack-repair system was used (photos, marks, or a measured plan) and (2) a warranty response plan for the basketball court if that system was in fact applied there or, alternatively, a corrective plan if it was not. Staff will continue pursuing a detailed accounting and site verification (including measuring existing treated seams and leveraging before/after photos).

Counsel summarized the vendor's position: the contractor contends it fulfilled the contract, including application of the specified "crack-right" system up to 520 linear feet, and characterizes the basketball court's reappearing cracks as "new" and outside its obligation. Supervisor Berdeguez emphasized that the Board's concern is confirming where the 520 linear feet of material was applied, given that the tennis court is performing well while the basketball court is not. The contractor's after-the-fact cost split (roughly 80/20 between tennis and basketball) further suggested most crack-repair may have been concentrated on the tennis side.

Ms. Moczynski recommended a two-track approach: (1) pay the undisputed portion attributable to the tennis court and (2) formally dispute the balance tied to the basketball court, expressly reserving all rights as to both the remaining invoice and any portion of the initial deposit allocable to the basketball court. The Board agreed. A motion was made to pay \$11,850 for the tennis court work while disputing the basketball court charges and reserving related legal rights. The motion carried.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board moved to remit \$11,850 to the contractor, with District Counsel to issue a compliant legal notice accompanying payment that (a) identifies the payment as the tennis-court portion only, (b) disputes the basketball-court portion of the final invoice, and (c) reserves the District's rights regarding any deposit amount that may be attributable to the basketball court, for the Concord Station Community Development District.

Turning to holiday programming, Mr. Looknanan presented the Christmas event package and requested authorization to book vendors in advance. To reduce costs, a Resident volunteer (Maddie) offered to appear as the Grinch and her father as Santa at no charge. With those savings, staff proposed a not-to-exceed amount that would cover face painting, a balloon artist, funnel cake/popcorn, and District-purchased décor and supplies. After discussion about overall events budgeting for FY2026, the Board approved a not-to-exceed \$4,200 for the December 20 holiday event, premised on the volunteer Grinch and Santa roles. The approval covers the remaining vendor components listed in the quote and modest clubhouse decorations/supplies to be procured by staff.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved a not-to-exceed amount of \$4,200 for the December 20 holiday event, contingent upon volunteer participation for the Grinch and Santa roles, with all additional items from Let's Plan a Party and decorations purchased separately by Mr. Looknanan to also be provided, for the Concord Station Community Development District.

The Board then approved several minor clubhouse purchases: a new gym bookshelf/shelving unit, a replacement wall clock for the main room (with indoor/outdoor temperature display), an entry mat, and a 12-cubby clear acrylic locker unit for phones/keys/wallets (to be mounted near the rear entrance). A motion to authorize \$324.90 (tax-exempt, with free shipping) for these items carried.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board approved Mark's purchase of all four items listed in his exhibit, gym shelves, a clock for the clubhouse main room, a mat, and clear acrylic lockers, for a total amount of \$324.90, for the Concord Station Community Development District.

❖ Discussion of Access & Camera Proposals – ECS

i. Overall Summary of Proposals to be Considered as Presented by ECS

ii. Presentation of Initial Proposal for Camera Upgrade – 17 Camera Replacement - \$22,300

iii. Discussion & Presentation of Proposal for (2) Cameras at Playground \$3,980

iv. Discussion & Presentation of Proposal for (2) Camera at Tennis Courts - \$3,980

v. Discussion & Presentation of Proposal for (2) Cameras at Clubhouse - \$3,980

vi. Discussion & Presentation of Proposal for Access & Surge at Playground - \$4,070

vii. Discussion & Presentation of Proposal for Access & Surge at Swimming Pool - \$4,840

viii. Discussion & Presentation of Proposal for Access & Surge at Clubhouse - \$6,360

ix. Informational Only – Original Install Quote of Camera System

Finally, the Board opened discussion on security systems damaged in a recent lightning strike. The costs were separated into four groups (cameras, surge protection, access panels, etc.) roughly \$5,000 per area with a \$1,000 deductible, positioning claims for insurance reimbursement (net ~\$4,000 per area). Supervisor Cisternas asked why lightning damage occurred if recently installed equipment included surge protection. Ms. Thibault summarized the vendor's prior equipment purchases and where surge protection had, and had not, been included. In the original camera and access-control installation (approximately \$11,287 plus additions), no whole-system surge protection was provided on the main camera package; separate inline surge devices were included on certain access-control panels and reader circuits reflected within a later \$3,081 component. By contrast, the subsequently approved, but not yet installed, camera expansion project (authorized at \$22,300) does specify comprehensive surge protection.

Following the strike, six cameras remain down, along with four exit buttons and three access readers. The vendor prepared a site-by-site summary and separated quotes to align with the District's insurance categories (playground, tennis courts, clubhouse, and access panels), with each category roughly \$3,980–\$5,000 and subject to a \$1,000 deductible. Ms. Thibault has already opened an insurance claim and requested a formal vendor statement on letterhead documenting cause, scope, and remedial needs; the statement will be reviewed by staff before submission so liability for any inaccuracies remains with the vendor. Based on the current breakdown, staff anticipates that, net of deductibles, the District should recover approximately \$8,940 on camera-related categories alone, which can be applied to offset the previously authorized \$22,300 camera expansion once insurance funds are received. Access-control replacements are likewise eligible under the policy (each with a \$1,000 deductible). Mr. Looknanan confirmed that surge protection has now been installed across the access system; the vendor cautioned that no surge device is absolute, but the system is currently protected at all known points.

Supervisor Cisternas noted that references to "access panels" suggested other components might still lack protection. Based on a recent walkthrough, she observed five surge protectors now installed, two of which were new additions, and asked whether any areas remained vulnerable to a future surge. Mr. Looknanan explained that surge protectors are now present throughout the system, covering five units; however, he cautioned that no surge protection is 100% guaranteed. In response to a question about coverage for new lights, he affirmed that everything in use is connected through a surge protector.

Supervisor Wagner suggested the Board consider budgeting \$20,000 for lightning-strike protection. Supervisor Cisternas remarked that whole-building external surge solutions can be costly, but such systems exist and could protect the entire structure. Mr. Looknanan recounted the recent lightning event, describing a strike that felt proximate to the building.

Consistent with the Board's action taken earlier, the District will proceed immediately with the \$27,210 package to restore cameras, access hardware, and surge protection (Exhibits 5.4–5.9), while deferring the separate camera-expansion project until insurance proceeds arrive. The Board reiterated the urgency of restoring security systems and affirmed the decision not to seek alternative bids due to integration, timing, and vendor-of-record considerations.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board moved to proceed immediately with the \$27,210 package to restore cameras, access hardware, and surge protection (Exhibits 5.4–5.9), while deferring the separate camera-expansion project until insurance proceeds arrive, for the Concord Station Community Development District.

❖ **Discussion & Clarification of Board Motion – July 29, 2025**

The Board then turned to governance roles and reporting lines (Exhibit 6), following an email from Supervisor Griffin seeking clarification. Ms. Moczynski summarized the prior actions and minutes: the Board previously established a liaison role for Supervisor Griffin limited to emergency recruiting, interviewing, and (in exigent circumstances) conditional hiring of direct employees, subject to Board ratification at the next meeting. Subsequent organizational changes placed the maintenance position under the Amenity Manager, Mr. Looknanan. The operating chain of command remains: Board → District Manager → Amenity Manager (Mr. Looknanan) → onsite staff. The District Manager retains day-to-day oversight between meetings and provides checks and balances.

Staff explained that a recent request for payroll backup (to reconcile check register drafts issued by the payroll processor) prompted questions about systems access. The District Manager did not have a direct log-in access and had requested either access or timely provision of reports by onsite staff. Ms. Thibault emphasized that she does not direct concierge or maintenance staff, interacts primarily with the Amenity Manager, and steps into operations only where there are fiscal or risk implications (e.g., coordinating the security insurance claim). Mr. Looknanan confirmed this reflects current practice. No changes to the reporting structure were proposed; the Board accepted the clarification and directed staff to continue routing operational communications and fiscal reconciliations through the District Manager consistent with prior Board direction.

The Board continued clarifying roles and access around fiscal administration and day-to-day operations. Ms. Thibault reiterated that she does not involve herself in daily clubhouse or staffing decisions; her engagement is limited to fiscal and risk items (e.g., structuring the lightning-damage claims by asking the vendor to align quotes with insurance categories). She noted that her team needs timely payroll reports to reconcile the processor's drafts against the District's check register; direct portal access would speed that work, but she is comfortable receiving reports if access is not granted. A July payroll correction illustrated the need for visibility: initial checks were voided and reissued with a credit memo, requiring after-the-fact reconciliation because revised reports were not immediately available.

Mr. Looknanan explained that when a request for payroll-system access arrived from an Anchor Stone accountant he did not know (James), he sought authorization from Supervisor Griffin, who originally helped set up the Heartland account. Mr. Looknanan emphasized his broader concern that, as a direct CDD employee, he should not be directed by a vendor on operational matters. Ms. Thibault agreed she does not direct Mr. Looknanan's day-to-day work and interacts with him chiefly on fiscal issues.

Supervisors revisited the prior Board decision on reporting lines: Mr. Looknanan runs Clubhouse operations (including hiring, assignments, and routine personnel decisions consistent with policy), while the District Manager serves as the between-meetings conduit for fiscal guidance and approvals, elevating items to the Board as needed. Ms. Moczynski advised that this alignment can be codified more explicitly in the forthcoming Employee Handbook, defining Mr. Looknanan's operational authority and the District Manager's fiscal/risk advisory role, and noted that, as a matter of sound governance and insurance practice, financial system access (e.g., Heartland) should reside with management, with operational staff retaining access as needed. It was confirmed that multiple users can be authorized.

A motion was made and seconded to grant the District Manager (or her Anchor Stone designee) access to the payroll system for the purpose of obtaining reports necessary to perform financial reconciliations. The motion carried.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board moved (1) direct District Counsel to draft expanded role language clarifying the authorities of the Amenities Manager and District Management; (2) pending completion of the Employee Handbook, affirm that Mr. Looknanan has operational autonomy to run the clubhouse as hired, with the obligation to seek the District Manager's guidance on any fiscal matters or urgent vendor payment issues, and to continue monthly Board communications (weekly reports remain informational only and non-decisional); and (3) authorize the District Manager, or an Anchor Stone delegate, with access to the payroll system sufficient to run any necessary payroll reports for reconciliation, for the Concord Station Community Development District.

❖ **Discussion of Swim Lessons - Manda's Minnows**

The Board then moved on to a discussion on swim lessons (Exhibit 7). Resident Amanda Shapiro introduced herself as the founder of Manda's Minnows, a one-on-one swim school established in 2014. She has taught for over 33 years, is known locally for adaptive instruction, and expressed interest in offering lessons at the Concord Station pool subject to District requirements (insurance, certifications, and any other facility standards). She provided materials and certifications for the Board's review. She explained that all instructions are one-on-one and tailored to each swimmer. Her three-person staff (including herself) maintain current CPR, First Aid, AED, and lifeguard certifications, along with "Swim Angel" adaptive swim credentials. She proposed operating Monday–Thursday in two blocks, 8:00 a.m.–12:30 p.m. and 4:00–6:30 p.m., during her typical April through October season (no weekends or holidays). At any given time, there would be no more than three students in the water, each with an instructor; at most five to six people total including an extra instructor for safety support. She asked to serve both Residents and nonresidents (with Residents receiving a discount), noting that a significant portion of her current clientele already lives in Concord Station. She emphasized she would not request formal pool closures, would remain in shallow areas, and would relocate within the pool as needed to avoid interfering with Resident use.

Supervisor Cisternas opened by expressing concern about the proposed lesson times, noting that many Residents, particularly mothers with toddlers not yet in school and families who homeschool, regularly use the shallow end during weekdays. She stated she was not comfortable committing large blocks of pool time for lessons that might displace Residents. Ms. Shapiro clarified she was not requesting any portion of the pool be blocked off. She explained that when she asked to present, staff had asked her which area of the pool she would use, but her program is designed to work around Residents.

Key points from her presentation:

- Class size & staffing: There are three instructors available next season. Typical operation would be two students with two instructors, plus an additional instructor on deck for assistance and safety; at most, three students if each instructor is actively teaching, resulting in no more than six total people (students + instructors) involved at any one time.
- Pool usage: Lessons would float among several three-foot areas to minimize impact on Residents; they would avoid taking up an entire space and remain flexible to move as needed.
- Age range: Most students are very young (approximately ages 2–4), with occasional older learners (e.g., a 12-year-old working on strokes).

Supervisor Berdeguez sought clarity on simultaneous headcount, to which Ms. Shapiro reiterated a practical maximum of five in-water at one time under typical scheduling (two students + two instructors +

one assisting instructor not always in water), with an absolute cap of six if all three instructors were engaged with three students. Supervisor Cisternas referenced written materials noting “two to four people would be beginner students using the shallow area,” and Ms. Shapiro clarified that the referenced figures included instructors, not just students.

Supervisor Cisternas referenced a previously provided proposal and interest in services to the District from another swim lessons provider identified as Swim Kids USA. Turning to vendor considerations, Staff asked whether to reach out to Swim Kids USA (a prior/longstanding vendor). Supervisor Cisternas supported contacting them to compare and to extend a courtesy opportunity to be heard given the District’s multi-year relationship. Supervisor Berdeguez suggested it might be possible to entertain both providers, noting that prior Swim Kids USA offerings were only on Saturdays. Supervisor Cisternas cautioned against lessons every day of the week (except Sundays), expressing doubt that Residents would appreciate near-daily lessons reducing general access. Staff produced a 2024 draft agreement from Swim Kids USA (8:00 a.m.–12:30 p.m. on Saturdays and Sundays, max five students). The Board directed staff to contact Swim Kids USA to confirm its current proposal and to return with a side-by-side comparison (schedule, footprint, pricing/discounts, insurance/certifications, and any facility requirements). Supervisor Cisternas noted it might be feasible to accommodate both providers only if total hours and pool footprint remain modest; no approvals were granted at this time.

IV. Administrative Items

A. Consideration for Acceptance of the June 2025 Unaudited Financial Report

With roles and access clarified, the Board turned to financial approvals. The June and July 2025 unaudited financial statements and accompanying invoices were presented; Ms. Thibault noted that pre-meeting questions had been answered in writing. A motion to accept the June and July statements carried.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board accepted the June and July 2025 Unaudited Financial Report, for the Concord Station Community Development District.

B. Consideration for Acceptance of the July Unaudited Financial Report

Approved in the motion as described in Agenda Item IV.A.

C. Consideration for Approval – The Minutes of the Concord Station August 14, 2025 Regular Meeting of the Board of Supervisors

The Board then reviewed the draft minutes of the August 14 regular meeting. Two corrections were directed: (1) on page 13, line 495, revise “Mr. Looknanan intends to climb the tower next week” to state that appropriate lift equipment would be rented and used; and (2) on line 504, correct the vendor’s name to “Citex Aquatics.” A motion to approve the minutes as amended carried.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board approved The Minutes of the Concord Station August 14, 2025 Regular Meeting of the Board of Supervisors, pending revisions, for the Concord Station Community Development District.

D. Consideration for Approval – Florida Department of Revenue Power of Attorney for Sales Tax Reporting for Anchor Stone

Presented for execution was a Florida Department of Revenue Power of Attorney (POA) to pursue reimbursement of sales tax erroneously charged on Duke Energy bills. Supervisor Cisternas asked why the District had been charged sales tax on utility bills and whether the required tax-exemption certificate had not been filed with the utility (e.g., Duke). She believed improper taxation may have been occurring since the prior management

period. Ms. Thibault clarified that the issue began in January 2025, when the District's previous exemption certificate expired and the Department was not in possession of the renewal Certificate.

Ms. Thibault explained that while "sales tax" appears as a line item, not all taxes are exempt: certain utility taxes and surcharges legitimately apply and will continue to appear on bills. However, since the exemption renewal was provided, the overall tax component will be reduced going forward. She explained that approximately \$3,981 accumulated in potentially recoverable sales tax. While certain utility taxes and surcharges remain valid, the POA is a required step to file for the sales-tax refund. Because both the Chair and Vice Chair were absent and the POA requires an original signature, the Board appointed a signatory for this item.

The Board approved a motion to authorize Anchor Stone to seek sales tax reimbursement via POA, with Supervisor Berdeguez designated to execute it.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board moved to (a) authorize execution of the POA enabling Anchor Stone, as District agent, to seek reimbursement of sales taxes paid in error; and (b) designate Supervisor Berdeguez to execute the POA on the District's behalf, pending revisions, for the Concord Station Community Development District.

E. Presentation of Final Contract for M&G Investors, LLC for Janitorial Services

The Board noted for the record that all other documents approved this evening (other than the POA) will be routed to the Chair for execution. Staff also introduced, for transparency, the fully executed janitorial services agreement with MG Investors (Exhibit 12), explaining that final forms of executed contracts will be included in agenda packets going forward so Supervisors and Residents can see the definitive terms without needing public-records requests.

V. Audience Comments – New Business – (limited to 3 minutes per individual)

None being heard, the meeting proceeded to the next item on the meeting agenda.

VI. Supervisor Requests

During Supervisor requests, a Supervisor Cisternas reported that a private bounce house had been set up on CDD property adjacent to a residence during a birthday party; the Resident had also posted online about increased street parking for the event. Ms. Moczynski advised that such use is not permitted due to liability exposure. At the Board's direction, Ms. Moczynski will issue a warning letter to the homeowner at the identified address, advising that bounce houses and similar private-party fixtures are prohibited on CDD property and instructing against future violations.

Supervisor Cisternas returned to the Wellington tower discussion. A shared urgency was expressed given hurricane season, aesthetics, and liability: the structure has remained visibly damaged for nearly a year. She proposed abandoning in-tower lighting repairs altogether, removing the broken upper element and installing a simple cap with shingles, relying instead on ground-based up-lighting and the new monument/perimeter lighting to provide night illumination. Supervisor Berdeguez preferred restoring the tower to its original form if feasible.

Mr. Looknanan explained he had planned to rent a lift to inspect and scope repairs but had delayed due to a week of forecast rain; rental pricing is approximately \$239 per day or \$1,900 per week, and funds for a lift reservation have been identified. Supervisor Cisternas voiced concern that a purely exploratory lift visit would not accelerate resolution because any decision to repair or cap would still require a subsequent Board action. To avoid further delay, the Board discussed a two-step authorization: (1) allow Mr. Looknanan to rent a lift immediately to document conditions (photos/video) and guide a vendor's scope; and (2) concurrently authorize a not-to-exceed amount for a qualified contractor to either remove and cap the damaged upper assembly or perform a like-kind repair, with the operational decision tree being to proceed directly if quotes are at or below the threshold, and to return to the Board if quotes

exceed the cap. Debate continued over the threshold amount and whether the default should be “cap and shingle” unless a full restoration falls within the limit.

Ms. Thibault summarized the emerging approach, lift-based scoping plus a not-to-exceed authority so work can commence without waiting another month, and asked Counsel to confirm whether such delegation would allow staff to engage a vendor under the cap without an additional meeting. Counsel affirmed that it would, if adopted by motion.

After a brief debate, the Board approved a two-path authorization: Mr. Looknanan may rent a lift (cost tracked separately) to document conditions and solicit quotes; he is authorized to engage a qualified contractor to perform a like-kind repair and restoration of the tower for an amount not to exceed \$10,000. If quotes for a full restoration exceed \$10,000, staff is instead authorized to have the damaged upper assembly removed and the structure capped and shingled for an amount not to exceed \$5,000. A motion embodying these terms was made, seconded, and carried. Staff’s aim is to have the work completed within approximately 30 days, weather and vendor availability permitting.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board moved to authorize use of a lift (cost as a separate line item) to assess the structure and solicit contractor estimates; to approve restoration/rebuild in an amount not to exceed \$10,000; and, if restoration/rebuild would exceed \$10,000, to instead approve a cap-and-restore alternative not to exceed \$5,000 (with painting to occur after restoration), for the Concord Station Community Development District.

Supervisor Cisternas then raised the timing of Board stipend checks. Ms. Thibault explained that a new A/P–Payroll manager has been onboarded and that payroll is now processed each Monday, with Board stipends scheduled so that checks are received roughly by the second Friday after a Thursday meeting. With that cadence, members should expect delivery within two weeks; if a check has not arrived by then, they may contact staff for confirmation. (Members acknowledged the option of an email confirmation that checks were issued but did not require it.)

Turning to amenities, Supervisor Berdeguez brought up the fountain currently staged on the pond bank for repair. Mr. Looknanan and the maintenance technician have repositioned and secured the unit and will reconnect and test the pump within the coming week; he noted the pump assembly had been found flipped upside down since the prior inspection and has been corrected. Given the public-facing safety and appearance concerns, the Chair has delegated up to \$5,000 in emergency authority to complete parts and repairs if the test reveals deficiencies; Mr. Looknanan will coordinate with the Chair and report results. Supervisor Berdeguez asked about color-changing lights (e.g., pink in October for cancer awareness); Mr. Looknanan will locate the remote/controller and verify functionality.

Finally, Mr. Looknanan addressed questions about the pace of monument work. He explained that when he committed to self-perform the monument refurbishments, the subsequent decision to integrate new lighting compressed timelines and added dependencies; with only a small in-house crew, sequencing work so that lighting contractors can proceed has required prioritizing structural prep ahead of finish paint on some signs. The Board acknowledged the tradeoffs among speed, cost, and quality, and asked Mr. Looknanan to keep focusing on the lighting-critical monuments first, then circle back to final paint and detailing on remaining signs.

The Board closed the evening with a brief return to the monument refurbishment schedule, underscoring the familiar tension among cost, speed, and quality. Supervisor Cisternas acknowledged that while the District strives to be frugal, there are moments, particularly with highly visible assets, when “good and fast” must take precedence, even at added expense. The Board agreed this was not a criticism of staff performance; rather, it was a recognition of public expectations and the compressed timeline created by integrating the new lighting program.

Supervisors expressed appreciation for Mr. Looknanan’s hands-on work and the progress already visible. Mr. Looknanan confirmed that the new maintenance technician is assisting effectively in the field, and that, in addition to the structural work, cleaning has continued apace across the monuments. He outlined a clear schedule: barring weather setbacks, all concrete and structural prep on the monuments is expected to be completed by the end of October, after which crews will return for final paint and detailing in November. He noted that while the technician has strong

680 concrete skills, he has been training him on framing and measurement standards to maintain consistency across
681 locations.

682 **VII. Adjournment**

683 With no further business, a motion to adjourn was made and seconded. Hearing no objection, Ms. Thibault
684 declared the meeting adjourned.

685 On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board
686 adjourned the Meeting for the Concord Station Community Development District.

687 ~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting
688 is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including
689 all testimony and evidence upon which the appeal is based.~

690
691 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
692 _____, **2025**.

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Signature

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Printed Name ☐ Secretary ☐ Assistant Secretary

703

Signature

Printed Name ☐ Chairman ☐ Vice Chairman

