District: **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**
Date: Thursday, March12, 2026
Time: 6:30 - 9:30 PM
Location: Concord Station Clubhouse,
18636 Mentmore Blvd., Land O' Lakes,
Florida 34638

ZOOM:
Call In: +1 305 224 1968
Meeting ID: 933 2651 8841
Passcode: 949227

AGENDA

For the full agenda packet, please contact Patricia@havenmgtsol.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Professional Vendor Presentations

A. Presentation & Discussion of Solitude Lake Report – 02/25/2026 **Exhibit 1**

B. Steadfast Environmental Services

1. Irrigation Inspection First Time Visit **Exhibit 2**
2. Proposal to Install Spring Annuals-$8,610 **Exhibit 3**
3. Proposal for Mainline Repair on Dunstable Drive-$705 **Exhibit 4**
4. Proposal to Wire Track (5) Valves and Investigate- Day Rate Not to Exceed Amount for 8 Hours-$480 **Exhibit 5**
5. Proposal to Repair (1) Broken Rotor on Zone 2 & A Lateral Line Leak on Zone 4- $365 **Exhibit 6**
6. Proposal to Investigate and Wire Track 16 zones-Dunstable Drive-$5,950 **Exhibit 7**
7. Proposal to Repair Irrigation at Buckingham Drive- 13 zones-$2,470 **Exhibit 8**
8. Proposal to Repair Timer #6- Chislehurst Drive-$1,230 **Exhibit 9**
9. Proposal to Repair Timer #7- Alexandrea Lee Ct-$1,050 **Exhibit 10**

C. Presentation of Team Deliverable Listing **Exhibit 11**

D. Stantec – Project Manager Greg Woodcock

1. Status on the ADS Erosion Project **Exhibit 12**

E. Kutak Rock

F. Clubhouse and Amenity Manager

1. Clubhouse and Amenities Manager Report - March 2026 **Exhibit 13**

IV. Administrative Items

A. Consideration for Approval - The Minutes of the Board of Supervisors of the Concord Station CDD Held January 08, 2026 **Exhibit 14**

B. Consideration for Approval - The Minutes of the Board of Supervisors of the Concord Station CDD Held February 12, 2026 **Exhibit 15**

C. Consideration for Acceptance – January 2026 Unaudited Financial Statements **Exhibit 16**

D. Presentation of Proposal for Solitude Rip Rap Erosion Rapir $6,668 **Exhibit 17**

E. Presentation and Status of Duke Energy Upgrade **Exhibit 18**

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

VI. Supervisors' Request

VII. Adjournment

Exhibit 1

Return to Agenda

SOLITUDE
LAKE MANAGEMENT

Concord Station CDD
Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-02-25

Prepared for:

Concord Station CDD

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS S1, S2, S3 3

PONDS S4, S5, S6 4

PONDS S7, D1, D2 5

PONDS D3, D4, D5 6

PONDS D6, D7, D8 7

PONDS D9, D10, S9 8

PONDS S13 9

MANAGEMENT/COMMENTS SUMMARY 9, 10

SITE MAP 11

Site: S1

Comments:

Normal growth observed

Site has some spatterdock throughout waterbody. GSR has gone dormant due to cold weather but should bounce back with warmer weather.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S2

Comments:

Site looks good

This site looks good. The flow structure is clean and clear of any debris.

Action Required:

Routine maintenance next visit

Target:

Site: S3

Comments:

Normal growth observed

This site has Slender, along with low water levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S4

Comments:

Normal growth observed

This site is looking good. There is pennywort along shoreline.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S5

Comments:

Site looks good

Drain looks clear of trash and debris.

Action Required:

Routine maintenance next visit

Target:

Site: S6

Comments:

Site looks good

This site is in good condition.

Action Required:

Routine maintenance next visit

Target:

Site: S7

Comments:

Site looks good

Low water levels in this site and some spatterdock present.

Action Required:

Routine maintenance next visit

Target:

Site: D1

Comments:

Site looks good

Most of this site has gone dry. Small patches of water are left but will still be sprayed to prevent future growth.

Action Required:

Routine maintenance next visit

Target:

Site: D2

Comments:

Site looks good

Site is looking well.

Action Required:

Routine maintenance next visit

Target:

Site: D3

Comments:

Normal growth observed

Site is in good shape. GSR is filling in around perimeter and is looking healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D4

Comments:

Site looks good

Site is in great condition. Some erosion starting on homeowners side that we will continue to monitor.

Action Required:

Routine maintenance next visit

Target:

Site: D5

Comments:

Site looks good

Site D5 is almost completely dry. Site is clear of any new emergent growth.

Action Required:

Routine maintenance next visit

Target:

Site: D6

Comments:

Site looks good

One small patch of spatterdock but overall water body and fountain look great.

Action Required:

Routine maintenance next visit

Target:

Site: D7

Comments:

Site looks good

No notable concerns for this site. Exposed shoreline is clear of any new growth.

Action Required:

Routine maintenance next visit

Target:

Site: D8

Comments:

Normal growth observed

Site is looking very good with low water levels. Spatterdock will be treated next treatment visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D9

Comments:

Site looks good

This site is in good shape with no notable issues.

Action Required:

Routine maintenance next visit

Target:

Site: D10

Comments:

Site looks good

This bigger site is looking great and the shorelines are clear of any growth.

Action Required:

Routine maintenance next visit

Target:

Site: S9

Comments:

Site looks good

Waterbody looks great, although there is erosion located directly behind the left entrance sign. Its getting close to the bricks that hold the sign up.

Action Required:

Routine maintenance next visit

Target:

Site: S13

Comments:

Site looks good

This site is looking great and has no notable issues.

Action Required:

Routine maintenance next visit

Target:

Management Summary

This February we ended the month with some significant weather changes that have really stopped the growth for the most part in many of these sites. Not much change to sites other than water levels continuing to get lower. While water levels are lower, we are able to treat wild sides that are usually inaccessible due to higher water levels and even take our time with selective treatments for invasive growth throughout native vegetation. We are keeping an eye out for the start of erosion within sites due to the exposed banks and the steep grades of sites not having a root structure to help hold these pond banks together. Some of the native plants within the sites do look a little beat up from both the cold weather and the low water levels. We are looking forward to the warmer weather and seeing these beneficial native plants strong again.

One area of concern would be site S9. The erosion on the back of the left entrance sign in continuing up the bank. Its about 2-3 feet away from the bricks that hold the sign up. We predict with a few good rain showers this will push it back even further or up to the sign.

Structures throughout the community are checked on a monthly basis while treating.

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!

Concord Station CDD **Waterway Inspection Report** 2026-02-25

Site	Comments	Target	Action Required
S1	Normal growth observed	Species non-specific	Routine maintenance next visit
S2	Site looks good		Routine maintenance next visit
S3	Normal growth observed	Species non-specific	Routine maintenance next visit
S4	Normal growth observed	Species non-specific	Routine maintenance next visit
S5	Site looks good		Routine maintenance next visit
S6	Site looks good		Routine maintenance next visit
S7	Site looks good		Routine maintenance next visit
D1	Site looks good		Routine maintenance next visit
D2	Site looks good		Routine maintenance next visit
D3	Normal growth observed	Species non-specific	Routine maintenance next visit
D4	Site looks good		Routine maintenance next visit
D5	Site looks good		Routine maintenance next visit
D6	Site looks good		Routine maintenance next visit
D7	Site looks good		Routine maintenance next visit
D8	Normal growth observed	Species non-specific	Routine maintenance next visit
D9	Site looks good		Routine maintenance next visit
D10	Site looks good		Routine maintenance next visit
S9	Site looks good		Routine maintenance next visit
S13	Site looks good		Routine maintenance next visit

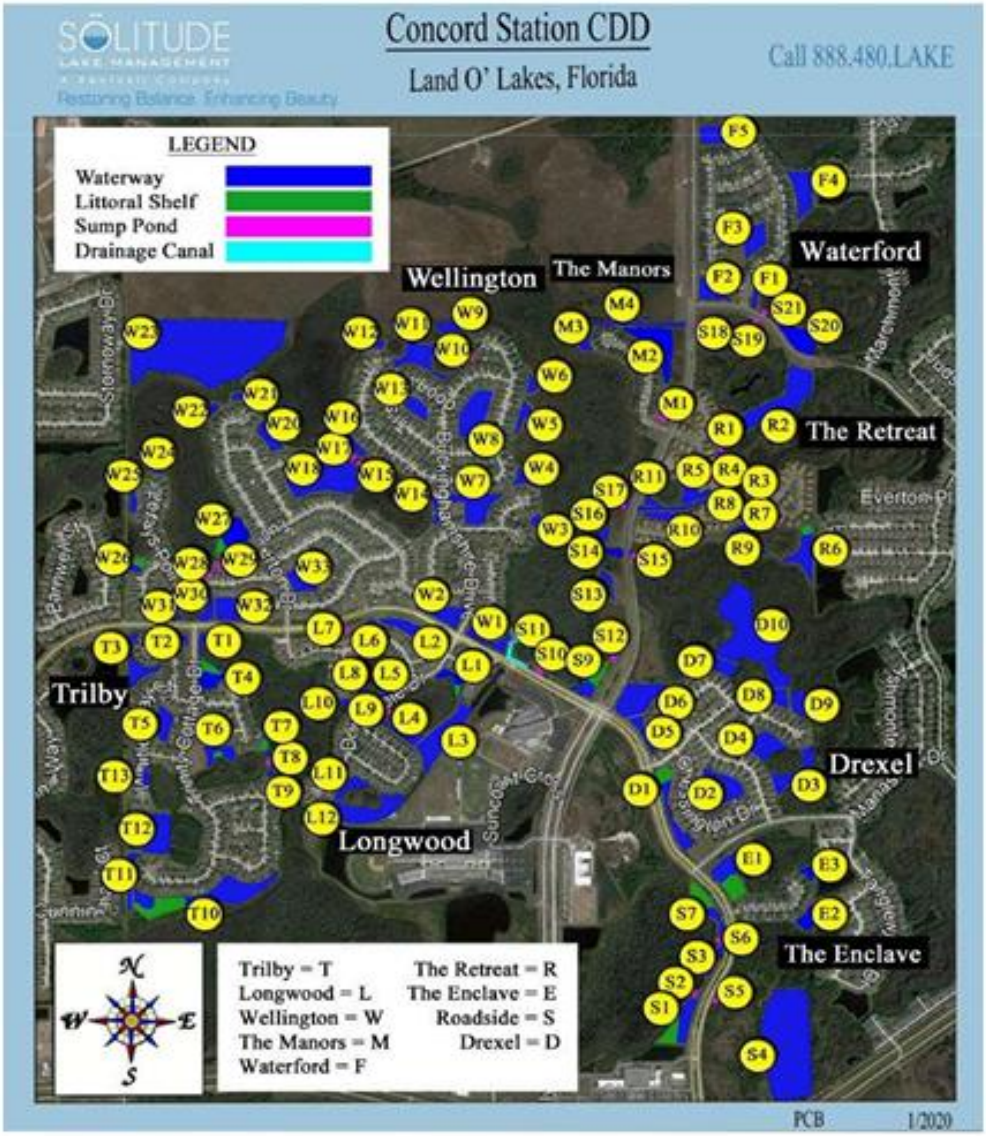

SOLITUDE
LAKE MANAGEMENT
Restoring Balance. Enhancing Beauty
Concord Station CDD
Land O' Lakes, Florida
Call 888.480.LAKE
LEGEND
Waterway
Littoral Shelf
Sump Pond
Drainage Canal
Wellington
The Manors
Waterford
The Retreat
Trilby
Longwood
Drexel
The Enclave
Trilby = T
Longwood = L
Wellington = W
The Manors = M
Waterford = F
The Retreat = R
The Enclave = E
Roadside = S
Drexel = D
N
W
E
S
PCB
1/2020

Exhibit 2

Return to Agenda

STEADFAST

Irrigation Inspection

First Time Visit

Date: 3/Feb/26

Property: Concord CDD

Address: Timer #1 Mentmore Blvd.

Controller Information:

Controller Type: ICC2

Controller Status: OK

2-Wire/Multi: Multi

Zone Count: 6

# of Prog: 1

POC: Well

Weather Sensor: NO

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	12:00 AM	100	M T W TH F SAT SU
PROGRAM B			M T W TH F SAT SU
PROGRAM C			M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

Controller and well are off. Only 1 zone works out of 6 zones. Found 1 broken drip on zone #3. The controller has a rain sensor but is disconnected. Zone 1-2-4-5-6 need to be wire tracked and troubleshooted.

Zone Type & Location:		
Zone #	Type	Location
1	?	Not working
2	?	Not working
3	D	Around lift St.
4	?	Not working
5	?	Not working
6	?	Not working

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Concord	A	12:00 Am	Mo/Th		
Controller Type/Location					
Timer #1 Montmore Blvd ICC2 Hunter					
Zone	Type	Run Time:	Program	Zone Location	
1	?	15	A		
2	?	15	A		
3	D	15	A	Around lift st.	1 broken drip
4	?	15	A		
5	?	15	A		
6	?	15	A		

STEADFAST

Irrigation Inspection

First Time Visit

Date: 3/Feb/26

Property: Concord CDD

Address: Timer #2 Tuckerton Dr.

Controller Information:

Controller Type: Hunter Pro-C

Controller Status: OK

2-Wire/Multi: Multi

Zone Count: 4

# of Prog: 2

POC: Well

Weather Sensor: Yes

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	5:45 Am	100%	M T W TH F SAT SU
PROGRAM B	5:30 Am	100%	M T W TH F SAT SU
PROGRAM C			M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

All 4 zones on the controller are working. Found 1 broken rotor on zone 2. Found 1 leak on zone 4 near a oak tree.

Zone Type & Location:		
Zone #	Type	Exi Location
1	S	Exit side - Sidewalk to road
2	R	Near timer
3	R	Exit side by pine trees
4	S	Entrance side - sidewalk to road

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Concord	A	5:45Am	M/W		
Timer#2 Tuckerton Dr.	B	5:30Am	Everyday		
Controller Type/Location					
Hunter Pro-C					
Zone	Type	Run Time:	Program	Zone Location	
1	S	30	A		
2	R	20	A/B		1 broken rotor
3	R	45	A		
4	S	30	A		1 leak

Irrigation Inspection

First Time Visit

Date: 3/Feb/26

Property: Concord CDD

Address: Timer 3 Dunstable Dr.

Controller Information:

Controller Type: Hunter I-Core

Controller Status: OK

2-Wire/Multi: 2 wire

Zone Count: 20

# of Prog: 2

POC: Well

Weather Sensor: NO

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	12:00 Am	100%	M (T) W TH (F) SAT SU
PROGRAM B	6:00 Am		M (T) W (TH) F SAT SU
PROGRAM C			M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

Only 4 zones worked from the controller, the rest of the zones are not working. Found several wires on the 2 wire path, disconnected wires, wire nuts with no gel caps, valves that are not closing properly, leaking valves and valves that were throttled down. Controller is full of ants.

Zone Type & Location:		
Zone #	Type	Location
1		Not working
2	S	Sidewalk to road/Entrance side
3	S	Grass area near zone 2
4	D	Not working/Alarm/valve is sipping water.
5		Not working/Alarm
6	R	Grass area by Mentmore Blvd.
7	R	Grass area near zone 6.
8		Not working/Sipping water and the throttle is damaged.
9		Not working/Did not locate
10	R	Not working
11		Not working/Alarm
12		Not working
13		Not working
14		Not working/Alarm
15		Not working/Valve was throttled down
16		Not working
17		Not working
18		Not working/Alarm
19		Not working
20		Not working

			Controller Schedules			
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS	
Concord	A	12:00 Am	Tu/Fr			
	B	6:00 Am	Tu/Th			
Controller Type/Location						
Timer 3 Dunstable Dr.						
Hunter I Core						
Zone	Type	Run Time:	Program	Zone Location		
1		45	A			
2	S	45	A			
3	S	30	A			
4	D	45	A			
5		45	A			
6	R	45	A			
7	R	45	A			
8		30	A			
9		45	A			
10	R	30/10	A/B			
11		30	A			
12						
13						
14						
15						
16						
17						
18						
19						
20						

STEADFAST

Irrigation Inspection

First Time Visit

Date: 3/Feb/26

Property: Concord CDD

Address: Timer 4 Buckinghamshire Dr.

Controller Information:

Controller Type: Hunter I-Core

Controller Status: OK

2-Wire/Multi: 2 wire

Zone Count: 10

# of Prog: 2

POC: Well

Weather Sensor: Yes

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	10:00 Pm	100%	M T (W) TH (F) SAT SU
PROGRAM B	6:00 Am	100%	M (T) W (TH) F (SAT) (SU)
PROGRAM C			M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

Zone 1 and 2 need to be wire tracked. Zone 3 had multiple clogged rotors, zone 7 has 2 clogged rotors, zone 8 has a leak by a oak tree and zone 10 has 5 clogged rotors. Found 2 battery timers and one of them has a broken sprinkler head.

Zone Type & Location:		
Zone #	Type	Location
1		Not working
2		Not working
3	R	Grass area - sidewalk Mentmore Blvd.
4		Not working / Valve located
5		Not working / Valve located
6		Not working / Valve located
7	R	Grass area - Entrance side
8	D/B	Trees and plant bed at monument
9	D	Small plant bed between Buckinghamshire + Stromboury Dr.
10	R	Grass area - Entrance side + across the st.
11	S	Sidewalk to road - Entrance side.
12		Found disconnected decoders and valves are
13		connected to battery timer.

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Concord	A	10:00 Pm	We/Fr		
	B	6:00 Am	Tu/Th/Sa/Su		
Controller Type/Location					
Timer #4					
Buckinghamshire Dr.					
Zone	Type	Run Time:	Program	Zone Location	
1		15	B		
2					
3		45	A		
4		20	A		
5					
6		20	A		
7		45	A		
8		10	A/B		
9					
10		45	A		
11		20	A		
12		20	A		
13					

Irrigation Inspection

First Time Visit

Date: 3/Feb/26

Property: Concord CDD

Address: Timer 5 Umberland Pl./Sunlake Blvd.

Controller Information:

Controller Type: Hunter ICC 2

Controller Status: OK

2-Wire/Multi: 2 Wire

Zone Count: 54

# of Prog: 3

POC: Well

Weather Sensor: NO

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	9:00 Pm	100%	M T W TH F SAT SU
PROGRAM B	9:00 Pm	100%	M T W TH F SAT SU
PROGRAM C	5:00 Am	100%	M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

Couldn't perform inspection due to major leak.

Zone Type & Location:		
Zone #	Type	Location
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Concord CDD	A	9:00Pm	MO/Th		
	B	9:00Pm	Tu/Fr		
Controller Type/Location	C	5:00Am	Everyday		
Timer 5 Umberland Pl.					
Hunter ICC 2					
Zone	Type	Run Time:	Program	Zone Location	
1		30	A		
2		30	A		
3		30	A		
4		30	A		
5		10	C		
6		10	A		
7		15	A		
8		30	A		
9		30/10	A/C		
10		30	A		
11		30	A		
12					
13					
14		30	A		
15		30	A		
16		30	A		
17		30	A		
18		20	A		
19		30	B		
20		20	B		
21		30	B		
22		30	B		
23		30	B		
24					

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Conrad CDD	A	9:00Pm	Mo/Th		
	B	9:00Pm	Tu/Fr		
Controller Type/Location	C	5:00Am	Everyday		
Timer 5 Umberland Pl.					
Hunter ICC-2					
Zone	Type	Run Time:	Program	Zone Location	
25		20	B		
26		20	B		
27		30	B		
28		30	B		
29.		20	B		
30	A	A/B/C 30/20/10	A/B/C		
31		30	B		
32		20	B		
33		5	B		
34		30	B		
35		30	B		
36		20	B		
37		30	B		
38		5	B		
39		10	C		
40		30/10	A/C		
41					
42					
43					
44					
45					
46					
47					
48					

STEADFAST

Irrigation Inspection

First Time Visit

Date: 3/Feb/26

Property: Concord CDD

Address: Timer 6 Chislehurst Dr.

Controller Information:

Controller Type: Hunter ACC

Controller Status: OK

2-Wire/Multi: 2 wire

Zone Count: 14

# of Prog: 2

POC: Well

Weather Sensor: Yes

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	9:00 Pm	100%	M T W (TH) F SAT SU
PROGRAM B	6:00 Am	100%	(M) (T) (W) (TH) (F) (SAT) (SU)
PROGRAM C			M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

Valve for zone #1 is missing the bonet. Valve zone 2 was throttled down. Valve zone 4 was throttled down. zone has 2 clogged rotors. Valve zone 7 was throttled down. zone has 3 clogged rotors and 1 broken rotor. Zone 13 is throttled down due to being stuck open. Found a aditional valve near zones 5+6 with no decoder, opened it manually and it runs bubblers for the trees on both entrance and exit side. The valve for zone 6 is not working properly, solenoid activates but the valve doesn't allow water go through.

Zone Type & Location:		
Zone #	Type	Location
1		Corner of Mentmore and Sunlake Blvd.
2	R	Grass area towards pond
3	S	Around lift st.
4	R	Around lift st.
5	S	Sidewalk to road on both sides
6		
7	R	Grass area towards pond
8	S	Sidewalk to road
9	R	Grass area towards pond
10	S	Sidewalk to road Mentmore Blvd + Manasses Dr.
11	R	Grass area at common open area at Manasses Dr.
12	R	Grass area near zone 11
13	B	Trees at common area near 11+12

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Concord CDD	A	9:00PM	Mo/Th		
	B	6:00Am	Everyday		
Controller Type/Location					
Timer # 6 Hunter ACC					
Chislehurst D					
Zone	Type	Run Time:	Program	Zone Location	
1	?	20	A		
2	R	30	A		
3	S	20	A		
4	R	30	A		
5	S	15	B		
6	?	30	A		
7	R	30	A		
8	S	20	A		
9	R	30	A		
10	S	20	A		
11	R	30	A		
12	R	30	A		
13	B	30	A		

STEADFAST

Irrigation Inspection

First Time Visit

Date: 4/Feb/26

Property: Concord CDD

Address: Timer 7 Alexandrea Lee Ct.

Controller Information:

Controller Type: Hunter I-Core

Controller Status: OK

2-Wire/Multi: 2 Wire

Zone Count: 9

# of Prog: 2

POC: Well

Weather Sensor: Yes

	START TIMES:	SEASONAL ADJ:	WATERING DAYS
PROGRAM A	7:30 Pm	100%	(M) T W (TH) F SAT SU
PROGRAM B	7:00 Am	100%	(M) (T) (W) (TH) F (SAT) (SU)
PROGRAM C			M T W TH F SAT SU
PROGRAM D			M T W TH F SAT SU

Notes:

Valves 1+2 throttled down, valves are stuck closed. Zones 3-4-5-6 throttled down. Valve for zone 3, the solenoid clicks but doesn't allow water to go through. Zone 4 has a leak, zone 5 has a leak. Zone 6 has 2 broken sprinkler heads. Zone 7 has 2 broken sprinkler heads. Zone 9 has 1 broken sprinkler head. Need to locate valve for zone 9.

Zone Type & Location:		
Zone #	Type	Location
1	?	Valve don't work
2	?	Valve don't work
3	?	Valve don't work
4	R/D	Left side of lift st. Drip for the monument
5	R	Open Common area near timer
6	S	Sidewalk to road exit side
7	S	Sidewalk to road entrance side and down sidewalk on Mentmore Blvd
8	R	Grass area entrance side
9	S	Sidewalk to road Mentmore Blvd.

			Controller Schedules		
Property	Program	Start Time	Run days	Total Run time for each program	REPAIRS
Concord CDP	A	7:30 PM	Mo/Th		
	B	7:00 AM	Everyday		
Controller Type/Location					
Hunter I Core					
Alexandrea Lee Ct					
Zone	Type	Run Time:	Program	Zone Location	
1		30	A		
2		30	A		
3					
4	R/D	30/10	A/B		
5	R				
6	S	30	A		
7	S	30	A		
8	R	30	A		
9	S	30	A		

Exhibit 3

Return to Agenda

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
3/4/2026	3/4/2026	

BILL TO
Concord Station CDD
C/O Haven Management Sol
255 Primera Blvd.
Suite 160
Lake Mary FL 32746

SHIP TO
SM1348 / 401
Concord Station CDD
18636 Mentmore Blvd.
Land O'Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to install the Spring annual rotation throughout the property. The annuals will be 4-inch plants and will be installed in all designated annual beds. Prior to installation, all existing plant beds will be properly prepared to ensure optimal growing conditions. This preparation will include hand-pulling all weeds and preparing the soil for planting. Once the beds have been prepared, the new annuals will be installed to provide vibrant seasonal color and enhance the overall landscape appearance of the property. We would also like to emphasize the importance of proper irrigation for the success and longevity of the annuals. At this time, the irrigation system servicing the annual beds is not fully operational. For the best results and to protect the investment in seasonal color, we strongly recommend waiting until the irrigation system for all annual beds is 100% operational before proceeding with installation.	3,000.00	2.75	8,250.00
Poting Soil Mix. Yards	6.00	60.00	360.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **8,610.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Exhibit 4

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3416

Customer Information			Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact**		SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638
	Phone		**Proposal Prepared By:**
	E-mail	AP@havenmgtsol.com	
	Account #		**Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Mainline Repair on Dunstable Drive This proposal is to repair the 3" mainline correctly using the correct irrigation pvc fittings & will provide a 1 year warranty for manufacturers defects or workmanship on our part.	0.00
Irrigation Labor 2 technicians @ $60hr each, for 4 hours to dig out the area again after it was already backfilled and repair the mainline the correct way.	480.00
Irrigation Parts- multiple 3" fittings not to exceed	225.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total $705.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 5

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3410

Customer Information		Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact** **Phone** **E-mail** AP@havenmgtsol.com **Account #**	SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638 **Proposal Prepared By:** **Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Timer #1- Mentmore Blvd This proposal is to wire track (5) valves and investigate what they do. This is a day rate not-to-exceed amount for 8hr @ $60.00 an hour. Once we have found all valves we will send a follow up proposal is anything needs to be repaired on them.	480.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total $480.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 6

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3411

Customer Information			Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact**		SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638
	Phone		**Proposal Prepared By:**
	E-mail	AP@havenmgtsol.com	
	Account #		**Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Timer #2- Tuckerton Drive This proposal is to repair (1) broken rotor on zone 2 & a lateral line leak on zone 4. We are unsure of the extent of the lateral line break so the proposal parts will be a not to exceed amount. Final invoice will reflect actual parts and labor spent	0.00
Irrigation Parts not to exceed amount	125.00
Irrigation Labor- not-to-exceed 4hrs total	240.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total $365.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 7

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3412

Customer Information			Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact**		SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638
	Phone		**Proposal Prepared By:**
	E-mail	AP@havenmgtsol.com	
	Account #		**Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Timer #3- Dunstable Drive This proposal is to investigate and wire track 16 zones. There are currently only 4 zones that are operational on this controller. Most of the valves that the technician located need to be re-wired and re-spliced. This proposal will be labor intensive as it will require more troubleshooting to figure out why these zones aren't communicating with the controller. We will focus on these issues: -16 zones not communicating with timer -several nicks in the wire path -disconnected wires -missing wire nuts/gel caps -valves not opening or closing properly -leaking valves/throttled down- We were told by Mark that this was repaired by his maintenance tech. -repair leaking mainline- We met with Mark about this and he said that they back filled the area that they didn't see leaking and told us to only repair the exposed area.	0.00
I am estimating 2 technicians @ $60hr per tech & a maximum of 5 (8hr) days to track and troubleshoot all zones. This is a worst case scenario. The final invoice will reflect actual time spent.	4,800.00
Irrigation Parts are not to exceed amount give that there will be multiple parts such as wire, wirenuts, valves, spray heads, pvc fittings. The final invoice will reflect actual parts used.	1,150.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total $5,950.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 8

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3413

Customer Information		Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact** **Phone** **E-mail** AP@havenmgtsol.com **Account #**	SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638 **Proposal Prepared By:** **Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Timer #4- Buckingham Drive- 13 zones total This proposal we will focus on: -wire track zones 1&2 -clean/replace multiple clogged rotors on zone 3 -clean/replace clogged rotors on zone 7 -repair lateral line leak on zone 8 near an oak tree -clean/replace clogged rotors on zone 10 -investigate why 2 valves are on battery timers & see if we can get them communicate with the timer. Repair broken spray head on one of the zones. If not an additional proposal will be sent once we've investigated to get these zones communicating with the timer.	0.00
Irrigation Labor- 2 technicians @ $60hr for 2 (8hr) days to wire track & make all necessary repairs above.	1,920.00
Irrigation Parts not to exceed amount to replace necessary rotors, spray heads and repair lateral line leak.	550.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total $2,470.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 9

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3414

Customer Information		Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact** **Phone** **E-mail** AP@havenmgtsol.com **Account #**	SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638 **Proposal Prepared By:** **Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Timer #6- Chislehurst Drive This proposal we will focus on: -Zone 1- Missing the valve bonnet(top)- need a replacement -Zone 4- has 2 clogged rotors-need to clean and/or replace -Zone 7- has 3 clogged rotors & 1 broken rotor- need to clean & replace -Zone 13- is a stuck valve- need to clean and /or replace -located valve with no decoder that does bubblers near zone 5 & 6.- need to add decoder -Zone 6- valve not working properly, solenoid activates but doe not allow water to flow.- needs a valve replacement	0.00
Irrigation Labor 1 technician @ $60hr for 1 (8hr) to complete all repairs listed above.	480.00
Irrigation Parts not to exceed amount to replace necessary rotors, valves, & add decoder	750.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total $1,230.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 10

Return to Agenda

Estimate

Date 3/2/2026 **Estimate #** EST-SCA3415

Customer Information			Project Information SM1348 Concord Station CDD
Concord Station CDD C/O Haven Management Sol 255 Primera Blvd. Suite 160 Lake Mary, FL 32746	**Contact**		SM1348 / 401 Concord Station CDD 18636 Mentmore Blvd. Land O'Lakes, FL 34638
	Phone		**Proposal Prepared By:**
	E-mail	AP@havenmgtsol.com	
	Account #		**Type Of Work**

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Timer #7- Alexandrea Lee Ct. This proposal we will focus on: -Zone 1 & 2- valves are stuck closed- need to replace valves -Zones 3- valve not operational, solenoid activates but not water flow-needs to be replaced -Zone 4- lateral line leak-needs to be repaired -Zone 5- lateral line leak- needs to be repaired -Zone 6- 2 broken heads- needs to be replaced -Zone 7- 2 broken heads- needs to be replaced -Zone 9- 1 broken head & need to located valve	0.00
Irrigation Labor 1 technician @ $60hr for 5hr to make all necessary repairs above.	300.00
Irrigation Parts not to exceed amount to replace 3 valves, repair 2 lateral line breaks, 5 spray heads.	750.00

Total $1,050.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Exhibit 11

Return to Agenda

SEQ	Date Assigned	DELIVERABLE	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	STATUS
1	02.12.2026	Erosion & Financial Impact	Greg	03.12.2026	Greg to work on estimates for pond erosion for FY 2027 budget . Send contract to ADS	
2	02.12.2026	Shareable File	Greg	03.12.2026	Send Greg the file to see if he can make shareable	sent file 02.20.2026
3	01.08.26	Seal coating clubhouse parking lot and pothole repair	Greg	2.12.26	This is on hold until the drainage project is nailed down. Project needs to b e separated by individual line item	This project is on hold
4	01.08.26	Tree replacement project; Arborist Walk	Greg & Mark	COMPLETED	Meeting set for 9:30 am Monday 01.12.2026 with Arborist Abroad, follow-up with recommendations to look at the trees	Communication was sent to resident advising on self preservation option.
5	02.12.26	USA Fence case	Kutak	Closed	USA fence dispute regarding funds held	Kutak has not received any further communication from RedTree on this issue. Considering matter closed unless RedTree reengages on the issue.
6	02.12.26	HOA Tot Lot	Kutak	03.12.2026	HOA Has agreed to the fees - Kyle to send a letter of agreement	Kutak coordinating with HOA attorney on drafting of the letter of understanding and next step for transfers
7	02.12.26	Lake Management Services	Kutak	3.12.26	Request for proposal - Kyle to wrap up a final and send out ASAP. We will do a pre-bid meeting. Kyle to check with Solitude as to terms first and go to contract if we are agreed	This is on hold waiting for Kyle to advice on contract terms. Sent email on 02.20.2026 Contract terms were validated and contract sent to Solitude on 03.01.2026
8	02.12.2026	Pond Erosion Remediation Contract ADS	Kutak	ASAP	Request for contract for ADS	sent reminder email to Kyle on 02.20.2026, Just sent contract to Greg 02.20.2026
9	01.08.26	Ownership of parcels at Mentmore and Sun Lake	Kutak	COMPLETED	Located outside of the ROW on CDD property, need to make sure the CDD should be paying as the CDD is paying lights on county road - have Kutak review the agreement for the dedication	Reviewed dedications and service agreements with Duke Energy. Based on information available, it appears District is responsible for lights.
10	01.08.26	Business expo liability waiver	Kutak	COMPLETED	Kutak to email out ASAP so that whoever signs up has to fill out a liability waiver. Kutak sent this to Mark on Friday 01.09.2026	Waiver sent to staff for utilization with onsite vendors.
11	01.08.26	Redtree Map Invoice	Kutak	Closed	Kyle & litigation team to send letter for RedTree Map invoice	Kutak litigation counsel sent response letter 1.13.26. No further correspondence received.
12	01.08.26	Italian Ice Liability Waiver	Kutak	COMPLETED	Needs a liability waiver, Kyle to bring language to the next meeting	Vendor liability waiver drafted for business expo can be utilized for this purpose. Lenny Ice dropped off executed waiver last week
13	02.12.2026	Stronger magnetic clasp with ECS	Mark	3.12.26	Maybe get several magnets on a door. PC to send Mark a pamphlet	Looking into options.
14	01.08.26	Security cameras update	Mark	Ongoing	Need to get signatures on contract . Need to get revised contract . Need to get a revised scope	Revised contract was received from ECS on 01.15.2026 and forwarded for District execution. Contract was executed and deposit sent on 01.26.2026. Awaiting ECS t to schedule upgrade. 02.03.2026 Performed a Property walk thru with ECS sales person to discuss cameras, location, capabilities and a way forward. Project is now under Mark for tracking. ECS to be on property after March 6. Inquire as to heavy mag locks. What about night vision lights? Work to start on March 10, 2028
15	02.12.2026	Spring Event & Business Expo	Mark	03.28.2026	Spring event and business expo	Mark will be overseeing and advising as to total costs after event. 2/18: Invoice sent to District Manager for deposit/payment.
16	02.12.2026	Purchase 3 TV	Mark	COMPLETED	Purchase of 3 TV for amenity center	Tvs purchased and installed. completed
17	02.12.2026	Signage Repair Efforts	Mark	Ongoing	Straightening of signage in the District	Continued efforts by the team as schedule allows
18	02.12.2026	Irrigation Maintenance Report	Mark	3.12.26	Mark to compare the Red Tree reports to the Steadfast reports. Loop in litigation after identify these items and determine cost benefit	In progress.
19	01.12.2026	Tree replacement project permitting	Mark	COMPLETED	Mark is working with county to look at permitting	Project is not advancing
20		Straightening signs	Mark	ONGOING	Juan is on the process of straightening signs. Ongoing Project	In progress
21		Business Expo	Mark	COMPLETED	Mark to coordinate Business expo on Jan 17, Another approved for February 7th and in April.	The January 17 Business Expo was held with eight participating vendors and was considered successful. As of today, six vendors have signed up for the February 7 Business Expo. And 3 showed up
22		Waterford Fountain	Mark	COMPLETED	Needs a new pigtail and Sitex will be sending one at no cost.	The pigtail has been received. Plans are in place to install the pigtail and restore pump operations by the end of this week (January 16, 2026).All water pump fountains are in operation
23		Clean clubhouse floor	Mark	2.12.26	Get it steamed, Mark to reach out to Rhino Grout to schedule	Got two estimates, one for just cleaning tiles/seams, and another for cleaning tiles/seams + repainting the seams. Sent contract to Mark 02.20.2026. Work to be performed March 19-21 2026.
24	02.12.2026	Additional Light - Outdoor Play Area	Mark	03.12.2026	Get proposals for outdoor lights at the playground area	looking into options.
25		Lights for Drexel Fontain need to be repaired	Mark	COMPLETED	Lights on fountain need to be repaired	1/30/26. Lights were covered by algae. Entire fountain was power washed and cleaned. Completed.

26	01.08.26	Clubhouse Use for elections	Mark/PCT	COMPLETED	Mark to send forms to Patricia - need payment information	Form was executed by CDD Chairperson at 1/8/2026 meeting, and mailed back to Pasco county Supervisor of Elections
27	01.08.26	2026 Projects	Mark/PCT	COMPLETED	PCT to look at new projects for the coming year and incorporate into a vision. Need budgetary estimates from Mark for painting interior & exterior,, lights on tennis courts, pool deck furniture, repair of basketball fence, repair of volleyball court benches, signposts around the community, pergola at Tuckerton	Interior painting -$1500, Exterior painting-$1200, Splash pad painting-$1500, Pool plaster delamination repair-$250 . Vision List is created and included in the budget amendment. This was included as part of the budget amendment and presented to the Board 02.12.2026. Board added several projects and Mark is to obtain pricing. This is now part of vision list item and this one is closed out
28	01.08.26	Suncoast Pool Service	Mark/PCT	02.12.2026	Get an updated COI from Suncoast Pools for new contract .	Email and text sent 01.08, 01.13 . 01.18, 02.02, 02.05 . No response until 01.18 whereby a text was received "ok" was the response. Item will be slated for discussion of Feb. agenda Received the COI dated Feb. Called agent on 02.20.2026 813-909-0035 Justine and she will send confirmation of prior policy. Left voicemail on 3.03
29	01.08.26	Trespass Agreement	Mark/PCT	03.12.2026	Need to get copy of the prior trespass agreement with PCSO asap. Sheriff has not provided from follow-up email. Need to discuss with Mark to identify the parcels the trespass agreement would cover such as the amenity center and any parks	Mark located a prior version and filled out the new agreement and sent to PCSO for execution on 01.15.2026. Waiting for their response and execution . 02.20 Mark advised he did not have receipt yet
30	02.12.26	Vision List	Mark/PCT	3.12.26	Benches at the 2 Tuckerton Fields and lights at the playground. PCT to post to the website ASAP and give FINANCE the revised budget ASAP. Mark to get with ECS about lights on the camera to light up the playground and basketball benches. PCT to move the link to Vision Projects 25/26	Revised budget given to finance on 02.13.2026. Working with Mark on cost estimates
31	02.12.26	Tree Replacement Project	PCT	COMPLETED	PCT to send letter to resident along with UFS advising about the arborist	Sent email to resident on 02.15.2026 advising of Board decision and UF/IFAS document
32	02.12.26	Team Deliverable Listing	PCT	COMPLETED	Include line numbers on the task list. See if we can make this a shareable file, Greg to see if this works - read only access	Completed by review of this document with the line numbers
33	01.08.26	Agenda package	PCT	ONGOING	Landscape maintenance report/ Steadfast Irrigation Reports to be included in agenda package each month. Thus us a carryforward for every month.	Carryforward for every month . Sent reminder email to Steadfast regarding report requirements on 01.18.2026 and on 02.02.2026
34	01.08.26	Employee Handbook Review	PCT	COMPLETED	Follow up with district counsel on red line version of handbook to send to supervisors. Red Line version sent on Friday 09, awaiting feedback.	Sent reminder email to Supervisors on 01.18.2026 for feedback requesting feedback before Feb 3. Sent reminder email on 02.02.2026. Item will be included on the February agenda for discussion . Handbook approved at the 02.12 meting
35	01.08.26	Thrive Hydration Therapy	PCT	COMPLETED	District cannot move forward until the proper insurance is in place. Follow up with Egis.	District sent Thrive new requirements from egis on 01.15 awaiting a response . Thrive advised they are working on it on 01.21. Thrive has advised they cannot meet the insurance requirements at this time
36	01.08.26	Budget amendment and Vision List	PCT	COMPLETED	Bring to February meeting along with vision plan	Budget amendment will be presented at the February meeting and adopted
37	01.08.26	Duke Energy Billing Surge	PCT	COMPLETED	Duke to provide answers upon completion of internal research. Need to get an update	Duke sent authorization form on 01.22. Sent for execution . Duke has advised that it was their system error and have recalculated the billing . Email with backup was sent to Supervisors
38	01.08.26	Kai Sales Tax Reimbursement	PCT	COMPLETED	Get status of reimbursement .	Emailed on 01.13 and 01.06 and 01.20. No response to the 01.13 email. Check received 02.02 and deposited
39	01.08.26	Sales Tax Reimbursement from state	PCT	2.12.26	In progress - PCT to check with State on this	average of 90 days or more left vm for refund dept to try to validate potential deliverable date. Spoke to refunds and they advised it still under review and advised where to look on the website . Sent email to Supervisors on 02.10.2026. Mr. Olan 850-717-7147 left vm for 5000365666 on 02.20.2026 Web status on 03.02 says still under audit . Left another vm at 11:49 am on 03.02. On 3.09 web status still under audit
40	01.08.26	Review Oct & Dec Minutes	PCT	COMPLETED	Minutes from PCT need to include the end of meeting time.	Noted and revised
41	01.08.26	Steadfast Landscape Contract	PCT	COMPLETED	Need to change district counsel listed on contract. Revised contract sent to Steadfast on 01.09 and 01.13	Revised contract was send for District execution . Complete executed contract was filed and sent to vendor on 01.20.2026
42	02.12.2026	Minutes of January	PCT	03.12.2026	Minutes were tabled from January	Sent Minutes to Board for review and observations on 02.16.2026
43	01.08.26	Duke Energy - Streetlights	PCT	ONGOING	Pct to send to Greg Seals at Duke	Greg Seels was sent document on 01.20.2026 and 02.02.2026 , received a delivered receipt from outlook on both items, also requested timeline to deliverable. Spoke to Greg on 02.02 and he advised they have just hied new staff and he will get back to me on deliverable. Emailed Seel and new staff Jaynell on deliverable date on 03.02.2026

Exhibit 12

Return to Agenda

To: Concord Station Community Development District

RE: Erosion Project Update

Currently Advanced Drainage Solutions are approximately 80 percent complete with erosion repairs. The repairs should be completed by March 20th. Stantec will review the project and prepare a punch list (if necessary) and will approve the project prior to payment.

Exhibit 13

Return to Agenda

Clubhouse and Amenities Manager Report - March 12, 2026

1. Operations Summary

Amenities operations continue to function normally. Staff addressed several minor operational matters during the month while continuing progress on scheduled maintenance projects and upcoming community events.

2. Operational Updates

- Irrigation System – Responsibility for irrigation maintenance and repairs has been transitioned to Steadfast to provide clearer accountability and avoid overlapping work. Associated repairs and costs will be reviewed to ensure they remain in the best interest of the District.

- Front Desk Staffing – Concierge Attendant Madelyn departed the District for another opportunity. A replacement attendant, Olivia, has been hired and began training on March 6, 2026.

3. Key Incidents / Situational Awareness

- Pasco Sheriff's Office responded to the Clubhouse parking lot following a resident concern regarding an interaction involving the Little Lenny's Italian Ice vendor. Deputies addressed the situation with the vendor and no further action was reported.

- Staff continue to monitor after-school youth activity within the amenities areas. Staff have intervened on several occasions to address behavior concerns. Monitoring and staff engagement will continue.

4. Community Events

- Spring Event / Small Business Expo – Scheduled for March 28, 2026 from 1:00 PM to 5:00 PM. Vendor selected for activities is YTE Events.

- Resident-Organized Easter Egg Hunt – A community Easter egg hunt is being discussed, pending Board's approval, for April 4, 2026 at Trilby Park. The event is being organized by residents and sponsored by several resident-owned small businesses. The activity is resident-organized and sponsored by participating businesses and is not a Concord Station CDD sponsored event.

5. Resident Concerns /Trends

- Tree encroachment from conservation areas continues to be raised by some residents, particularly regarding branches and roots extending toward residential lots.

6. Project Updates

- Security Camera Installation – Installation scheduled to begin March 10, 2026, following vendor equipment delay.
- Clubhouse Exterior Painting – Currently in progress.
- Splash Pad Painting – In progress.
- Cleaning of the Clubhouse floor tiles – Grout Rhino scheduled to clean floor tiles on March 19-21, 2026
- TVs for Gym – Three TVs were purchased and installed

7. Upcoming Maintenance and Projects

- Pool floor plaster delamination repair – Estimated Spring 2026
- Lighting improvements for courts, pool, and playground – Options currently being researched.
- Court fencing repairs – Pending.
- Pool deck furniture repairs or replacement – Pending.
- Benches for the Tuckerton Field - Options currently being researched.
- Installation of stronger magnets at amenities area gates - Options currently being researched.
- Under video surveillance signs – Pending.
- Pergola for solar power panel by pond W33 – Pending
- Clubhouse asphalt repair/seal coating/painting – Have two proposals

Exhibit 14

Return to Agenda

MINUTES OF 01/08/2026 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, January 8th, 2026, at 6:30 p.m. at the Concord Station Amenity Center, 18636 Meetmore 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:

Jessica LaBarbera ..... Board of Supervisors, Chairwoman
Randall Griffin ..... Board of Supervisors, Vice Chairman
Marcela Cisternas ..... Board of Supervisors, Assistant Secretary
Kevin Wagner ..... Board of Supervisors, Assistant Secretary
Fred Berdeguez ..... Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault ..... District Management, Haven Management Solutions
Mark Looknanan, Jr. ..... Amenity Manager, Concord Station CDD
Lindsay A. Moczynski (via virtual means) ..... District Counsel, Kilinski Van Wyk
Greg Woodcock ..... Project Manager, Stantec
Kyle Magee ..... Kutak Rock

Opening Remarks and Attendance Notes

The Meeting was called to order. Establishing the quorum, Supervisors LaBarbera, Griffin, Cisternas, Wagner, and Berdeguez were present in person. Ms. Thibault attempted to connect with Ms. Moczynski before moving on to audience comments.

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

Members of the public were invited to speak. Chairwoman LaBarbera agreed to entertain the comments on non-agenda items. An audience member brought two concerns to the table. First, trash in the common areas in Trilby, the entrance of the Trilby subdivision and the Park. Resident stated there is a pond in the back where she has had to pick up tires, bicycle parts, and large pieces of Styrofoam. The resident expressed confusion as to why the trash is not being picked up if landscapers are frequently mowing. Board members agreed that it was a fair complaint. Second, there was a comment regarding motorized vehicles, the resident is still having an issue with kids cutting through her property. The resident claimed it disturbs the peace and the wildlife in the common area and requested to know what the plan to address the matter is. Chairwoman LaBarbera addressed the issue, stating that the board can send out a cease-and-desist but can't pursue further action if they are unable to identify the perpetrators, made difficult by the helmets. Chairwoman LaBarbera stated she spoke to the Pasco County Sheriff's, they reiterated that nothing can be done as they have a right to be there, as long as they are not destroying any property. Chairwoman LaBarbera also spoke to the Pasco County Sheriff's office about hosting a community safety event in reference to the scooters. The Sheriff Office agreed to speak to the adolescents about the laws and respecting other people's property. Chairwoman LaBarbera suggested to the resident to feel free to send a picture/proof if they knew who the individual is. Once identified, the board would be able to send a cease-and-desist letter through legal. The Sherriff's department suggests calling the non-emergency number if the kids/motorists are spotted on public roadways. Chairwoman LaBarbera reinforced that, stating that motorcycle licenses are required for dirt bikes, and all bike riders need to follow bicycle laws, including wearing a helmet, so it is best to report anything to the police.

Chairwoman LaBarbera also requested a stronger police presence in the community, which the department will attempt to accommodate. Resident claimed to have seen the destruction of property herself, and have a video, which she was advised to send to Chairwoman LaBarbera and Ms. Thibault to be dealt with through legal. The resident suggested fences, but the board informed her that it would not be possible due to cost and how often they would need to be repaired. Chairwoman LaBarbera reiterated that identification is needed to pursue any legal action and informed the resident that if she has video of the kids trespassing, or if they are actively trespassing, she can call the police. Resident claimed she is going to speak to the parents of the resident trespassing before taking the footage to the police. Ms. Moczynski joined and informed the audience that any video submitted to the district would become a public record, something she warned the audience to be cognizant of, especially regarding anything that depicts minors. Ms. Thibault made a last call for audience comments; hearing none, the board moved on to the agenda items.

III. Professional Vendor Presentations

Item addressed out of order.

Presentation & Discussion of Responses to District Counsel Informal RFP

Chairwoman requested to move the order and bring up District Counsel matter before the vendor presentations. Chairwoman LaBarbera referenced emails requests Ms. Thibault had sent, making a request for qualifications (RFQ) for three district attorneys. One responded back, stating they were not taking on new clients, one responded stating they would get back to the board and never did, and the law firm of Kutak Rock submitted.

Associate Kyle Magee began the Kutak Rock presentation, giving background information on the firm and himself. Kutak Rock's Florida office focuses on District Counsel work for CDD's, with 19 attorneys and 5 paralegals dedicated to this office, and 2 litigators on staff in Tallahassee. The firm also has litigators in Georgia who can provide backup if needed. Mr. Magee explained the overall experience of the team using Partner Jonathan Johnson as he has been in the industry a long time. Mr. Magee explained that most of the lower-level work gets pushed down to the assistants, saving the Districts money in legal fees. Mr. Magee shared some of his own experience, having worked in government practice for the last ten years: six with a state agency, and four with Kutak Rock.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board Approved to Engage Kutak Rock District Counsel for the Concord Station Community Development District.

Item addressed out of order.

District Counsel – Kilinski Van Wyk

1. Employee Handbook – The complete red-line version of the employee handbook needed to be sent to the Supervisors.

Ms. Moczynski explained what the red-line version would show, including removed provisions that would not apply, and added provisions that would apply. There was a not-to-exceed (NTE) for $1,250 with an hour remaining. Supervisor Griffin questioned whether Ms. Moczynski reviewed the comments before forwarding them to the Supervisors. Ms. Moczynski advised that she did not as she did not want to duplicate any work for the District and was not experienced in employment counsel and just took what Mr. Looknanan and Ms. Thibault sent over.

2. Thrive Hydration Therapy – District could not move forward before the vendor request for January 1st, as insurance requirements were not satisfied. Some of the insurance requirements have since been obtained and have been sent to Mr. Looknanan and management to be reviewed as the board sees fit. Ms. Thibault advised the board that she sent the information to the district insurance carrier for their insight.

3. RedTree Invoice – Demand letter was not sent to the correct person, entity, or address. Kutak Rock will handle the matter moving forward.

4. Kilinski Van Wyk - Letter of Resignation – Dated December 12th with an effective date of January 8th

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Resignation of Kilinski Van Wyk - District Counsel - for the Concord Station Community Development District.

Ms. Moczynski requested an official motion for Kutak Rock to be retained for the remainder of the meeting and confirmed that billing would end immediately.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Approved to Retain Kutak Rock for the Remainder of the Meeting at 6:54 pm for the Concord Station Community Development District.

As to the tot lot transition, MS. Moczynski has not received confirmation that they would cover all the transfer costs. New counsel will follow up. Ms. Moczynski and Mr. Webb communicated about the actions affiliated with the transfer, i.e. a title search, documents, and an engineer to double-check the bill of sale for items left out. Mr. Webb received a rough estimate of the hours and hourly rate, and he was going to go to his client to see if the terms were agreeable. Ms. Moczynski has not heard from him since. She will send a copy of the email to Ms. Thibault.

A. District Engineering Report – Stantec Project Manager Greg Woodcock

1. Update on Stormwater bids & Discussion of Seal Coating Clubhouse Parking Lot and Pothole Repair

Item on hold until the drainage project is nailed down. Tentative estimate, as briefly mentioned during the meeting, is between $7,000-$8,000.

2. Update & Discussion of Tree Replacement Project; Arborist Walk

On the matter of the tree removal project, a meeting was scheduled for Monday, January 12, 206 at 9:30 a.m, with Arborist Aboard to review the area and provide expertise on the situation. The report from that meeting will be brought back at the next Concord Station CDD meeting.

Mr. Looknanan is working with the county to get a permit (if needed). Chairwoman LaBarbera raised concerns as the decision at the last meeting was to take no action towards removing the trees; she was reminded by Supervisor Wagner of the board's motion to allow a professional arborist to conduct a review at $400. Mr. Woodcock shared the arborist findings, stating that he did not find any visible damage to any structures, and that the residents have an obligation and right to maintain the tree roots on their own property. Mr. Woodcock was able to clarify that the board is paying for the review but not the permit at this time. The board agreed that they are not removing the trees unless they are found to be causing damage. Mr. Woodcock recommended waiting to submit anything for permitting to the county until after the meeting on Monday to ensure all parties are on the same page. Mr. Looknanan mentioned Steve Valencic and his attempts to come to the board with requests. The topic was wrapped up with a note that the residents are more than welcome to be present at the arborist meeting to hear what the arborist has to say.

3. Update on Drainage Project/Stormwater System Assessment

Item addressed first under Exhibit 1

Drainage work from ADS would total $82,329, associated with the previous priority 1 items. As this was not included in the budget, Mr. Woodcock will go through the list and note emergency items and tailor the list by order of magnitude.

4. Update on the Plats and Ownership Review: SR 54 Street Lights

Item addressed second under Exhibit 1

On ownership of the parcels at Mentmore and Sun Lake, Mr. Woodcock requested Kutak Rock review the agreement and dedication language with the lighting company. The streetlights are located outside of the right of way. The CDD pays for the streetlights through a lease option with Duke Energy. The District wants to validate their responsibility for paying for lights on the country road. Mr. Magee agreed to investigate.

B. Solitude Lake Management

1. Waterway Inspection Report

Supervisor Cisternas stated that the board will have to go out for RFP on aquatic systems. Mr. Looknanan mentioned a resident has been complaining about trash by the ponds. Supervisor Berdeguez noted that Mr. Hernandez has been going down to pick up trash by the ponds but there are a lot of ponds. Ms. Thibault asked the board if they would like Counsel to draft an RFP for the February meeting, to which the board said yes. Mr. Magee agreed to bring them back an RFP to the next meeting.

C. RedTree Landscape Maintenance

1. Landscape Maintenance Report

Under landscape maintenance, the RedTree monthly maintenance report was included in the agenda materials.

2. RedTree Irrigation Reports:

A compiled set of all irrigation reports covering RedTree's entire tenure was included in the agenda materials. The board wants irrigation reports included on the agenda every month. Mr. Looknanan advised that Mr. Hernandez opened valve boxes, repaired and replaced 19 sprinkler heads and addressed 6 system leaks, starting at the clubhouse. Mr. Looknanan noted that any visibly cracked sidewalk is because there is a water leak under it. Chairwoman LaBarbera estimated current irrigation costs to be about $12,000, before Ms. Thibault confirmed the precise number to be $15,000. The board discussed the issue, finding that most of the money spent thus far was on getting the systems to operate correctly. It was mentioned that Mr. Hernandez could concentrate on the irrigation issue if he doesn't have any major projects going on.

D. Presentation & Discussion of Responses to District Counsel Informal RFP

Item addressed under Professional Vendor Presentation

1. Erin McCormick, Esq – *currently not submitting*
2. Kutak Rock – *Motion by Chair, seconded by Griffin*
3. Persson, Cohen, Mooney, Fernandez & Jackson, P.A. – *no response*

E. District Counsel – Kilinski Van Wyk

Item addressed under Professional Vendor Presentation

1. Employee Handbook – Updated version needed to be sent to the Supervisors
2. Thrive Hydration Therapy – District could not move forward until proper insurance is in place.

F. Presentation of Amenity Center Report

Mr. Looknanan presented the Amenity Management Report:

The Pasco County Supervisor of Elections submitted a request to use the clubhouse to hold the primary and general elections. Mr. Looknanan informed the board of the due date for the paperwork to be executed (the 18th of this month) and inquired about the best District individual to execute. The election dates are August 18th and November 3rd.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Voted to Allow Pasco County Supervisor of Election the Use of the Clubhouse for the Primary and General Elections, for the Concord Station Community Development District.

Mr. Looknanan provided the inspection of the backflows and dehydrating devices invoices to the District Manager.

Mr. Looknanan informed the Board that Mr. Hernandez is correcting the sign damage that he has come across. He has already started on the clubhouse, repainted white poles that were bent, and straightened the stop signs. The Board suggested taking pictures and noting the exact location of the misaligned signs.

December Holiday Event - The December holiday event was a success, with only two minor complaints that have since been addressed. One complaint regarded the lines at the funnel cake station and the second regarded the face painting station closing 20 minutes before the event ended, leaving a child declined. Mr. Looknanan stated his intent for next time, namely, ensuring that vendors will stay for all hours, and monitoring the portions of funnel cake served and purchased. Supervisor Cisternas thanked Mr. Looknanan, elaborating that she thought the event was a success and that he did a great job. Supervisor Cisternas suggested an age limit for the train, which sparked a personal anecdote from Chairwoman LaBarbera.

Easter Event - Regarding the Easter event, Mr. Looknanan has gathered two proposals: one estimate for March 22nd, and a second estimate for April 4th. Supervisor Cisternas shared concerns over holding the event the Saturday of Easter, as she stated people are likely to be getting ready for Easter and may not be prepared to bring their kids dressed up to see the Easter Bunny. She recommended the weekend before. Mr. Looknanan agreed to reach out to the company for a new date.

Small Business Expo - The small business expo is scheduled for January 17th. Mr. Looknanan reported that thirteen companies signed up but the expo only has room for ten. He told the last three companies that the next event will be scheduled in the next couple of weeks (March 21st), and he wants to see how this first expo goes. Chairwoman LaBarbera questioned the method of organization, to which Mr. Looknanan confirmed set-up. Supervisor Cisternas suggested holding a second expo in February, as there were so many people interested in the January expo. Mr. Looknanan reiterated that there are already three companies signed up for the next expo. The board agreed to hold an expo in February as well (tentative date February 7th). Supervisor Cisternas raised a question to legal counsel as to the exchange of money. As per a recommendation from the previous legal counsel, the board had noted that money could not be exchanged at the expo tables, as there were concerns about CDD property being utilized for profit. A resident interested in participating in the small business expo questioned why that is the case, as she does arts and crafts. After hearing the counsel's recommendation, the resident raised a counter point to which Supervisor Cisternas asking how it is any different from the food trucks that are allowed to park and sell food for profit in the community. She also referenced the bake sales in the clubhouse i.e. Girl Scouts events that had been hosted in the past, questioning the difference between them and arts and crafts as well. Mr. Magee answered, stating a liability waver is needed for each vendor coming to use the property. He stated he doesn't see a distinction between vendors who use the clubhouse and selling arts and crafts at the small business expo.

Chairwoman LaBarbera suggested a dual indoor and outdoor expo, maybe a Saturday community craft fair/small business fair. She suggested opening the overflow lot for vendors who want to set up shop. Supervisor Cisternas recommended attempting this set up a couple of times to see what the traffic looks like. She expressed her own interest in setting up a table. Chairwoman LaBarbera suggested informing the three vendors who have been pushed off to next month that they are more than welcome to participate as long as they participate outside. Supervisor Griffin suggested informing the three vendors that they can participate if they bring their own tables, as that is the only stipulation on space. Supervisor Griffin asked Mr. Looknanan if he planned to do his own table for tango dancing. Mr. Looknanan advised no. Supervisor Cisternas suggested having the January 17th and February expos indoors as they were advertised, allocating

for an outdoor expo if there is enough interest in the products and services being offered. It was suggested that vendors could bring their own tents and tables.

Mr. Magee offered to raise the previous question at the monthly meeting with all the attorneys about general concerns. The board was previously advised that they didn't need a liability waiver as the event is comprised of residents so it's not any different from them coming to use the clubhouse in their own time. Chairwoman LaBarbera asked if there is any clarification that these people are residents. Mr. Looknanan stated when they sign up online, they must verify that they are residents. Mr. Magee would be more comfortable with a liability waver in place, especially if there are going to be transactions. Supervisor Cisternas, in full transparency, shared her tentative plan with the board, finding that it might be easier for her to sell her items after the expo. However, she pointed out that that is not the case for all vendors selling products, for example, baked goods, as that is usually more of an "impulse buy". Mr. Looknanan reiterated with Supervisor Cisternas: finding that February 7th will be a small business expo. They will skip an expo in March and do it again in April, which may be the outdoor expo. Mr. Magee will email the standard liability waver so anyone who participates in the upcoming months can fill it out before setting up a table. The board discussed advertising, which was done through a newsletter, and posted on the community Facebook.

Security Cameras Update – After a lightning strike in August, control of the gates was lost. They have regained access to the pool, tennis, and basketball courts. Access to the playground has not been restored. Mr. Looknanan's proposed idea was to upgrade the cameras first. Mr. Looknanan needed to know the status of the proposal he submitted in September. Ms. Thibault had established contact immediately with the vendor, finding that the District is still waiting to review a final as there were some changes to the warrantee agreement and some verbiage that the vendor added. Ms. Thibault has requested the final version; Chairwoman LaBarbera said as soon as she receives it, she'll sign it. Supervisor Cisternas raised a point of concern regarding the board's previous decision to only allow two key fobs per family. She inquired if the board would be interested in expanding that in the future, as she has had a few residents reach out and inform her that two fobs are not enough for some families. Supervisor Cisternas commented for the sake of resident ease, claiming that switching key fobs between family members is hard. She acknowledged that the 2-fob policy was initially placed to keep checks and balances. Mr. Looknanan noted that the CDD makes a profit off the key fobs as they buy them for $7.50 and sell them for $30.00. He stated that financially it would be a good idea, but it is up to the board to decide. Chairwoman LaBarbera held her position, stating 2 fobs are fine, especially if kept in a universal area of the home rather than a keychain. Supervisor Cisternas advised again on user friendly applications.

Mr. Looknanan informed the board that the center still allows people in without a fob, it's just a lengthy process of bringing them inside to verify their information, i.e. their address. Mr. Looknanan advised that they can't deny residents access if they can verify that they live there. Chairwoman LaBarbera claimed that they can deny them if they do not have their key fob. Supervisor Cisternas advised the board what the manual says, stating if the resident doesn't have their fob, but can verify that they live there, they can be let in. Chairwoman LaBarbera proposed a change to the manual, explaining the issue that arises from enforcing that policy. She stated that now they opened themselves to dealing with unruly, rude teenagers who can verify they live there, noting that at 16, some of them are disturbing the peace with foul language and behavior. Supervisor Cisternas claimed them to be the outliers, with Chairwoman LaBarbera in disagreement, as she claimed it is the norm. As the key fob works for everything on the premises, so does the rule in the manual apply to everywhere on the premises. It was noted that everyone must be at least 16 years of age to use the fob alone, on top of having proof of residence. The supervisors geared towards parental checks and balances along the lines of ensuring teenagers must have permission from their parents to use the fob and subsequently the facilities rather than allocating more fobs. Supervisor Cisternas included the board in the reasoning one of the residents gave her, stating that she (the resident) wanted more key fobs because she has a teen daughter who wants to use the restroom when she is walking home (to Trilby) from school. Chairwoman LaBarbera suggested she use the restroom at school. The board discovered the girl does not have an ID, finding that she would not be allowed into the clubhouse alone even with a fob. Supervisor Cisternas argued on the side of consideration. Chairwoman LaBarbera was reluctant to manage to the outlier. Supervisor Cisternas was not in support of this decision.

Chairwoman LaBarbera argued increasing fobs will end in a slew of vandalism; Supervisor Cisternas claimed they would have access to the cameras and fob information, and as such would be able to know who committed the vandalism. Chairwoman LaBarbera voted for 2 fobs as they are not policing who uses it or when.

On a MOTION by Supervisor Cisternas, SECONDED by No One, the Motion to Increase Key Fobs per Family to 3 Failed for the Concord Station Community Development District.

Waterford Pump Status – The pump is back and the fountain was repaired at no cost; it was on the warrantee. Supervisor Griffin applauded Mr. Looknanan, noting that it took him 3 hours there and back to drive up and pick up the necessary equipment. Chairwoman LaBarbera noted it took 2 years and one right person to get this done. Thanks were given to Mr. Looknanan. Mr. Looknanan noted the pig tail still needed to be replaced. Sitex will be sending a new one free of charge.

Contract with Steadfast – The contract was initiated while Ms. Thibault was not with the district. When she reached out to validate status and any changes they wanted to incorporate, Steadfast advised her that they had not received a contract. Ms. Thibault promptly sent it to them, and they executed. It should be in the board's inboxes.

Condition of the Grass – Mr. Hernandez goes almost every morning, and he opens the valves manually; grass is looking a lot better.

Resident Complaints – Parent complained about daughter not being able to use the clubhouse restroom, became a nightmare to accommodate so Mr. Looknanan has been saying no to any student trying to use the restroom.

Last Year – After the board decided to hire their own staff, they have saved approximately $70,000 on projects that if they had sent to vendors would have cost the CDD well over $70,000.

New Projects in the Coming Year:

1. Painting the splash pad – $1,500

   Supervisor Griffin questioned the type of paint used; Mr. Looknanan explained it is paint with sealant specifically for splashpad and pool. He explained a bit of the process, stating they will need to power wash the area, place a coat, let it dry, place a second coat, and then let that dry. The paint comes with non-slip, and sealant. Chairwoman LaBarbera remembered two types of paint can be used for splash pad, one is good, one wears down a lot faster. Mr. Looknanan guaranteed he had done his research and is confident in the paint selection. The board debated the name of the paint. Ms. Thibault shared that Long Lake just had done similar work and it cost them close to $3,000. Chairwoman LaBarbera stated that Mr. Looknanan has probably saved the community the better part of a $100,000; the board was in agreement.

2. Delamination of small section of the pool (plaster) - $250

3. Painting interior and exterior of clubhouse –

   Mr. Looknanan advised the board to match the color of the monuments; lighter color on top and darker on the bottom (what was used for the trim). Supervisors discussed the color of the paint. Supervisor Cisternas had made the original paint decision; Supervisor Griffin stated that shade of white shows all the dirt and grime. Mr. Looknanan shared that he and Mr. Hernandez were looking at the monuments and found that the same sprinkler system that stained the sidewalk has been staining the monument as well. Supervisor Griffin cautioned that the light color would show bird defecation and other grime. Supervisor Berdeguez questioned if that would be the main color; Supervisor Griffin suggested flipping the colors, so the dark would be on top and the light on the bottom. Supervisor Cisternas requested an AI picture. Mr. Looknanan will provide a visual.

4. Lights on the tennis courts, basketball courts, the pool, and the playground –

Supervisor Wagner asked if there was an issue with the projects. Mr. Looknanan reiterated that he would need his credit card paid off to cover the costs of working on a project a month. He guaranteed the board that he is going to spend the least amount of money possible on the planned projects.

Supervisor Cisternas asked about a pergola for the solar panel in Tuckerton. Amid board discussion, Ms. Thibault shared intent to establish a formal vision project, noting these projects will be incorporated on that list. She requested a high watermark budget per project from Mr. Looknanan so they can bring back a budget amendment to establish a line item for these projects. She wanted him to estimate a higher monetary figure rather than a lower one. Chairwoman LaBarbera stated they have the 2025 Solar Panel. Supervisor Wagner Suggested prioritizing the pool deck chairs as a project, as it is going to get hot out. Supervisor Berdeguez inquired if anyone has turned on the bubblers. When Mr. Looknanan checked, he found them off. He stated he is going to have to contact someone to check the system.

~~A resident present,~~ asked Mr. Looknanan if they were putting lights on the courts, to which he responded, stating he was glad to, but he wasn't sure if there was an ongoing conversation and approval. Supervisor Cisternas advised that they did vote on it when they put it on the vision board. Mr. Looknanan reminded the board that there was a conversation about controlling the time, to which numerous Supervisors expressed concern. Supervisor Cisternas reminded the Board that the lights would remain on the same schedule, rendering the same question: if they are on the same schedule, why do they need the lights? She answered the question, advising that it is due to the time change, as it gets darker earlier at different times of the year. She stated the dawn to dusk setting was only for the pool, everything else should be following the clubhouse schedule. The board wanted the lights to extend, but not too late.

G. District Manager 8:01

1. **Suncoast Pool Service –** Updated COI

They provided a COI, but it was dated incorrectly. Ms. Thibault requested a new COI that reflects the new contract date. Ms. Thibault has informed them through numerous means to bring the COI directly to Mr. Looknanan. Ms. Thibault can confirm her messages are being received, as she messaged to ensure he could receive the billing information from the new email/address, and he replied affirmatively. Supervisor Griffin inquired if Mr. Looknanan had been able to get in contact with him, to which he had. Mr. Looknanan's relayed message stated that Suncoast Pool Service had provided the COI but an updated version was needed. Ms. Thibault reiterated her request for a new COI. Supervisor Griffin advised Mr. Looknanan to inform him in person that this document is urgently needed. Mr. Looknanan informed the board that the pool company that submitted a proposal months ago swung by that day.

2. **Status of SR 54 LED Streetlight –** Upgrade from Duke Energy

Duke provided an estimate: existing rates are about $1,085.42, to switch to solar it would be $872.30, yielding almost $200 a month saved on utilities. Ms. Thibault elaborated that most of the charges are for lease of the pole and the light fixture. Ms. Thibault asked for board approval to approve the lighting estimate. This estimate does not take into account any of the research done by Mr. Woodcock in regard to the payment of the streetlights on the county road. Mr. Magee is going to review the dedication language to make sure that Concord Station is responsible for that. Supervisor Griffin questioned what was being changed. Ms. Thibault explained that they would only be changing the bulbs, not the light fixtures. Upon the change, the LED lights will be brighter than the old bulbs. Chairwoman LaBarbera elaborated further, informing the board that the purple lights are an issue with

the bulb, usually replaced by Duke once they are informed of them. Supervisors discussed the shade and intensity of the lights before moving on.

On a MOTION by Supervisor Berdeguez, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Moved to Execute the Lighting Estimate Provided by Duke Energy, for the Concord Station Community Development District.

3. Update on Duke Energy Account *0087 Billing Surge

They have not reached back out. Supervisor Berdeguez reiterated the quantity of the billing surge and questioned if the cause had yet been found. Ms. Thibault confirmed that the charges were approximately $1,000, followed by a couple of months where the charge was around $3,500, before dropping down to $1.39 for 2 months before then jumping up to $1,000 again. Supervisor Griffin hypothesized possible reasons for the overcharge, such as the well pump or sprinklers. Supervisor Wagner divided the $3,547 by 3 months, finding that it comes out to be $1,182, which is repeated a couple lines down on the analysis. The board wondered if it is an overpayment or if it might be balancing out a billing issue (wherein the CDD was underbilled previously and then overbilled to compensate). Ms. Thibault committed to checking with Duke.

4. Status of Sales Tax Reimbursed by Kai

Ms. Thibault sent them an email on Tuesday and has not heard back from them. She had been told that the reimbursement was sent, but she had yet to receive anything. Ms. Thibault informed the board that Haven Management took over the same building that Anchor had, so they just transferred the mail. There was no check in the mail. Anchor Stone advised they did make the previously discussed payment to the Department of Revenue by check.

5. **Status of Sales Tax Reimbursement from State –** The State has yet to confirm any refund amount and any deliverable date.

6. **Board of Supervisors CDD Email License / Microsoft 365 Business Basic Subscription Renewal –** Processed.

7. Update on the USA Fence Case –

Ms. Thibault advised the board that the check, with the final amount of $7,300 was sent to them. Ms. Thibault and Chairwoman LaBarbera reached out and spoke to USA Fence and spoke to David Manns, the contractor/administrator. He advised that he cannot make any decisions based on their statement that they would like this to be the last payment. Ms. Thibault broke down the charges, explaining that $4,377 was from damage that was caused by the USA fence crew. She moved on to mention that they also spoke to the owner, Greg, no last name provided. At this point Chairwoman LaBarbera took over and shared that he told them he is going to send a notice of intent to remove the fence because the fence is property of USA Fence until the invoice is paid in full. She advised him that they are in the process of switching district counsel and would notify him tomorrow with the details of the new counsel and where he can send the notice of intent. He advised them to pay the remaining $4,300 to avoid having to cover the $50 an hour corporate attorney for an extended period of time to address the matter. Chairwoman LaBarbera continued, stating that Greg advised that he was sure Concord Station had their own attorney as well, and that they were sure to be expensive, to which she agreed before informing him that he would be covering District attorney charges under their contract. Chairwoman LaBarbera reiterated their stance, that Concord did not properly prep the area, Concord's stance is that they damaged the area. The total charges are $23,000. The District has paid roughly $18,000 at this point. Mr. Magee advised involving a litigator from the office. Ms. Thibault was going to send them his and Mr. Earlywine's information so they can continue to address. Mr. Magee to send a response to RedTree Invoice. Supervisor Cisternas found that there is a record indicating that they failed to inform that there will be a cost for certain services. The board confirmed that there was no contract; nobody agreed to pay an invoice.

H. Public Hearings for Adopting Restated Rules of Procedure

1. **Open the Public Hearing**

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved to Open the Public Hearing, for the Concord Station Community Development District.

2. **Presentation of the Restated Rules of Procedure**

Ms. Thibault referred to the copies of the restated rules of procedure that had been advanced to the board by their former District Counsel. She also referenced the red line copies she had sent through email.

3. **Public Comments on the Restated Rules of Procedure**

Ms. Thibault opened the floor to any public comments on the rules of procedure. There were no public comments or questions.

4. **Close the Public Hearing**

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Approved to Close the Public Hearing, for the Concord Station Community Development District.

Mr. Magee questioned the content on the red line copies, as he had not received his own. Ms. Thibault committed to sending him the document at a later time.

5. **Consideration for Adoption Resolution 2026-09, Adopting Amended & Restated Rules of Procedure**

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-09, Adopting Amended & Restated rules of Procedure, for the Concord Station Community Development District.

Mr. Magee informed Ms. Thibault that a rule number 2026-01 needs to be assigned as a requirement under new legislation. This would need to be included at the top, by the effective date, and in the resolution as well.

1. **Administrative Items**

A. **Consideration for Acceptance: November 2025 Unaudited Financial Report**

Ms. Thibault alerted the board to the fact that several projects are running grossly over budget, primarily due to not having a budget amendment in place. This was regarding the $70,000 project Mr. Woodcock was overseeing. As the billing came in afterward, the budget amendment can be moved to next month. She informed the board that other than that, everything was on track. Supervisor Berdeguez expressed concern over having only received the report yesterday. Ms. Thibault explained the delay, stating the report was shuffled between the prior district manager and herself for numerous rounds of revision. Haven Management didn't receive the revised copy until the day before the meeting. Supervisor Berdeguez reiterated the need to have these documents available sooner. Chairwoman LaBarbera voiced her thoughts on the matter, explaining that it was not Ms. Thibault's fault. Chairwoman LaBarbera vouched for the back-and-forth process, claiming it as a "whole lesson" in accounting principles. In regard to the invoice check details, the report was recompiled, as the original report did not include about $28,000 in disbursements that Ms. Thibault's team isolated when they took over on January 1st. After one more review, Ms. Thibault will distribute the report. Starting Tuesday, the board will have access to last week's detailed report, continuing on a weekly basis. Ms. Thibault clarified that the report they are discussing is for December, not November. Supervisor Griffin had a question about the date, to which Ms. Thibault and Supervisor Wagner provided the answer.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board Accepted the September Unaudited Financial Report, for the Concord Station Community Development District.

B. Consideration for Approval – Brought back – The minutes of the Concord Station October 9, 2025 Regular Meeting of the Board of Supervisors

Ms. Thibault sent the redline version of the minutes to the board members, followed by the red line revisions from prior District Counsel. Supervisor Cisternas expressed concern over the use of "another supervisor stated" and would prefer to have the Supervisor identified. See line 435 of October minutes for reference. Chairwoman agreed. Supervisor Berdeguez requested the minutes include the end of meeting time, as they were missing from the October and December minutes. Ms. Thibault agreed to try and identify by voice which supervisor is speaking and to include meeting end times in the minutes.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Minutes of Concord Station October 9, 2025 Regular Meeting of the Board of Supervisors, for the Concord Station Community Development District.

C. Consideration for Approval – Brought back – The Minutes of the Concord Station November 13, 2025 Regular Meeting of the Board of Supervisors

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Minutes of Concord Station November 13, 2025 Regular Meeting of the Board of Supervisors, for the Concord Station Community Development District.

D. Consideration for Approval – Brought back – The Minutes of the Concord Station December 2, 2025 Regular Meeting of the Board of Supervisors

Supervisor Berdeguez reiterated incorporating the end time in the minutes moving forward. Supervisor Cisternas was only present for a portion of the meeting.

On a MOTION by Supervisor Berdeguez, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Approved the Minutes of Concord Station December 2, 2025 Regular Meeting of the Board of Supervisors, for the Concord Station Community Development District.

E. Consideration for Approval – The Minutes of the Concord Station December 11, 2025 Regular Meeting of the Board of Supervisors

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Approved the Minutes of Concord Station December 11, 2025 Regular Meeting of the Board of Supervisors, for the Concord Station Community Development District.

F. Presentation & Ratification of Steadfast Contract for Landscaping Services

Ms. Thibault had sent the executed copy of the contract earlier that day; the Chairwoman can execute upon the Board's final approval. There were no changes to the contract. The only thing noted for change by Chairwoman LaBarbera was the District Counsel listed on the contract. Board agreed to change it and have them resign it. Chairwoman LaBarbera issued a new rule: moving forward, any contract that is signed electronically, by vendors or members of the board, will require the DocuSign or Adobe certificates or would need to be a live, wet signature.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved Ratification of the Steadfast Contract for Landscaping Services, for the Concord Station Community Development District.

Chairwoman LaBarbera noticed Steadfast irrigation was charging $85.00 an hour and initiated a re-execution of the contract to bring billing down to $60. Chairwoman LaBarbera requested a new contract on principle. Ms. Thibault reached out to Steadfast associate during the meeting but did not receive a response. She posed a question to the board,

asking what they would like to do about negotiating if Steadfast does not agree to the $60.00 an hour. The board decided they would like the Chairperson to negotiate.

- Mr. Looknanan raised concerns to Ms. Thibault about the irrigation charges per year in the contract under landscaping. Ms. Thibault explained that the monthly irrigation wet check is included in the contract, but it does not include repairs. The Board found that the hourly would only apply if there was an active work authorization for repairs.
- Mr. Looknanan reiterated, what the Board would need from Steadfast is the report, as part of the contract and in case they need to go through it to measure a repair. He would require reports to be accurate and true. As a matter of principle, Chairwoman LaBarbera would like for the contract to reflect $60.00 per hour for irrigation repairs
- Ms. Thibault advised that the mulch is too high and shouldn't be more than 4 inches high.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board will Allow the Chairperson to Negotiate on Behalf of the District for the Irrigation Labor Rate, for the Concord Station Community Development District.

G. Presentation & Ratification of Haven Management Solutions Contract for District Management Services effective January 1, 2026

Board stated new counsel needed to be listed.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Approved Ratification of the Haven Management Solutions Contract for District Management Services effective January 1, 2026, for the Concord Station Community Development District.

H. Other Items to be Introduced

1. Consideration of Trespass Agreement with Pasco County Sherrif

Ms. Thibault advised on behalf of the Pasco County Sherrif, that the trespass agreement is to be renewed annually. The prior trespass agreement has not been received yet, and as such, a current trespass agreement is not in place. Supervisor Cisternas suggested reviewing the prior agreement with the identified parcels, to determine if a list of all Board members had been maintained and whether verbal confirmation from any Board member could be obtained to determine whether someone was trespassing. Ms. Thibault is going to ask for last year's trespass agreement so they can see what needs to be changed.

2. Discussion of Process for Allowing Vendors to Utilize Amenity Center Parkin & Other Areas

Ms. Thibault raised a question to the board: do they want to establish a process or set of rules to maintain and control amenity center parking when being used be vendors? The question was brought up considering the Thrive situatijon. Chairwoman LaBarbera reiterated Ms. Thibault's question, explaining that it could be good to have a process in place to limit the amount of people who can use the space, ideally to keep order. Supervisor Cisternas noted that a system like that already exists organically, as it is already the board's prerogative whether to allow vendors like the Big Red Bus on the property. She expressed if the vendors are interested, they can reach out to Mr. Looknanan and put themselves on the list for the next event. Mr. Magee informed the board that Kutak Rock does have a standard liability waiver for vendors who are using district property, and they do prefer the districts use it. The Italian ice guy needs to sign a liability waiver. Supervisor Wagner suggested putting the individuals attending the expo in the overflow parking so the residents can use resident parking. Chairwoman LaBarbera clarified that she was speaking about oversized vehicles Mr. Magee to bring language to the next meeting.

Board discussed Kutak Rock billing, namely how much they will be charged for travel. Mr. Magee informed the board they will only be charged for 30 minutes to and 30 minutes from.

Supervisor Cisternas inquired as to what the realistic turnaround time is for Kutak Rock, noting that previous counsel did not have a quick turn-around time. Mr. Magee answered a week, week and a half at most.

Mr. Looknanan has been working in the irrigation system for the HOA playground outside of his normal CDD hours.

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

Resident complained of streetlights behind his home that are constantly shining in his backyard. He requested the shield cost be researched. Ms. Thibault offered to call Duke, the Board decided to think on it and get back to the resident.

2. **Supervisor Request**

Supervisor Cisternas wanted to know if there are plans to clean the clubhouse floors again. Supervisor Cisternas wanted to ask Mr. Looknanan to reach out to Rhino to get the floors steamed. The water pump for the pool was fixed. The health department came by and the district passed with hits on maximum depth signage and the section of the pool that needs to be repatched.

Supervisor Berdeguez requested the lights on the fountain be repaired. Board brainstormed color combinations per holiday/month. Supervisor Cisternas recommended making the fountain lights pink for the week of Valentine's day rather than the entire month. Supervisor Cisternas also asked if Mr. Looknanan knows where the remote for lights are.

3. **Adjournment**

With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair concluded the meeting.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Adjourned the Meeting for the Concord Station Community Development District at 9:02pm.

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

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on _____, 2026.

Signature | **Signature**

Printed Name ☐ Secretary ☐ Assistant Secretary | **Printed Name** ☐ Chairman ☐ Vice Chairman

Exhibit 15

Return to Agenda

MINUTES OF 02/12/2026 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, February 12th, 2026, 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 Zoom.

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:

Jessica LaBarbera.....Board of Supervisors, Chairwoman
Randall Griffin ..... Board of Supervisors, Vice Chairman
Marcela Cisternas.....Board of Supervisors, Assistant Secretary
Kevin Wagner .....Board of Supervisors, Assistant Secretary
Fred Berdeguez .....Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault..... District Management, Haven Management Solutions
Mark Looknanan, Jr. .....Amenity Manager, Concord Station CDD
Greg Woodcock..... Project Manager, Stantec
Kyle Magee (via virtual means)..... District Counsel, Kutak Rock
Jason Aleman .....Owner, Steadfast
Kyle Wilson ..... Account Manager, Solitude

Opening Remarks and Attendance Notes

The Meeting was called to order. Establishing the quorum, Supervisors LaBarbera, Griffin, Cisternas, Wagner, and Berdeguez were present in person.

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

Mr. Saffer introduced himself and provided his address (3875 Round Table Court) to the Board. He raised three concerns. First, the white PVC fencing on Buckinghamshire is moldy and dirty. Mr. Saffer stated he went to an HOA meeting, but they were unclear as to whose responsibility the fencing is. He asked if something can be done to clean it occasionally. Second, Mr. Saffer asked for guidance contacting someone to clean up the wall/strip in the middle of Mentmore off of 54. Third, the resident suggested putting a clock in the tower at Sunlake and Mentmore. The Board informed him that a clock used to be there, to which he replied that he hadn't seen it. Chairwoman LaBarbera commented that anything is up for discussion, they'd just have to talk about what would go into making it functional and maintaining it. Supervisor Berdeguez noted the clock was removed about six years ago because it stopped working. Supervisor Wagner informed Mr. Saffer that the county takes care of the area coming off 54, occasionally. Supervisor Griffin suggested reaching out to the County Commissioner. Mr. Woodcock agreed and recommended giving them a call if the Public Works Department doesn't get back to him. The confirmed area of PVC fencing he was referring to was Buckinghamshire. Chairwoman LaBarbera noted to Mr. Looknanan that that area is homeowner fencing, something that has been up in the air about who it belongs to. She noted that they had spoken about this before, and if the homeowner doesn't want to maintain the property, then the CDD would just remove it because they aren't going to maintain it. She also mentioned being open to discussing it but stated that her position would be to send them a letter requesting them to respond in 30 days if they don't want the fence, otherwise their silence will be taken as acceptance. Supervisor Berdeguez commented that he thought the HOA had said that if a resident wanted their fences cleaned, they would have to prove that it's on their property. Otherwise, if it's CDD property, they [the Board] have the option of telling them. Chairwoman LaBarbera commented that the HOA hadn't communicated that to the Board. Supervisor Berdeguez explained that the HOA is supposed to follow up with the homeowners to see if the fence is on their property, as it would be their

responsibility. He noted that a lot of owners said they couldn't get around to the other side of the fence to be able to clean the back side of the fence. Chairwoman LaBarbera agreed that it is inconvenient, stating that if the resident accepted and use the fence then they maintain the fence, otherwise the CDD will remove it, and the resident can put a fence up on their property. Ms. Thibault asked Mr. Magee what his thoughts were on that, to which he responded, if it's not on CDD property and is on private property, it sounds more like an HOA/private homeowner issue. He expressed his agreement, noting that if the CDD is not going to maintain the fence and the homeowner isn't either, then taking it down would probably be the way to go.

Supervisor Berdeguez discussed his earlier statements, reiterating that the HOA required a property survey to prove who the property belonged to. Supervisor Cisternas commented that the information Supervisor Berdeguez shared was outdated, noting that since she and Supervisor Wagner had been on the board, this topic had been discussed. She commented that the HOA had confirmed they were going to start sending letters to residents about the fences, as they had established that it is homeowner property, even though the homeowner didn't put up the fence and might not consider it theirs. Supervisor Cisternas also reported that the property manager has started to send out letters but has run into an issue determining which addresses own the dirty fences when she is driving around to check, making it difficult to know who to send the letters to. She urged anyone who knows which addresses have dirty fences to share that information so the property manager can send the letters out. Supervisor Griffin suggested counting the houses on the other side. Chairwoman LaBarbera recommended pulling up maps and pin dropping the location. Supervisor Cisternas shared some of the limits on the role of the property manager, noting that the property manager is not allowed to get out of her car, and per the HOA, everything has to be documented from her vehicle. The Board discussed the date of the last HOA meeting, with Mr. Looknanan noting it was the Tuesday earlier that week, and the HOA president was in attendance.

Supervisor Cisternas reported that the property manager had shared a product called Spray and Forget It, which had been recommended by Supervisor Cisternas, to the residents in their newsletter. She went on to explain that the product would work as a do-it-yourself option for residents, as they would just have to spray it on their fences and let the rain wash away the green gunk. It was noted that it would work best in the rainy season. Supervisor Cisternas shared that nothing came of the recommendation. She noted that even though it's not a CDD issue to maintain the fences, as a homeowner she feels it is distasteful to be driving or walking down Mentmore or Buckinghamshire and be able to see people's backyards and their trampolines, playgrounds and various yard items. Chairwoman LaBarbera commented that if she had a fence for 15 years and then one day it was removed, she would feel largely motivated to get a fence again. She stated she was in favor of removing the fence versus having the moldy fence and having to maintain it because that sets a precedent. Supervisor Cisternas claimed she, as a homeowner, would rather keep the fence and deal with the occasional inconvenience of cleaning it. The Board and Chairwoman LaBarbera expressed their agreement, also noting that thus far the residents have not been thinking that way. Chairwoman LaBarbera reiterated her position, stating that residents can keep their fences if they are going to maintain them, but if they are not and have not acknowledged that they don't want the fence, the CDD should remove the fence. Supervisor Cisternas indicated that would be hurting the other homeowners, to which Chairwoman LaBarbera countered by stating the fence is still dirty and ugly, making it distasteful either way. The Board and Mr. Magee agreed that the fence would be an HOA issue and recommended taking it to the HOA to Mr. Saffer.

III. Professional Vendor Presentations

A. Presentation & Discussion of Solitude Lake Report – Kyle Wilson

Mr. Wilson presented the Solitude Lake Report, noting this month they did ponds T9 through T13, L1 through L13, and E1 and E2. He noted that most of the sites look good and that some are going almost completely dry. He confirmed that they are going to treat those sites with a pre-emergent, so any future growth shouldn't be too bad, and that they'll maintain it so it remains looking nice. Mr. Wilson confirmed that he had spoken with Mr. Looknanan about the trash around the ponds they were concerned with, and expressed his own concern for W25, assuring the Board that he is going to have a guy come out tomorrow and pick up as much trash as he can from around the ponds. He noted the banks root

systems are drying out so they might see some erosion once the rainy season hits, and suggested the Board be proactive and start thinking about the possible erosion expenses in the next couple of months. Mr. Wilson advised that homeowners overwatering their lawns won't help the situation. He informed the Board that he had asked his guys to let him know the pond number of any of the ponds that have a lot of saturated water, so that he can bring it to their attention and keep track of which ponds have received a lot of sprinkler water. He also noted that the ponds that have received a lot of sprinkler water will be green while the others would remain brown. Chairwoman LaBarbera confirmed with Mr. Wilson that he did check all of the ponds, to which he agreed and reported that they had addressed all 108 ponds and 39 wetlands. Supervisor Cisternas asked about people using the dryer ponds for e-bikes and motocross. Mr. Wilson responded that there is nothing they can do about it, but people ramping off the sides of the banks won't help their erosion situation either. Though he, or his guys, don't have the authority to tell anyone to leave, Mr. Wilson did confirm that they could notify the Board. He reported that W25 was one of the areas people were using like a NASCAR track. Chairwoman LaBarbera asked if he could notify their staff, to which Mr. Wilson asked if she wanted him to secretly snap a picture. Chairwoman LaBarbera confirmed that would be extremely helpful and would aid the Board in sending out cease-and-desist letters and holding the community accountable.

B. Steadfast Environmental Services – Jason Aleman

1. Irrigation Maintenance Report

Mr. Aleman presented the Steadfast Irrigation report. He informed the Board that January 5th is when they started shutting off all of the working irrigation, to get ahead of the freeze. He stated he tripped the breaker about a week ago to make sure everything was working again before turning it back off. February 3rd is when the initial irrigation inspection, including the mapping and breaking down per zone was started. Supervisor Griffin noted the report states they [the maintenance team] do sprinkler repairs, leading to his question, what can they [the maintenance team] repair versus what she [Yovani] is repairing. Mr. Aleman responded, informing Supervisor Griffin that they have identified the roles, noting that Mr. Looknanan takes care of sprinkler heads that get broken by e-bikes, kids playing, etc., while wire tracking, valves, clocks, the more in-depth knowledge of the irrigation will probably fall back onto Steadfast. Mr. Aleman confirmed that when she [Yovani] gets back, they are going to have a meeting regarding what they have identified as repairs and which responsible party will handle. Supervisor Griffin also raised a rhetorical question, asking what RedTree did, versus what was found. He stated if they were to look at everything they did with RedTree, the assumption was a lot of it was already taken care of, but now they're almost back to where they were before they started. He asked if there was anything they could do, or if this is a financial battle not worth taking, because the Board spent so much money ($50,000) with RedTree and does not feel they have seen results. Mr. Aleman noted the apparent lack of results might be because there are a lot of areas and trees, that are mature. He advised that Yovani could answer the question a lot better than he could, but maybe some areas could be eliminated. Supervisor Griffin and Chairwoman LaBarbera reminded the Board that they had spent a lot of money on Dunstable Drive, the clubhouse area, and were not satisfied with the results. Chairwoman LaBarbera also reminded the Board that a significant amount of money had been spent in attempts to make the arrangement work. She noted that once RedTree was informed that the contract had expired, they were no longer authorized to return to the property to perform irrigation work. However, they were back on the property doing irrigation work after the contract ended, so the concern over money spent remained. Chairwoman LaBarbera complimented the detail in the report, and Supervisor Wagner questioned if Mr. Looknanan could compare the reports to see what was done and what wasn't. Supervisor Wagner advised not to move forward with legal until they can have staff check the tasks. He suggested they try and do the tick and tie entirely regarding invoices before asking the question from a legal standpoint. Mr. Magee agreed, if the money has already been paid out, getting it back would be difficult and would require extremely thorough documentation that the work was not done to specs. They would need to know what was and wasn't done before making any kind of assumptions. When asked, Mr. Looknanan shared his opinion that they would just be wasting their time. He countered by mentioning that RedTree provided a report after the fact that identified the same issues that were found. He advised that they didn't need Steadfast' report and could rely on RedTree's report, which included the information, to figure out what was and was not fixed. Chairwoman LaBarbera reminded the Board that RedTree also claimed that Yellowstone didn't do repairs that they claim they did. Supervisor Berdeguez noted that the Yellowstone irrigation specialist had provided them with a map,

where they can see what was spent, and where. Ms. Thibault informed the Board that $15,000 was spent in one area, with $21,000 or $23,000 spent on the conduit line. Mr. Looknanan suggested they use RedTree's last report and the new one to compare it to what they said needed to be fixed. He confirmed that he'll take on this task. Supervisor Griffin suggested getting Yovani involved. Ms. Thibault explained the plan to Mr. Magee, noting that they plan to use RedTree's own report against RedTree. Mr. Magee noted he would be happy to loop in the Kutak Rock litigators once everything is identified and determine the cost benefit.

Supervisor Berdeguez asked if any of the water was turned back on, to which Mr. Aleman responded, informing him that a lot of it is on and the report details which ones were on, that the first clock has 13 valves, that 6 were working, and if the other 7 aren't, an explanation as to why. Mr. Looknanan informed Supervisor Berdeguez that aside from what Steadfast does, they go and open it manually because it doesn't work. He confirmed that once a week they go and water the grass, noting that turning on the pump to water the grass is why they saw the leak. He also confirmed that the pipe is exposed and the ground was saturated. They turned off that pump and went to check it once he was informed it was still leaking. Mr. Looknanan shared that some of the pipes are cross connected with shifting pumps. He explained that this can happen when a repair was done a long time ag for a broken connected pipe break and then were connected to a different pump . Mr. Looknanan informed the Board that Juan is buying parts to fix it tomorrow. Mr. Aleman discussed the draught. He also presented Yovani's map, explaining that she mapped the property, so even someone with limited irrigation knowledge can find the right route to go to. Chairwoman LaBarber asked for confirmation that the map was the entire irrigation system, which Mr. Aleman confirmed, although it was noted that Yovani is still in the discovery mapping phase.

Mr. Aleman informed the Board that they do similar reporting for maintenance, including a daily log anytime they are there, which will help keep track of what the guys have done. He noted a small hiccup for a week or two, when the other guys [RedTree] were still there. Mr. Aleman outlined the next week for the Board, stating that they are planning to cut back the Brazilian Pepper and stay off cutting the grass area. He explained that if they were to hit hard and cut it, and if the temperature dropped again, it would definitely affect the head of the root, likely killing it. He advised that their best bet is to focus on the hard edge, soft edge, weed control, and moss. Mr. Aleman also noted that there is a guardrail/handrail across the street that has vegetation coming through, confirming that he and his team have cut it back, but it will take more than one visit. Supervisor Berdeguez clarified that they don't have any flowers, questioning whether they were supposed to receive something in December, though it was also noted that this company was not with the District at that time. Mr. Aleman advised they should be getting flowers in the spring, usually in March/April.

2. Landscape Daily Logs

Mr. Aleman reported the turf treatment details including, the blanket treatment throughout the property of fungicide, micronutrients, and Bifin for insects. He confirmed they had started at the clubhouse, trimmed trees, and cleaned up the dead branches everywhere, also worked on the walkway toward Publix. Mr. Aleman explained that they had broken up the map into sections for detail and efficiency. He reported they do it in quarters, so by the fourth week when they are back to week one, they don't get lost in the property. They always know what section they're supposed to be in. The Board and Ms. Thibault commended Steadfast on their report, with emphasis on the map.

C. Presentation of Team Deliverable Listing

Ms. Thibault presented the new team deliverable listing, organized by responsibility. The list started with Mr. Woodcock from Stantec, followed by Mr. Magee from Kutak Rock, on to Ms. Thibault from Haven Management Solutions, and finally onto Mr. Looknanan for the district. Ideally, she stated, this would expedite the meetings and make the standing of each project clearer to the Board.

Chairwoman LaBarbera asked if there was any way for them to have a shareable document where they would be able to make edits or notes. She explained that she likes to see real-time updates and would like the ability to filter it, etc. Mr. Woodcock confirmed he can attempt to create a document as a test. Mr. Magee recommended the Board members have read-only access, as dropping notes could potentially lead to a Sunshine violation. Chairwoman LaBarbera clarified,

stating that she would like to be able to filter tasks as by completed or complete date or something similar. Ms. Thibault confirmed they will check on a shareable document.

D. Stantec – Project Manager Greg Woodcock

1. Discussion of Pond Bank Remediation

Mr. Woodcock presented his summary of emergency repairs, noting that he took the list and deterred any item that he thought would make it through the next rainy season without any incident. If it wouldn't make it through the rainy season, his advice was to do it now or pay more later. He was able to get the list down to $37,654 from ADS and received a second proposal of $39,200 from Finn Outdoor. Mr. Woodcock advised the Board to budget for next year's stormwater repairs and confirmed that he'll try to provide an estimate at that time of what he thinks it should be. He assured the Board that once these repairs are done, especially as they are using riprap, they should not have to come back to fix those locations again. Mr. Woodcock recommended moving forward with the ADS proposal. He commented that if they do these items, then he is almost certain that he can guarantee they are operating per the permit, as per O&M Certifications.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Approved the ADS Proposal of $37,654 for the Concord Station Community Development District.

3. Discussion of Arborist Report for Tree Replacement Project – Sunlake

Mr. Woodcock presented the highlights of the arborist's report. Supervisor Griffin questioned which trees he was about to discuss, to which Mr. Woodcock responded, with input from Mr. Looknanan, the 12 trees. According to the report, the project was likely permitted under the land development code, meaning they would need a permit to remove and replace. The permit submittal fee is $1,800, non-refundable and it does not guarantee that the permit will be approved. He continued, explaining that while the claim can be made to the county of possible future impact to the houses, Mark, the Arborist, noted that generally the county would likely counter with root pruning the trees rather than removing them. Mark the Arborist also noted to Mr. Woodcock that the owner has an obligation to maintain and protect their property. The root pruning would be done on the homeowner's property, not the CDD's. Supervisor Cisternas mentioned an email she has received regarding the resident, claiming the Board had said they would absorb this cost in the spirit of being a good neighbor. She noted that she doesn't recall committing to that, rather that in the spirit of being a good neighbor, they were going to look into it. Supervisor Cisternas advised the Board to come to the decision they do not want to absorb this cost and craft the communication to the homeowner to inform them that they've looked into it and cannot absorb the cost. Mr. Woodcock suggested adding that the arborist recommended root pruning. Supervisor Berdeguez mentioned a specific spot that looked bad, to which Mr. Woodcock responded that he hadn't been there. Chairwoman LaBarbera informed the Board that they do have a responsibility to remove trees once they are dead or showing rot, especially when hurricane season comes around. She elaborated further, noting that if they had received confirmation of a dead tree or knew about a dead tree and a hurricane or storm came and blew the trees onto someone's property, they would have been negligent and would then be responsible for the damage. Ms. Thibault confirmed she had forwarded images and an email from the resident, who was under the impression that the Board would absorb the costs regarding the trees encroaching onto his property. Supervisor Berdeguez reinforced that the resident was still responsible for trimming the trees on the inside of his property. Ms. Thibault sent him a letter with the UF/IFAS report stating if it's on your property, it's your responsibility, and the Board has expended some dollars in hiring an arborist; the Board requested she send it again.

E. Kutak Rock – District Counsel – Kyle Magee

1. Presentation for Discussion – Request for Proposal for Lake Management Services

Mr. Magee presented his items, beginning with an initial draft of the project manual to potentially go to RFP for aquatic maintenance services. He noted that it's a very comprehensive first draft, allowing for a deep dive into financials, staffing, and comparable projects. Through the form, the Board could get a good idea of whether a bidder would be able to handle the workload. He also included a draft scoring sheet, though he recommended not tweaking as it follows their

standard scoring, keeping in mind statutorily required categories. Mr. Magee noted the size of the contract is not expected to trigger the statutory threshold that would require the district to seek formal RFP, advising that they can use this form informally, meaning the bidders wouldn't have any protest rights in an informal RFP. He explained that the scope of services included is based on the scope of services in their contract, noting that he would be happy to make any adjustments or additions the Board may have. Ms. Thibault confirmed that this form needs to be out ASAP as their Solitude contract is about to be up and they require a 30-day termination notice. Mr. Magee confirmed he can do that. He advised the Board that he had included mandatory pre-bid meeting language in the project manual, explaining that it's not something they typically do every time or something that is required, and it would require Mr. Looknanan and the field staff to meet with vendors at a specific time prior to them submitting their bids. He noted that it can sometimes be helpful during a complex project, so each bidder has an understanding of the scope of the project. He suggested to Ms. Thibault and Mr. Looknanan that he could take that stipulation out if it is overkill, which might help get the final form out in a month. Chairwoman LaBarbera informed Mr. Looknanan that they are doing RFP to check the pricing, noting that they are looking to make sure they are getting a fair, marketable value for what they have. The Board members agreed they do not have an issue with Solitude, they just want to see if the pricing is fair. Mr. Looknanan agreed to a pre-bid meeting.

Ms. Thibault informed the Board that Mr. Looknanan received a proposal from Solitude today, but they can't accept it once they are going through the RFP process. They'll have to get another proposal from them. Supervisor Berdeguez shared his belief that they had already received a proposal, which Ms. Thibault confirmed but going out for RFP had to change their proceedings. Chairwoman LaBarbera reminded the Board that they were going to lower their proposal by around $5,000 but also get rid of a report, which the Board did not agree with. They had also included a termination disclosure clause, where the Board would need to buy out the rest of the contract, which the Board also did not agree to. Chairwoman LaBarbera noted the contract states they increase 3% every year, but that might change now that they are going out for RFP. Ms. Thibault informed Mr. Magee that, when confronted by her other districts, Solitude agreed to take the buy-out clause out of their contract. She noted they are holding true to it now, and asked Mr. Magee what his experience with his other [Kutak Rock] attorneys was. He reported not having seen this in any of his districts. Chairwoman LaBarbera suggested letting their contract with Solitude auto-renew, as, hypothetically, it should just auto-renew at 3% and they wouldn't be bound to the termination clause. Ms. Thibault countered, noting that the clause is under the current. Chairwoman LaBarbera continued, suggesting they would not have to abide by that clause if they don't sign a new contract, until Ms. Thibault informed her that it is in their current contract as well. The Board discussed the March date that their contract with Solitude is set to expire. Supervisor Cisternas advised it was March 31st, which Mr. Magee confirmed. The 30-day termination clause means the Board would have to give Solitude notice on/by March 1st. Ms. Thibault asked if they could issue a termination notice and then rehire, which was not a favorable suggestion. Chairwoman LaBarbera questioned if they could ask Solitude, in good faith, to allow them to hear other bids and forego the 30-day termination or allow an extension on the contract for 30 days at the same price they have. Mr. Magee noted that it's worth raising the question. Chairwoman LaBarbera noted that Solitude probably wants their business as they had already submitted a proposal before RFP and said they wanted to keep them happy. Supervisor Wagner and Chairwoman LaBarbera agreed that they should express to Solitude that they are only trying to make sure they're getting a fair market price, something they assumed Solitude would respect. Ms. Thibault confirmed that she can organize a call with them to ask for an extension on the additional 30 days in their contract. Supervisor Wagner questioned what would happen if they just wanted to renew for one year. Ms. Thibault advised that Solitude submitted a proposal in advance of the RFP issuance and inquired whether the proposal may be opened to review its contents and assess their position since there is no motion to finalize RFP yet. Mr. Magee noted if the Board wanted to auto-renew for one year, the document is basically done, meaning they could do it next year to check the prices. The Solitude proposal was $94,074, with monthly invoices of $7,839. Ms. Thibault emphasized to the Board that this proposal is below their budget of $120,000. Supervisor Griffin suggested they check the clause of the contract, and Chairwoman LaBarbera agreed, noting that they need to make sure the work price clears out and they would be getting the same amount of time and scope of services. It was pointed out that the proposal from solitude does not include the reports, as they took them out, which was noted as a possible price inflator. The report stated customers will be provided with a GoForms report detailing 19 sites a month, including a

picture and description of each site. The description would note any recent treatments, relative observations, and any deficiencies. Supervisor Griffin asked the Board how they would feel about clarifying the issues with the reports and the clause. Ms. Thibault found the termination clause, which did not contain an extra buy-out clause. Supervisor Griffin agreed with Supervisor Wagner's idea of renewing the contract for one year.

Supervisor Wagner questioned how they would go about getting out of their current contract, not renewing it, and entering the proposed contract they had sent. Chairwoman LaBarbera countered, explaining that they haven't gone to RFP yet. Mr. Magee informed the Board they have several options, one of which is adding an amendment to the current agreement, which was his recommendation. Ms. Thibault checked to make sure Solitude would come out the same number of times a month, which she confirmed to be the case. Supervisor Griffin asked for confirmation that Mr. Magee is going to look at the new contract, which Ms. Thibault provided. Supervisor Berdeguez suggested calling Solitude and asking what the changes between the contracts were, which Chairwoman LaBarbera countered by asking if he thought they'd be honest. Ms. Thibault advised a page-by-page comparison. Supervisor Wagner agreed with the page-by-page comparison before listing the potential next steps. First, he noted, the Board could do the amendment based on the analysis of where there is a cheaper option, or they could auto-renew for another year if there are things missing that they want. Or, as a third option, the Board could still consider RFP. Ms. Thibault expressed worry about time if they were to continue with RFP. Mr. Magee asked Ms. Thibault what she was referring to regarding the buyout clause. She responded, stating that it wasn't really a buyout, and it's not in the termination clause but was buried somewhere else. Mr. Looknanan mentioned the buyout clause was not in the proposed 2024 contract. Ms. Thibault confirmed the buyout clause was in the 2025 contract when they organized the three contracts. Mr. Magee reported not seeing anything about the buyout clause in the 2024 contract, but Ms. Thibault reiterated it wasn't called a buyout, and the clause was hidden in the document. Supervisor Cisternas agreed with Mr. Magee, stating the buyout clause was not in their 2024 contract, but was added when the Board asked them to do anything financially better in the off-cycle proposal.

Supervisor Berdeguez noted the buyout clause appeared when they had three contracts they had narrowed down to one and Ms. Thibault confirmed that to be true. Supervisor Wagner reiterated the Board's options, finding the worst-case scenario to be auto-renewing. Supervisor Griffin posed a hypothetical, asking if they will have enough time to fix the language on the contract if they get to the meeting on March 12th and don't like the verbiage. Supervisor Cisternas suggested two alternative ideas, one, Mr. Magee will come back with a contract for the March meeting that they 100% agree with, or the contract contains language they don't want, they make the amendment and approve it before presenting it to Solitude. Supervisor Griffin reiterated his question, if they are that close to the 12th, and Solitude does not agree with the language, what do they do? Chairwoman LaBarbera noted the only thing the Board and Solitude would have to agree on is the new price. She suggested they have Mr. Magee look at and compare the contracts so they can present prior to the meeting. She recommended asking Mr. Magee to have it done by next Friday, allowing three weeks for negotiations. In the case of a standstill at the next meeting, the Board would at least know where they stand. Supervisor Berdeguez reminded the Chair that they needed to decide by March 1st, to which she suggested Ms. Thibault communicate between the Board and Solitude. Chairwoman LaBarbera asked if they would have enough time to gather proposals if Solitude won't accept the contract without certain verbiage. Mr. Magee confirmed that they would not have time to start RFP at the next meeting if they decide to walk away from Solitude. Supervisor Cisternas questioned if the Board could accept the proposal to auto-renew under the new price, as he did not find the buyout language in the contract. Mr. Magee confirmed that they could move in that direction, recommending that the Board just add an amendment to the current agreement, changing the scope and the price. Chairwoman LaBarbera asked if Ms. Thibault could reach out to them quickly, but Ms. Thibault explained Solitude does not give out their phone numbers, they would have to call another number and wait for someone to call back. Supervisor Griffin shared his confidence that Solitude would decide not to go with their amendment.

Ms. Thibault found the buyout clause and sent it to Mr. Magee. She confirmed the new document does not have that clause.

On a MOTION by Supervisor Griffin, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Agreed to Make an Amendment to the Agreement to Match the New Numbers, Remove the Clause, and Issue the Agreement to Solitude as Soon as Possible for the Concord Station Community Development District.

Mr. Magee agreed to get it done ASAP.

2. Updated Status (if any):

RedTree Map Invoice: Patrick O'Brien, one of the litigators at Kutak Rock sent communication to RedTree, informing them that the district did not approve that map, and they are disputing the payment. Mr. Magee noted they had not heard back from them, and until they do his assumption is that they are letting it go.

USA Fence: USA Fence had threatened to come and take the installed fence. Mr. O'Brien sent a letter to them as well, letting them know they can't place a lien on a government entity. They also notified them that if they were to come and take down the fence the district had installed and paid for, that would be considered trespassing and theft. Mr. Magee confirmed they hadn't heard anything from them either.

HOA Tot Lot Transfer: Mr. Magee had reached out to the HOA's attorney, and he was able to confirm that the HOA would pay for the engineering and legal fees, the title search, and everything regarding the transaction. Mr. Magee confirmed that the HOA agreed to cover the legal fees for themselves and the CDD.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Agreed to Have Mr. Magee Send a Letter of Understanding to the HOA for the Concord Station Community Development District.

Mr. Magee reported he did look into whether the district is responsible for the streetlights and found that the district is responsible for the lights.

F. District Manager (8:04pm)

1. Discussion of Suncoast Pool Certificate of Insurance

Ms. Thibault reported they have not been able to acquire a new certificate of insurance for them, though she has reached out numerous times by various means. She noted that Mr. Looknanan was a part of the communication in an effort to make the process easier for the vendor, that did not work. Though the vendor has the old certificate of insurance, Ms. Thibault advised that it does not align with the contract dates because of the new contract. She noted that she has explained that numerous times, and even received responses, but that is it. Mr. Looknanan confirmed he shows up to do the pool work. Supervisor Griffin questioned if there was a particular coverage he might not have, if he might be afraid to have to show it. Ms. Thibault could not confirm, instead noting the danger lies in the general liability. Supervisor Griffin asked if he has other districts, to which Mr. Looknanan replied that he used to be bigger. Ms. Thibault estimated the liability insurance would be about $4,000-$5,000 a year. The Board hypothesized he might not want to spend the money since he has so few jobs. They agreed to have Mr. Magee send him a letter. Ms. Thibault noted he is late on the invoices as well.

2. Presentation & Consideration for Adoption Resolution 2026-10, Adopting Exhibit 6 A Budget amendment for FY 2025/2026 & Discussion of Vision Project Listing

Ms. Thibault presented the resolution, informing the Board that they can bring $200,000 into the current fiscal year. She spoke with Mr. Looknanan to confirm the projects listed on the vision project list, which was the interior painting, exterior painting, splash pad painting, pool plaster repair, tennis court lights, pool deck furniture, clubhouse furniture, basketball fence, volleyball court benches, signposts around the district, and the pergola at Tuckerton. She noted Mr. Looknanan expressed confidence that as long as the amenity team can do it, the $200,000 should cover the list. Ms. Thibault reviewed the unassigned fund balance with the Board, unaudited, informing them they would have $331,100,

which is their two-month operating reserves. She also reported that their unassigned funds balance would remain at $287,000, meaning it would remain available to the Board to be spent as they deem necessary. The $200,000 would then be moved into their budget for Mr. Looknanan and his team to accomplish the vision projects.

Supervisor Cisternas noted that she didn't see the lights for the playground or the two Tuckerton field benches on the approved list. She commented that the benches were approved already, citing emails with estimates to Mr. Looknanan. She asked if the items would fit within the $200,000 budget if they are added to the list. She also advocated that those items should have been on the list all along. Ms. Thibault speculated that the lighting projects would likely be the most expensive, so they will investigate the cost. Ms. Thibault asked about the type of lighting Supervisor Cisternas was proposing, which she confirmed to be solar lights. Mr. Looknanan confirmed that these items were approved on the list for the last year's proposal. Supervisor Cisternas suggested solar lights on a timer, that remain motion activated to be able to catch people jumping the fence at night. Chairwoman LaBarbera expressed her concerns over a motion activated light, noting the kids who play basketball at night will flag it so they can keep playing. She also reported to the Board that the HOA deputy will let kids play on the playground after the clubhouse has closed. Supervisor Cisternas reiterated an earlier conversation, finding that the Board had decided on motion solar lights because there are times of the year when it gets dark before the clubhouse closes, but that does not mean people can use the amenities after hours. Chairwoman LaBarbera stressed the importance of having someone to enforce the rules and hours set for the amenities, because the police patrols are not doing anything about it. Supervisor Cisternas noted that with the lights installed they will be able to see the people who are out after hours and collect evidence against them. She shared a moment from the other day where she could not identify the people who were out after hours. Supervisor Wagner shared a recommendation from ECS to install a motion light that goes above the camera, so when there's motion, it will help the camera catch it.

Supervisor Griffin questioned the $41,760 amended for law enforcement, wondering why there is so much allocated for that. Ms. Thibault and Supervisor Wagner informed him that amount is always there, in case the Board wanted to hire security for certain events. Ms. Thibault confirmed that she'll have Mr. Looknanan work with ECS to look at the lights for the playground and the basketball court and figure out the benches for the Tuckerton field.

Supervisor Wagner opened discussion about the unassigned line of fund balance over the last three years. He reported it went from $833,000 down to $487,000, down to $287,000, noting that they are more limited in what they can do for the community now. Supervisor Griffin advocated for an open discussion so any community members who aren't budgeters would be able to understand it better. Ms. Thibault commented, informing the Board that they are contributing $50,000 a year to the reserve study, but at this time, the reserve study is underfunded. She also noted that the Board is in a position to pay as they go versus pulling from the reserve study, meaning they might be overfunded in some cases. Ms. Thibault assured she could get another reserve study based on where they're funded now, or she could make a sheet in Excel, documenting where they are and where they are underfunded. She informed the Board that if they pull the $287,000, they'll have about $150,000 in different account lines like miscellaneous contingency. She noted before the $200,000 they had $250,000, and they had another $150,000 for pond erosion and other projects. Ms. Thibault confirmed that these funds are available to the Board because they have not been expending those amounts. At this time, the only project to be expended was Mr. Woodcock's $32,000 that was brought forward earlier. Supervisor Wagner used the $41,000 as an example, noting that they're only really talking about the operating fund for the year, which is listed at $1.7 million. He noted it will be very important for them to feed the $287,000 this year or put it towards other unaccounted for items. Supervisor Wagner reiterated that their opportunities are lessening unless they start pulling from the reserves. Ms. Thibault provided the Board with another option, informing them that they could assign a certain amount every year for capital projects and stick to that. The funds would be invested in a money market account. Supervisor Griffin expressed his concern at the thought of being back in an unstable budget. Supervisor Cisternas expressed doubt about acquiring the new furniture, questioning if it needs to be done now. Supervisor Griffin stated he would like to see it. Chairwoman LaBarbera agreed the furniture does not need to be done immediately, especially because the couches are very popular. Supervisor Cisternas suggested a good cleaning rather than replacing the furniture. Supervisor Griffin expressed his concern for the residents, noting that people freak out when their payment increases. The Board had discussed raising prices by 1% or 2%, but after doing the math, it just wouldn't be worth it. Supervisor Wagner agreed

with Supervisor Griffin but noted that there is an inevitability to these conversations. Mr. Looknanan stated the re-strapping could be written off as they are stained but not damaged.

Ms. Thibault requested the Board set up a new budget line, titled Vision 2026 Projects, so the $200,000 can be isolated and tracked more efficiently. She noted they would be able to track the spending and savings if the budget remains isolated. Supervisor Wagner agreed as long as they can track it by the line.

On a MOTION by Supervisor Cisternas, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Adopted the Resolution 2026-10, Adopting the Budget Amendment for the FY2025-2026 Budget for the Concord Station Community Development District.

G. Clubhouse & Amenity Manager

Mr. Looknanan noted that due to the cold weather they only had two lights out and they needed ballasts. The ballasts should arrive tomorrow. He noted they changed the lights in the restroom, fixed the faucet, did the hinges on the doors throughout the clubhouse, tightened the toilet seats, replaced the hydraulic doors that were slamming, ordered the hydraulic gate closure for the pool, which arrived today, worked on the volleyball benches, replacing all the wood on the benches, and oiled the swing sets on the playground. Mr. Looknanan noted they're going to continue working on the irrigation and painting jobs.

Mr. Looknanan explained he would like to order three new TVs for the gym. Two of them crashed and needed to be replaced so he bought three so they would match. He had been looking at Best Buy, but the Board suggested looking at the Walmart no-brand TVs instead (ONN) as they are usually less than $100. Chairwoman LaBarbera noted Vizio TVs were on sale for $78 at Walmart.

On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved Three TVs Not to Exceed $400 for the Concord Station Community Development District.

1. Presentation & Consideration of Final Version of Employment Policy Handbook

Mr. Looknanan included the red-line version provided by the employee lawyer in the manual.

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board Accepted the Final Version of the Employment Policy Handbook for the Concord Station Community Development District.

Business Expo &Spring Event – March 28th

The Business Expo event on February 6th was not as successful as the first, with only three resident vendors showing up. He noted that it may have been due to Superbowl weekend. He noted to the Board that they were thinking about setting up the tables for the business expo during the spring event. Supervisor Wagner expressed concern over people being out of town for spring break during the Business Expo. Supervisor Cisternas countered that they would not be able to change the date as they already have vendors scheduled and the following weekend is Easter so it's unlikely they'll find a completely free weekend. She raised concerns over where the vendors for the March expo would be placed during the spring event. Mr. Looknanan suggested putting them outside with umbrellas, and those who need shade for their products could be placed indoors. He reported the only things going on inside will be the Easter Bunny in one corner, face painting in another, and the balloon twister could be outside. The food will also be outside.

Mr. Looknanan requested a level of authority to make decisions involving approved events. He requested the district hold four events a year, one in spring, one in summer, one in fall, and one in winter/December. He would like to be given an amount not to exceed once they agree on an event, giving him some authority to tell vendors yes or no. He assured the Board he would be responsible with the funds and not go overboard. Supervisor Cisternas stated she thought they had talked about a dollar amount, $10,000 being the number she thought of. She noted remembering speaking to Supervisor Wagner about not being limited to four events a year because the budget shifts at the end of the year, allowing

more leeway. Ms. Thibault stated the budgeted amount is $25,000, and they've spent about $1,500 so far, though they haven't received all the billing yet. Chairwoman LaBarbera estimated there is at least $21,000 left in the event budget and expressed her support for allowing Mr. Looknanan more authority. Supervisor Cisternas reminded the Board that that dollar amount needs to cover the big four events, the senior social, the adult social, the family night, and other events. The Board discussed setting a limit, for example spending less than $3,000 and bringing the excess to the Board. Mr. Looknanan raised his concerns, questioning who he would ask in the moment if he needed more money. Chairwoman LaBarbera suggested bringing the excess to the next meeting, which Mr. Looknanan claimed would work, as vendors usually ask for 50% up front, giving him time to get approval from the Board if needed. Supervisor Cisternas raised concerns over the possibility of over-committing funds before having the Board's approval. She believed Mr. Looknanan doesn't need a limit and should be able to spend as he sees appropriate. If a situation were to arise where he over-committed or went a little overboard, the Board could correct that then. Chairwoman LaBarbera agreed that Mr. Looknanan should have the authority to spend. The Board expressed their trust in Mr. Looknanan.

Issues With the Children at the Playground and Basketball and Tennis Courts

Mr. Looknanan reported they are hoping to gain control in the next week. ECS ordered cameras and the first thing they plan to do is drop the three new poles for the new cameras, upgrade the clubhouse cameras, start the outdoor cameras, and then restore access to the three different areas. Supervisor Griffin enquired why the access took so long to get fixed, to which Mr. Looknanan responded, they were delayed until the cameras arrived. He noted they are getting 24 cameras. Supervisor Cisternas questioned if there was any way to establish a do not exceed for the $200,000 set aside for 2026. She questioned whether they could put aside a certain amount so that for every camera installed, a light is installed right above it. The cameras are/have night vision and are motion detected. The Board noted it will be easier to track down trespassers with the new cameras. Supervisor Wagner asked Ms. Thibault if any of her other districts have their playgrounds locked like they do. She replied yes, they all have access control, and they all have the same issue. The Board suggested stronger magnets to keep the access points from being opened as easily. ECS gave Mr. Looknanan an estimate of $4,066. Chairwoman LaBarbera reported that every time they replace a lock, it costs about $2,000-$3,000.

Mr. Looknanan reported the security cameras will arrive in the middle of next week for installation, the fountain pumps are all working, and he fixed the light in Waterford but still needs to change the other. The biggest resident concern he gets is tree branches encroaching into homeowner property. Ms. Thibault confirmed she can send Mr. Looknanan a pamphlet. Supervisor Cisternas asked the Board what happens when the branches are from the Conservation. Chairwoman LaBarbera informed her that she can trim straight up from the property line but cannot trim into the conservation.

Mr. Looknanan raised a question to the Board. He explained a complaint he received from a resident on Drexel whose neighbors planted a tree on CDD property, outside the line. The base of the tree hasn't grown yet. Mr. Looknanan stated that the resident calls him every day, asking what they're going to do about it. He confirmed that he called the HOA manager, and she spoke to them. The homeowner moved the tree into their yard, but the resident continues to complain that when the tree grows, he won't be able to see the lake. Supervisor Cisternas asked if the tree is in a proper spot in the yard, behind the 6-foot fence or if it's where the fence slopes. Mr. Looknanan informed her that they don't have a fence, but the neighbors do. Supervisor Cisternas asked if the tree is planted where the 6-foot fence is, or where the 4-foot fence is. She stressed that there can't be anything taller than 4 feet by the 4-foot section of the fence, which she knows from winning her own battle with the HOA. She suggested he send the resident to the HOA, and that there is nothing else he can do.

2. Consideration of Proposals:

Grout Rhino: Clean Tile & Grout - $1,332.90 or Grout Rhino: Clean Tile & Grout & Color Seal - $2,517.70

Mr. Looknanan confirmed they would have to get the color seal again.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board Approved the Grout Rhino Proposal for Clean Tile, Grout, and Color Seal for $2,517.70 for the Concord Station Community Development District.

Administrative Items

A. Consideration for Acceptance: December 2025 Unaudited Financial Report

On a MOTION by Supervisor Wagner, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board Accepted the December 2025 Unaudited Financial Statements for the Concord Station Community Development District.

B. Consideration for Approval – The Minutes of the Board of Supervisors of the Concord Station CC Held January 8, 20226

Chairwoman LaBarbera noted she did not have a chance to review the minutes. Supervisor Berdeguez noted line 118, the spelling of Steve Valencic was incorrect. Tabled for the next meeting.

C. Presentation for Ratification – Steadfast Environmental Services for Landscape Maintenance Services Contract

On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Accepted the Ratification of the Steadfast Environmental Services for Landscape Maintenance Services Contract for the Concord Station Community Development District.

D. Presentation for Ratification – Duke Energy Authority Release

Duke Energy recalculated an error on their part that caused $1.91 in several monthly billings.

On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board Accepted the Ratification of the Duke Energy Authority Release for the Concord Station Community Development District.

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

No audience members were present.

2. Supervisor Request

Chairwoman LaBarbera reported on the Steadfast negotiations, noting that Steadfast was happy to accommodate the labor rate they were requesting. Ms. Thibault covered the Thrive Hydration vehicle insurance liability, noting there was a lot of back and forth. Supervisor Cisternas brought up the event to spread awareness about electronic vehicles. Chairwoman LaBarbera reported the police are on board, and waiting for the Board to decide when they want to host an event. Supervisor Cisternas suggested focusing the event for the younger children, noting that she thought they would benefit the most from a safety event. Chairwoman LaBarbera informed Supervisor Cisternas that the police officers she had been speaking to, this time around, were more focused on safety than the last set of officers they spoke to. She reiterated that she is less worried about the safety of the kid on the bike and more worried about the pedestrians around them. The Board reiterated the importance of parents taking responsibility for their kids.

3. Adjournment

With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair concluded the meeting.

On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Concord Station Community Development District at 9:30pm.

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

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on **_____, 2026**.

Signature

Signature

Printed Name □ Secretary □ Assistant Secretary

Printed Name □ Chairman □ Vice Chairman

Exhibit 16

Return to Agenda

Concord Station
Community Development District

Summary Financial Statements

(Unaudited)

January 31, 2026

Concord Station
Balance Sheet
January 31, 2026

		General Fund	Reserve Fund	Debt Srv Fund	Total
1	**Assets:**				
2	Cash - Operating Account Southstate	81,546	-	-	81,546
3	Cash - Money Market Account	4,343,534	752,056	-	5,095,591
4	Cash - Operating (Square)	11,296	-	-	11,296
5	Debit Card	1,006	-	-	1,006
6	Investments:				
7	Revenue Trust Fund	-	-	5,474	5,474
8	Interest Fund	-	-	-	-
9	Debt Service Reserve Fund	-	-	917,982	917,982
10	Prepayment Fund	-	-	84,408	84,408
11	Accounts Receivable	1,030	-	-	1,030
12	On-Roll Assessments Receivable	71,223	-	74,775	145,998
13	Due from Other Funds	-	-	1,832,328	1,832,328
14	Deposits	6,591	-	-	6,591
15	Prepaid Items		-	-	-
16	**Total Assets**	$ 4,516,226	$ 752,056	$ 2,914,967	$ 8,183,249
17	**Liabilities:**				
18	Accounts Payable	28,500	-	-	28,500
19	Accrued Payable	18,007	-	-	18,007
20	Due to Other Funds	1,832,328	-	-	1,832,328
21	Deposits Payable	5,564	-	-	5,564
22	Deferred Revenue - On-Roll	71,223	-	74,775	145,998
23	**Fund Balance:**				
24	Non-Spendable:	6,591	-	-	6,591
25	Assigned - Reserved	331,869	752,056	-	1,083,925
26	Restricted	-	-	2,840,191	2,840,191
26	Unassigned	1,046,300	-	-	1,046,300
27	Net Change in Fund Balance	1,175,844	-	-	1,175,844
28	**Total Liabilities & Fund Balance**	$ 4,516,226	$ 752,056	$ 2,914,967	$ 8,183,249

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

		FY2026 Adopted Budget	FY2026 Budget Year to Date	FY2026 Actual Year to Date	Variance Over/(Under) Budget
1	**Revenues:**				
2	Special Assessments	$ 1,694,847	$ 1,355,878	$ 1,623,624.63	$ 267,747
3	Tax Roll for Transfer to Reserve Fund	50,000	50,000	50,000	-
4	Fund Balance Forward	446,368	-	-	-
5	Interest Income	-	-	36,065	36,065
6	Clubhouse Rentals	-	-	5,928	5,928
7	Fees for Fence Project	-	-	-	-
8	Key/Access/Transponder Revenue	-	-	-	-
9	Miscellaneous Revenue	-	-	23,562	23,562
10	**Total Revenues**	**2,191,215**	**1,405,878**	**1,739,179**	**333,301**
11					
12	**Expenditures:**				Variance (Over) / Under
13	**Financial & Administrative**				
14	Supervisor Compensation	13,000	4,333	4,800	(467)
15	Administrative Services	3,000	1,000	-	1,000
16	District Management	33,750	11,250	6,250	5,000
17	District Engineer	30,000	10,000	16,253	(6,253)
18	Assessment Roll	2,500	833	625	208
19	Financial & Revenue Collections	2,500	833	625	208
20	Accounting Services	16,000	5,333	4,000	1,333
21	Auditing Services	5,500	-	-	-
22	Miscellaneous Mailings	1,500	-	-	-
23	Public Officials Liability Insurance	3,519	3,316	3,316	-
24	Bank Fees	800	267	148	119
25	Dues, Licenses & Fees	175	175	2,824	(2,649)
26	Legal Advertising	1,500	500	407	93
27	Tax Collector/Property Appraiser Fee	150	-	-	-
28	ADA Website Compliance	2,015	1,515	1,515	-
29	Website Hosting, Maintenance & Backup	1,500	1,500	72	1,428
30	District Counsel	45,000	15,000	35,579	(20,579)
31	**Total Financial & Administrative**	**162,409**	**55,855**	**76,414**	**(20,559)**
32					
33	**Debt Administration**				
34	Dissemination Agent	5,000	1,667	1,250	-
35	Trustee Fees	6,500	-	-	-
36	Arbitrage Rebate Calculation	500	-	-	-
37	**Total Debt Administration**	**12,000**	**1,667**	**1,250**	**-**
38					
39	**Securty Operations**				
40	Off Duty Deputy	41,760	13,920	-	13,920
41	**Total Security Operations**	**41,760**	**13,920**	**-**	**13,920**
42					
43	**Electric Utility Services**				
44	Utility Services	16,000	5,333	8,217	(2,884)
45	Utility - Recreation Facilities	32,000	10,667	7,125	3,542
46	Utility - Streetlights	106,000	35,333	31,415	3,918
47	**Total Electric Utility Services**	**154,000**	**51,333**	**46,757**	**4,576**
48					
49	**Garbage/Solid Waste Control Services**				
50	Solid Waste Assessment	900	900	1,104	(204)
51	Garbage - Recreation Facilities	1,040	347	510	(163)
52	**Total Garbage/Solid Waste Control Services**	**1,940**	**1,247**	**1,614**	**(367)**

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

53				
54 **Water-Sewer Combination Services**				
55 Utility - Recreation Facilities	10,000	3,333	2,594	739
56 **Total Water-Sewer Combination Services**	**10,000**	**3,333**	**2,594**	**739**
57				
58 **Stormwater Control**				
59 Pest Control	3,500	1,167	-	1,167
60 Aquatic Maintenance	120,837	40,279	36,892	3,387
61 Lake/Pond Bank Maintenance & Repair	20,000	6,667	-	6,667
62 Stormwater Assessments	2,000	1,871	1,871	-
63 Wetland Monitoring & Maintenance	-	-	-	-
64 Fountain Service Repair & Maintenance	4,500	1,500	-	1,500
65 Acquatic Plant Replacement	2,500	-	-	-
66 Stormwater System Maintenance	2,500	-	-	-
67 Wetland Invasive Areas Maintenance	2,500	-	-	-
68 **Total Stormwater Control**	**158,337**	**51,484**	**38,763**	**12,721**
69				
70 **Other Physical Environment**				
71 Property Insurance	37,161	37,161	37,473	(312)
72 General Liability Insurance	4,523	4,523	4,523	-
73 Entry & Walls Maintenance & Repair	5,000	1,667	-	1,667
74 Landscape Maintenance	264,350	88,117	87,228	889
75 Well Maintenance	500	167	-	167
76 Landscape - Fertilizer	18,000	6,000	1,500	4,500
77 Landscape Replacement Plants, Shrubs, Trees	15,000	5,000	400	4,600
78 Landscape Inspection Services	-	-	-	-
79 Fire Ant Treatment	2,500	833	-	833
80 Holiday Decorations	58,280	19,427	-	19,427
81 Landscape - Pest Control/OTC Injections	8,900	2,967	575	2,392
82 Landscape - Mulch	32,500	10,833	-	10,833
83 Landscape - Annuals/Flowers	5,900	1,475	1,475	-
84 Landscape - Pest Control	-	-	-	-
85 Irrigation Repair	20,000	6,667	-	6,667
86 Rust Prevention	15,000	5,000	4,540	460
87 **Total Other Physical Environment**	**487,614**	**189,837**	**137,714**	**52,123**
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	-	-		-
95 Amenity Management Contracted Employee Salaries	332,020	110,673	91,615	19,058
96 Clubhouse Maintenance & Repair	27,000	9,000	11,249	(2,249)
97 Gate Maintenance & Repair	1,000	333	-	333
98 Computer Support, Maintenance & Repair	2,000	667	-	667
99 Fitness Equipment Maintenance & Repair	5,000	1,667	350	1,317
100 Clubhouse Facility Janitorial Services	20,500	6,833	5,000	1,833
101 Clubhouse Facility Janitorial Supplies	5,000	1,667	-	1,667
102 Pool Service Contract	27,600	9,200	9,200	-
103 Security System Monitoring Services & Maintenance	11,724	11,724	12,831	(1,107)
104 Facility A/C & Heating Maintenance & Repair	5,000	1,667	-	1,667
105 Furniture Repair & Replacement	7,000	2,333	-	2,333
106 Pool Permits	425	142	-	142
107 Playground Equipment Maintenance & Repairs	2,500	833	-	833
108 Vehicle Maintenance	750	250	-	250

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

109	Telephone, Fax & Internet	9,000	3,000	2,916	84
110	Athletic Court/Field/Playground Maintenance	2,500	833	-	833
111	Pool/Water Park/Fountain Maintenance	6,000	2,000	2,745	(745)
112	Pest Control & Termite Bond	1,300	433	208	225
113	Office Supplies	3,500	1,167	2,099	(932)
114	Wildlife Management Services	2,500	833	-	833
115	Dog Waste Station Supplies and Maintenance	10,000	7,979	7,979	-
116	**Total Parks & Recreation**	**482,319**	**173,234**	**146,192**	**27,042**
117					
118	**Special Events & Contingency**				
119	Clubhouse - Special Events	25,000	8,333	1,500	6,833
120	Miscellaneous Contingency	450,000	110,538	110,538	0
121	Capital Outlay	150,836	-	-	-
122	**Total Special Events & Contingency**	**625,836**	**118,871**	**112,038**	**6,833**
123					
124	**Total Expenditures Before Other Financing Sources**	**2,141,215**	**660,781**	**563,335**	**97,029**
125					
126	**Total Other Financing Sources (Uses)**				
127	Interfund Transfer to Capital Reserve Fund	50,000	-	-	-
128	**Total Other Financing Sources (Uses)**	**2,191,215**	**660,781**	**563,335**	**97,029**
129					
130	Transfer In			**-**	
131					
132	**Total Excess Expenditures Over (Under) Revenues**	**-**	**745,097**	**1,175,844**	**430,330**
133					
134	**Fund Balance - Beginning**			**1,384,760**	
135					
136	**Fund Balance - Ending**			**2,560,604**	

Concord Station
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

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

Concord Station
Debt Service 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ 1,831,880	$ 1,757,104
3	Prepayment Revenue	-	-
4	Interest	-	14,400
5			
6	**Total Revenues**	**1,831,880**	**1,771,504**
7			
8			
9	**Expenditures:**		
10			
11	Debt Service Obligation , Net	1,831,880	365,577
18			
19	**Total Expenditures**	**1,831,880**	**365,577**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**1,405,928**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	-
25	Transfer Out	-	-
26	**Total Other Sources (Uses)**	**-**	**-**
27			
28	**Fund Balance - Beginning**	-	1,434,264
29			
30	**Fund Balance - Ending**	**-**	**2,840,192**

Concord Station
Balance Sheet
January 31, 2026

Balance per Bank Statement	$	111,574.61
Plus: Deposits in Transit		-
Less: Outstanding Checks		(30,028.45)
	$	**81,546.16**

Beginning Balance		84,248.05
Receipts		100,000.00
Disbursements		(102,701.89)
Balance per Book	**$**	**81,546.16**

Concord Station
Check Register
FY2026

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
9/30/2025		**Balance**	**-**	**-**	**-**	**118,107.76**
10/1/2025	5098	Anchor Stone Management, LLC	District Management Service		4,250.00	113,857.76
10/1/2025	5099	RedTree Landscape Systems	Amen cent landscape		10,400.00	103,457.76
10/1/2025	5100	RedTree Landscape Systems	Irrigation Repairs		5,000.00	98,457.76
10/1/2025	5101	Let's Plan A Party	Event-DEPOSIT (50%)		1,500.00	96,957.76
10/1/2025	5102	RedTree Landscape Systems	landscape maint		24,104.17	72,853.59
10/1/2025	5103	Suncoast Rust Control, Inc.	Monthly water treatment		1,135.00	71,718.59
10/1/2025	5104	ECS Integrations LLC	camera mgmt		750.00	70,968.59
10/2/2025			Funds Transfer	50,000.00		120,968.59
10/2/2025	100225ach	Duke Energy	0000 Trinity Cottage Dr.		1.91	120,966.68
10/3/2025			Deposit	2,511.90		123,478.58
10/4/2025	5105	M&G Investors, LLC	Janitorial Services-Cleaning		1,250.00	122,228.58
10/9/2025	100925ach	Florida Department of Commerce	Annual District Fee		175.00	122,053.58
10/9/2025	10/9/2025	Heartland Payroll	Payroll		91.00	121,962.58
10/9/2025	10/9/2025	Heartland Payroll	Employee Payroll		1,771.68	120,190.90
10/9/2025	10/9/2025	Heartland Payroll	PR		8,298.08	111,892.82
10/10/2025	5106	Kilinski Van Wyk PLLC	Legal Services		7,697.20	104,195.62
10/10/2025	5107	Fitness Logic	Repairs/Maint		175.00	104,020.62
10/13/2025	5112	Piper Fire Protection, LLC	Svc Fire Alarm		310.00	103,710.62
10/13/2025	5113	Piper Fire Protection, LLC	Fire Monitoring		300.00	103,410.62
10/13/2025	5108	RedTree Landscape Systems	Landscape Enhacement		1,475.00	101,935.62
10/13/2025	5109	Randall W. Griffin	100925 BOSMTG		200.00	101,735.62
10/13/2025	5110	Marcela Cisternas	100925 BOSMTG		200.00	101,535.62
10/13/2025	5111	Kevin Wagner	100925 BOSMTG		200.00	101,335.62
10/14/2025	5114	Advanced Drainage Solutions			29,002.50	72,333.12
10/14/2025	5115	Jessica LaBarbera.	BOS MTG 100925		200.00	72,133.12
10/14/2025			Funds Transfer	50,000.00		122,133.12
10/14/2025	101425ach	ADT Security Services	18636 Mentmore Blvd		60.33	122,072.79
10/14/2025	101425acjh2	FL Dept of Revenue	Sales Tax		149.34	121,923.45
10/15/2025	5116	Stantec Consulting Services Inc.	Professional Engineering svc		1,761.00	120,162.45
10/20/2025	5117	Advanced Drainage Solutions	Repairs/Maint		5,610.00	114,552.45
10/20/2025	5118	Arrow Exterminators Inc	Reference: Pest Control Service- Oct		52.00	114,500.45
10/20/2025	102025ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,		95.49	114,404.96
10/20/2025	102025ach1	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD		458.03	113,946.93
10/20/2025	102025ach3	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR		32.86	113,914.07
10/23/2025			Funds Transfer	50,000.00		163,914.07
10/23/2025	10/23/2025	Heartland Payroll	Payroll		91.00	163,823.07
10/23/2025	10/23/2025	Heartland Payroll	Employee Payroll		1,711.93	162,111.14
10/23/2025	10/23/2025	Heartland Payroll	PR		8,006.74	154,104.40
10/24/2025	102425ach	Duke Energy	3440 Buckinghamshire Blvd - Entry Light		30.80	154,073.60
10/24/2025	102425ach2	Duke Energy	18636 Mentmore Blvd - Clbhs-Pool		2,141.30	151,932.30
10/24/2025	102425ach3	Duke Energy	18230 Snowdonia Dr - Entry Light		30.80	151,901.50
10/24/2025	102425ach4	Duke Energy	18108 Mentmore Blvd - Entry Light		30.80	151,870.70
10/24/2025	102425ach5	Duke Energy	19069 Lake Patience Rd - Entry Light		30.80	151,839.90
10/24/2025	102425ach6	Duke Energy	18433 Mentmore Blvd - Irrig		35.52	151,804.38
10/24/2025	102425ach6	Duke Energy	19109 Mentmore Blvd - Entry Wall Light 9/3-10/1		30.80	151,773.58
10/24/2025	102425ach8	Duke Energy	18552 Mentmore Blvd - Entry Light		30.80	151,742.78
10/24/2025	102425ach9	Duke Energy	3753 Tuckerton Dr - Irrig		122.81	151,619.97
10/24/2025	102425acch1	Duke Energy	18933 Chislehurst Dr - Irrig		48.21	151,571.76
10/24/2025	102425ach11	Duke Energy	19135 Manassas Dr - Sign Lights		30.80	151,540.96
10/24/2025	102425ach12	Duke Energy	3936 Buckinghamshire Drive - Irrig		73.47	151,467.49
10/24/2025	102425ach13	Duke Energy	18661 State Road 54		53.92	151,413.57
10/24/2025	102425ach13	Duke Energy	18933 Mentmore Blvd - Sign Lights		1,348.06	150,065.51
10/24/2025	102425ach14	Duke Energy	18636 Mentmore Blvd - CH Main		76.32	149,989.19
10/24/2025	102425ach15	Duke Energy	3869 Sunlake Blvd - Sign Irrig		30.80	149,958.39
10/24/2025	102425ach16	Duke Energy	18636 Mentmore Blvd - Splash,		225.49	149,732.90
10/24/2025	102425ach17	Duke Energy	3444 Tuckerton		30.80	149,702.10
10/24/2025	102425ach19	Duke Energy	3882 SUNLAKE BLVD SIGN,		85.68	149,616.42
10/27/2025	5119	Egis Insurance Advisors LLC	Policy # 100125607		42,577.00	107,039.42
10/27/2025	5121	Bandit Fitness Equipment	Fitness equip maint		316.97	106,722.45
10/28/2025	5128	Arrow Exterminators Inc	Pest - Sept		52.00	106,670.45
10/28/2025	102825ach1	Duke Energy	(576) 10920 STATE ROAD 54		5,978.05	100,692.40
10/30/2025	5129	Cintas Fire 636525	compliance engine fee		51.00	100,641.40
10/30/2025	5131	Cintas Fire 636525	Alarm repair		373.16	100,268.24
10/30/2025	5133	Cintas Fire 636525	Alarm repair		636.70	99,631.54
10/30/2025	103025ach	Bright House Networks	18636 MENTMORE Blvd		728.86	98,902.68
10/30/2025	103025ach	ECS Integrations LLC	Main Access Panels		4,880.00	94,022.68
10/31/2025	103025ach1	WASTE MANAGEMENTINC.OF FLORIDA,	Waste svc		120.51	93,902.17
10/31/2025				**152,511.90**	**176,717.49**	**93,902.17**
11/3/2025	5134	RedTree Landscape Systems	landscape maint		24,104.17	69,798.00
11/3/2025	5135	Solitude Lake Management	5464		9,223.00	60,575.00
11/3/2025	5136	Anchor Stone Management, LLC	District Management Service		4,250.00	56,325.00
11/3/2025			Funds Transfer	75,000.00		131,325.00
11/3/2025	110325	Duke Energy	Reference: 0000 Trinity Cottage Dr. (9/11-10/10)		1.91	131,323.09
11/4/2025	5137	M&G Investors, LLC	Janitorial Services-Weekly Cleaning		1,250.00	130,073.09
11/4/2025	5138	Suncoast Rust Control, Inc.	Commercial Svc: Monthly water treatment		1,135.00	128,938.09
11/4/2025	5139	Stericycle Inc	Shred Services (Autopay)		1,570.80	127,367.29
11/4/2025	11/4/2025	Heartland Payroll	Payroll 10/19-11/1/25		91.00	127,276.29
11/4/2025	11/4/2025	Heartland Payroll	Employee Payroll 10/19/25-11/4/25		1,714.77	125,561.52
11/4/2025	11/4/2025	Heartland Payroll	PR 10/19/25-11/1/25		8,101.86	117,459.66
11/6/2025	5140	ECS Integrations LLC	100 bar codes		550.00	116,909.66
11/14/2025	ACH 111425	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct		60.33	116,849.33
11/17/2025	5141	Jessica LaBarbera.	BOS MTG 111325		200.00	116,649.33
11/17/2025	5142	Randall W. Griffin	111325 BOSMTG		200.00	116,449.33
11/17/2025	5143	Marcela Cisternas	111325 BOSMTG		200.00	116,249.33

11/17/2025	5144	Kevin Wagner	111325 BOSMTG			200.00	116,049.33
11/17/2025	5145	Fred Berdeguez	111325 bos mtg			200.00	115,849.33
11/17/2025	11/17/2025	Heartland Payroll	PR 11/2-11/15/25			8,191.82	107,657.51
11/17/2025	11/17/2025	Heartland Payroll	Payroll 11/2-11/15/25			91.00	107,566.51
11/17/2025	11/17/2025	Heartland Payroll	Employee Payroll 11/2-11/15/25			1,804.47	105,762.04
11/18/2025	111825acg	FL Dept of Revenue	Sales Tax			109.22	105,652.82
11/18/2025	5147	Suncoast Pool Service	Reference: Swimming Pool Service			2,300.00	103,352.82
11/18/2025	5148	Suncoast Pool Service	Pool Repair			2,745.00	100,607.82
11/18/2025	111825ach	WASTE MANAGEMENTINC.OF FLORIDA,	Waste Management-Service Period: 12/1-12/31//25			120.51	100,487.31
11/19/2025			Deposit		200.00		100,687.31
11/21/2025	112125acj	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,			117.84	100,569.47
11/21/2025	112125ach	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD			496.61	100,072.86
11/21/2025	112125ach2	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR			73.46	99,999.40
11/23/2025	5150	Stantec Consulting Services Inc.	Professional Engineering Services			2,735.89	97,263.51
11/23/2025	5151	Kilinski Van Wyk PLLC	Legal Services			12,476.23	84,787.28
11/23/2025	5152	Business Observer	Legal Advertising			166.25	84,621.03
11/23/2025	5153	Business Observer	Legal Advertising			70.00	84,551.03
11/23/2025	5154	Business Observer	Legal Advertising			61.25	84,489.78
11/26/2025	112625ach1	Duke Energy	3440 Buckinghamshire Blvd - Entry Light, (10/2-11/3)			30.80	84,458.98
11/26/2025	112625ach2	Duke Energy	18636 Mentmore Blvd - Clubhouse / Pool,10/2-11/3			2,077.99	82,380.99
11/26/2025	112625ach3	Duke Energy	18230 Snowdonia Drive - Entry Light, 10/2-11/3			30.80	82,350.19
11/26/2025	112625ach4	Duke Energy	18108 Mentmore Blvd - Entry Light 10/2-11-3			30.80	82,319.39
11/26/2025	112625ach5	Duke Energy	19069 Lake Patience Rd - Entry Light 10/2-11/3			30.80	82,288.59
11/26/2025	112625ach6	Duke Energy	18433 Mentmore Blvd - Irrigation 10-2-11/3			71.98	82,216.61
11/26/2025	112625ach7	Duke Energy	19109 Mentmore Blvd - Entry Wall Light 10/2-11/3			30.80	82,185.81
11/26/2025	112625ach8	Duke Energy	18552 Mentmore Blvd - Entry Light 10/2-11/3			32.17	82,153.64
11/26/2025	112625ach9	Duke Energy	3753 Tuckerton Dr - Irrigation 10/2-11/3			137.70	82,015.94
11/26/2025	112625ach10	Duke Energy	18933 Chislehurst Dr - Irrigation 10/2-11/3			44.53	81,971.41
11/26/2025	112625ach11	Duke Energy	19135 Manassas Dr - Sign Lights 10/2-11/3			30.80	81,940.61
11/26/2025	112625ach12	Duke Energy	3936 Buckinghamshire Drive - Irrigation 10/2-11/3			81.65	81,858.96
11/26/2025	112625ach13	Duke Energy	18661 State Road 54 10/2-11/3			60.42	81,798.54
11/26/2025	112625ach14	Duke Energy	18933 Mentmore Blvd - Sign Lights 10/2-11/3			1,348.06	80,450.48
11/26/2025	112625ach15	Duke Energy	18636 Mentmore Blvd - CH Main Buildi 10/2-11/3			74.96	80,375.52
11/26/2025	112625ach16	Duke Energy	3869 Sunlake Blvd - Sign Irrigation 10/2-11/3			30.80	80,344.72
11/26/2025	112625ach17	Duke Energy	18636 Mentmore Blvd - Splash, 10/2-11/3			242.06	80,102.66
11/26/2025	112625ach18	Duke Energy	3444 Tuckerton 10/2-11/3			30.80	80,071.86
11/26/2025	112625ach20	Duke Energy	3882 SUNLAKE BLVD SIGN, 10/2-11/3			124.14	79,947.72
11/30/2025					**75,200.00**	**89,154.45**	**79,947.72**
12/1/2025	5155	Business Observer	Legal Advertising			109.38	79,838.34
12/1/2025	5156	U.S. BANK	trustee fees			6,926.25	72,912.09
12/1/2025	5157	ECS Integrations LLC	100 bar codes			350.00	72,562.09
12/1/2025	5158	RedTree Landscape Systems	landscape maint			24,104.17	48,457.92
12/1/2025	120125ach	Bright House Networks	18636 MENTMORE Blvd			728.86	47,729.06
12/1/2025			Funds Transfer		100,000.00		147,729.06
12/1/2025	120125ach	Duke Energy	(576) 10920 STATE Rd 54 - Sign			5,978.05	141,751.01
12/1/2025	5159	POOP 911	annual svc pmt			7,979.40	133,771.61
12/1/2025	5162	Solitude Lake Management		5464		9,223.00	124,548.61
12/2/2025	120225ach	Duke Energy	0000 Trinity Cottage Dr.			1,103.76	123,444.85
12/2/2025	5160	Finn Outdoor, LLC	pond/lake maint			67,300.00	56,144.85
12/2/2025	5161	Finn Outdoor, LLC	pond/lake maint			5,350.00	50,794.85
12/4/2025	5163	Fitness Logic	Repairs/Maint			175.00	50,619.85
12/4/2025	12/4/2025	Heartland Payroll	PR 11/16-11/29/25			8,260.28	42,359.57
12/4/2025	12/4/25-2	Heartland Payroll	Employee Payroll 11/16-11/29/25			1,778.89	40,580.68
12/4/2025	12/4/25-3	Heartland Payroll	Payroll 11/16-11/29/25			268.50	40,312.18
12/5/2025			Deposit		16,486.00		56,798.18
12/7/2025	5164	Cintas Fire 636525	sprinkler system			338.22	56,459.96
12/7/2025	5165	Suncoast Rust Control, Inc.	Monthly water trtmnt			1,135.00	55,324.96
12/7/2025	5166	Blue Wave Lighting	LED lighting (rem bal)			28,294.00	27,030.96
12/7/2025	5167	Jessica LaBarbera.	BOS MTG 12-02-25			200.00	26,830.96
12/7/2025	5168	Randall W. Griffin	12-02-25 BOSMTG			200.00	26,630.96
12/7/2025	5169	Marcela Cisternas	12-02-25 BOSMTG			200.00	26,430.96
12/7/2025	5170	Kevin Wagner	12-02-25 BOSMTG			200.00	26,230.96
12/7/2025	5171	Fred Berdeguez	12-02-25 bos mtg			200.00	26,030.96
12/8/2025			Funds Transfer		100,000.00		126,030.96
12/8/2025	5172	Mike Fasano Pasco County Tax Collector	property taxes			1,870.64	124,160.32
12/8/2025	5175	Mike Fasano Pasco County Tax Collector	2025 Solid Waste Disposal2126180010245000000			1,104.02	123,056.30
12/8/2025	5176	Pasco Cty Fire Rescue	Inspection			100.00	122,956.30
12/10/2025	5178	Suncoast Pool Service	pool maint			2,300.00	120,656.30
12/10/2025			Deposit		20,850.00		141,506.30
12/14/2025	5179	Jessica LaBarbera.	BOS MTG 12-11-25			200.00	141,306.30
12/14/2025	5180	Randall W. Griffin	12-11-25 BOSMTG			200.00	141,106.30
12/14/2025	5181	Marcela Cisternas	12-11-25 BOSMTG			200.00	140,906.30
12/14/2025	5182	Kevin Wagner	12-11-25 BOSMTG			200.00	140,706.30
12/14/2025	5183	Fred Berdeguez	12-11-25 bos mtg			200.00	140,506.30
12/15/2025	5184	Solitude Lake Management		5464		9,223.00	131,283.30
12/15/2025	121525ach	ADT Security Services	18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, Oct			60.33	131,222.97
12/16/2025	121625ach	WASTE MANAGEMENTINC.OF FLORIDA,	Waste Management-Service Period: 12/1-12/31//25			120.51	131,102.46
12/17/2025	121725ach	FL Dept of Revenue	Sales Tax			6.91	131,095.55
12/18/2025	121825ach	Heartland Payroll	PR 11/30/25-12/13/25			8,637.69	122,457.86
12/18/2025	121825ach1	Heartland Payroll	Employee Payroll 11.30-12.13.25			1,793.02	120,664.84
12/18/2025	121825ach2	Heartland Payroll	Payroll 11.30-12.13.25			94.00	120,570.84
12/22/2025	ACH 122225	Pasco County Utilities Services Branch	multiple bills			800.62	119,770.22
12/24/2025	122425ach	FL Dept of Revenue	Sales Tax			50.03	119,720.19
12/29/2025	122925ach1	Duke Energy	3882 Sunlake Blvd			142.38	119,577.81
12/29/2025	122925ach2	Duke Energy	3444 TUCKERTON DR sign entry			30.80	119,547.01
12/29/2025	122925ach3	Duke Energy	18636 MENTMORE BLVD splash			211.61	119,335.40
12/29/2025	122925ach4	Duke Energy	3869 SUNLAKE BLVD sign irrig			30.80	119,304.60
12/29/2025	122925ach5	Duke Energy	18636 MENTMORE BLVD maint			40.01	119,264.59
12/29/2025	122925ach6	Duke Energy	18933 MENTMORE BLVD lite			1,348.06	117,916.53
12/29/2025	122925ach7	Duke Energy	18661 STATE Rd 54			92.38	117,824.15
12/29/2025	122925ach8	Duke Energy	3936 BUCKINGHAMSHIRE DR irrig			71.63	117,752.52
12/29/2025	122925ach9	Duke Energy	19135 MANASSAS DR LITE			30.80	117,721.72
12/29/2025	122925ach10	Duke Energy	18933 CHISLEHURST DR irrig			30.80	117,690.92

12/29/2025	122925ach11		Duke Energy	3753 TUCKERTON DR irrig		119.30	117,571.62
12/29/2025	122925ach12		Duke Energy	18552 MENTMORE BLVD lite entry		31.17	117,540.45
12/29/2025	122925ach13		Duke Energy	19109 MENTMORE BLVD entr wall		30.80	117,509.65
12/29/2025	122925ach14		Duke Energy	18433 MENTMORE BLVD irrig		44.21	117,465.44
12/29/2025	122925ach16		Duke Energy	18108 MENTMORE BLVD lite entry		30.80	117,434.64
12/29/2025	122926ach17		Duke Energy	18230 SNOWDONIA DR		30.80	117,403.84
12/29/2025	122925ach18		Duke Energy	18636 MENTMORE BLVD clbhouse/pool		2,437.79	114,966.05
12/29/2025	122925ach19		Duke Energy	3440 BUCKINGHAMSHIRE DR sign		30.80	114,935.25
12/29/2025	122925ach20		Duke Energy	19069 lake patience rd sign		30.80	114,904.45
12/31/2025		5185	Anchor Stone Management, LLC	District Management Service		4,250.00	110,654.45
12/31/2025		5186	FL Dept of Revenue	Sales Tax		2,157.28	108,497.17
12/31/2025		5187	USA Fence Company	Fence		7,123.00	101,374.17
12/31/2025	123125ach1		Heartland Payroll	PR		8,447.21	92,926.96
12/31/2025	123125ach2		Heartland Payroll	Employee Payroll		1,880.88	91,046.08
12/31/2025	123125ach3		Heartland Payroll	Payroll		91.00	90,955.08
12/31/2025	123125ach5		Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights		5,978.05	84,977.03
12/31/2025	123125ach6		Bright House Networks	18636 MENTMORE Blvd (12.14-1.13.26)		728.98	84,248.05
12/31/2025					**237,336.00**	**233,035.67**	**84,248.05**
1/2/2026	010226ach		Duke Energy	0000 Trinity Cottage Dr. stat 4A		1,103.76	83,144.29
1/5/2026		5188	Solitude Lake Management	Annual Maint		9,223.00	73,921.29
1/6/2026		5189	Cintas Fire 636525	sprinkler system		485.12	73,436.17
1/6/2026		5190	M&G Investors, LLC	Janitorial Svcs-Wkly Cleaning		1,250.00	72,186.17
1/6/2026		5191	M&G Investors, LLC	Janitorial Svcs-Wkly Cleaning		1,250.00	70,936.17
1/6/2026		5192	ECS Integrations LLC	camera mgmt		750.00	70,186.17
1/6/2026		5193	Suncoast Rust Control, Inc.	Monthly water treatment		1,135.00	69,051.17
1/6/2026		5194	Arrow Exterminators Inc	Pest Control		52.00	68,999.17
1/6/2026		5195	Kilinski Van Wyk PLLC	Legal Services		9,466.12	59,533.05
1/6/2026		5196	Stantec Consulting Services Inc.	Prof Engineering Svcs		5,097.08	54,435.97
1/9/2026		1/9/2026	Credit Card Charges	Credit Card Purchases		3,587.21	50,848.76
1/12/2026		5197	Suncoast Pool Service	Swimming Pool svc		2,300.00	48,548.76
1/12/2026		5198	Arrow Exterminators Inc	pest control		52.00	48,496.76
1/12/2026		5199	Jessica LaBarbera.	BOS MTG 1-8-26		200.00	48,296.76
1/12/2026		5200	Randall W. Griffin	1-8-26 BOSMTG		200.00	48,096.76
1/12/2026		5201	Marcela Cisternas	1-8-26 BOSMTG		200.00	47,896.76
1/12/2026		5202	Kevin Wagner	1-8-26 BOSMTG		200.00	47,696.76
1/12/2026		5203	Fred Berdeguez	1-8-26 bos mtg		200.00	47,496.76
1/13/2026		5204	Arrow Exterminators Inc	pest control		52.00	47,444.76
1/13/2026				Funds Transfer	100,000.00		147,444.76
1/14/2026	011426ACH		ADT Security Services	18636 Mentmore Blvd		60.33	147,384.43
1/15/2026	011526ACH		Heartland Payroll	PR		8,210.73	139,173.70
1/15/2026	011526ACH2		Heartland Payroll	Employee Payroll		1,815.40	137,358.30
1/15/2026	011526ACH3		Heartland Payroll	Payroll		91.00	137,267.30
1/16/2026	011626ach		FL Dept of Revenue	Sales Tax		176.53	137,090.77
1/19/2026		5205	Cintas Fire 636525	sprinkler test		51.00	137,039.77
1/19/2026		5206	Cintas Fire 636525	backflow inspection		258.00	136,781.77
1/19/2026		5207	Cintas Fire 636525	hydrant inspection		150.00	136,631.77
1/19/2026		5208	Cintas Fire 636525	alarm syst inspection		556.52	136,075.25
1/20/2026	012026ach		WASTE MANAGEMENTINC.OF FLORIDA, INC.			148.23	135,927.02
1/22/2026		5210	Steadfast Alliance	landscape maint		16,990.50	118,936.52
1/22/2026		5211	Sniffen &Spellman, PA	Legal Svc 12/31/25		1,050.00	117,886.52
1/23/2026	012326ach		Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,		117.84	117,768.68
1/23/2026	012326ach1		Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD		389.91	117,378.77
1/23/2026	012326ach6		Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR		11.00	117,367.77
1/25/2026		5213	Egis Insurance Advisors LLC	WC Policy # 100125607		2,735.00	114,632.77
1/25/2026		5214	ECS Integrations LLC	camera mgmt		11,150.00	103,482.77
1/27/2026	012726ach		Duke Energy	3440 Buckinghamshire Blvd - Entry Light		30.97	103,451.80
1/27/2026	012726ach2		Duke Energy	18636 MENTMORE BLVD clbhouse/pool		2,678.57	100,773.23
1/27/2026	012726ach3		Duke Energy	18230 SNOWDONIA DR		30.80	100,742.43
1/27/2026	012726ach4		Duke Energy	18108 MENTMORE BLVD lite entry		31.31	100,711.12
1/27/2026	012726ach5		Duke Energy	19069 lake patience rd sign		30.80	100,680.32
1/27/2026	012726ach6		Duke Energy	18433 MENTMORE BLVD irrig		325.04	100,355.28
1/27/2026	012726ach7		Duke Energy	19109 Mentmore Blvd - Entry Wall Light		30.80	100,324.48
1/27/2026	012726ach8		Duke Energy	18552 Mentmore Blvd - Entry Light		38.66	100,285.82
1/27/2026	012726ach1		Duke Energy	18933 Chislehurst Dr - Irrig		49.47	100,236.35
1/27/2026	012726ach11		Duke Energy	19135 Manassas Dr - Sign Lights		30.80	100,205.55
1/27/2026	012726ach12		Duke Energy	3936 Buckinghamshire Dr - Irrig		82.49	100,123.06
1/27/2026	012726ach13		Duke Energy	18661 State Road 54		232.13	99,890.93
1/27/2026	012726ach15		Duke Energy	18933 Mentmore Blvd - Sign Lights		1,385.15	98,505.78
1/27/2026	012726ach18		Duke Energy	18636 MENTMORE BLVD		30.80	98,474.98
1/27/2026	012726ach17		Duke Energy	3869 SUNLAKE BLVD sign irrig		30.80	98,444.18
1/27/2026	012726ach19		Duke Energy	18636 MENTMORE BLVD splash		241.54	98,202.64
1/27/2026	012726ach20		Duke Energy	3444 TUCKERTON DR sign entry		31.67	98,170.97
1/27/2026	012726ach21		Duke Energy	3882 Sunlake Blvd		125.97	98,045.00
1/27/2026	012726acjh2		Duke Energy	3753 TUCKERTON DR irrig		139.74	97,905.26
1/29/2026		12926	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights		6,078.12	91,827.14
1/30/2026	013026ach		Heartland Payroll	Employee Payroll		2,145.89	89,681.25
1/30/2026	013026ach2		Heartland Payroll	Payroll		100.00	89,581.25
1/30/2026	013026ach3		Heartland Payroll	PR		8,035.09	81,546.16
1/30/2026					**100,000.00**	**102,701.89**	**81,546.16**

Exhibit 17

Return to Agenda

SOLITUDE
LAKE MANAGEMENT

SERVICES AGREEMENT

PROPERTY NAME: Concord Station CDD
CUSTOMER NAME: **Concord station CDD**
SERVICE DESCRIPTION: 2026 Rip Rap Shoreline Erosion Repair at Site S9 (26 linear feet total)
EFFECTIVE DATE: **March 9, 2026**
SUBMITTED TO: Patrica Thibault
SUBMITTED BY: Kyle Wilson, Operations Manager; Andrea Jones, Sales Support Administrator

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.

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.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. 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 expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

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.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

CONCORD STATION CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

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

Please Mail All Notices and Agreements to:

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

Customer's Address for Notice Purposes:

_____

SCHEDULE A – SCOPE OF SERVICES

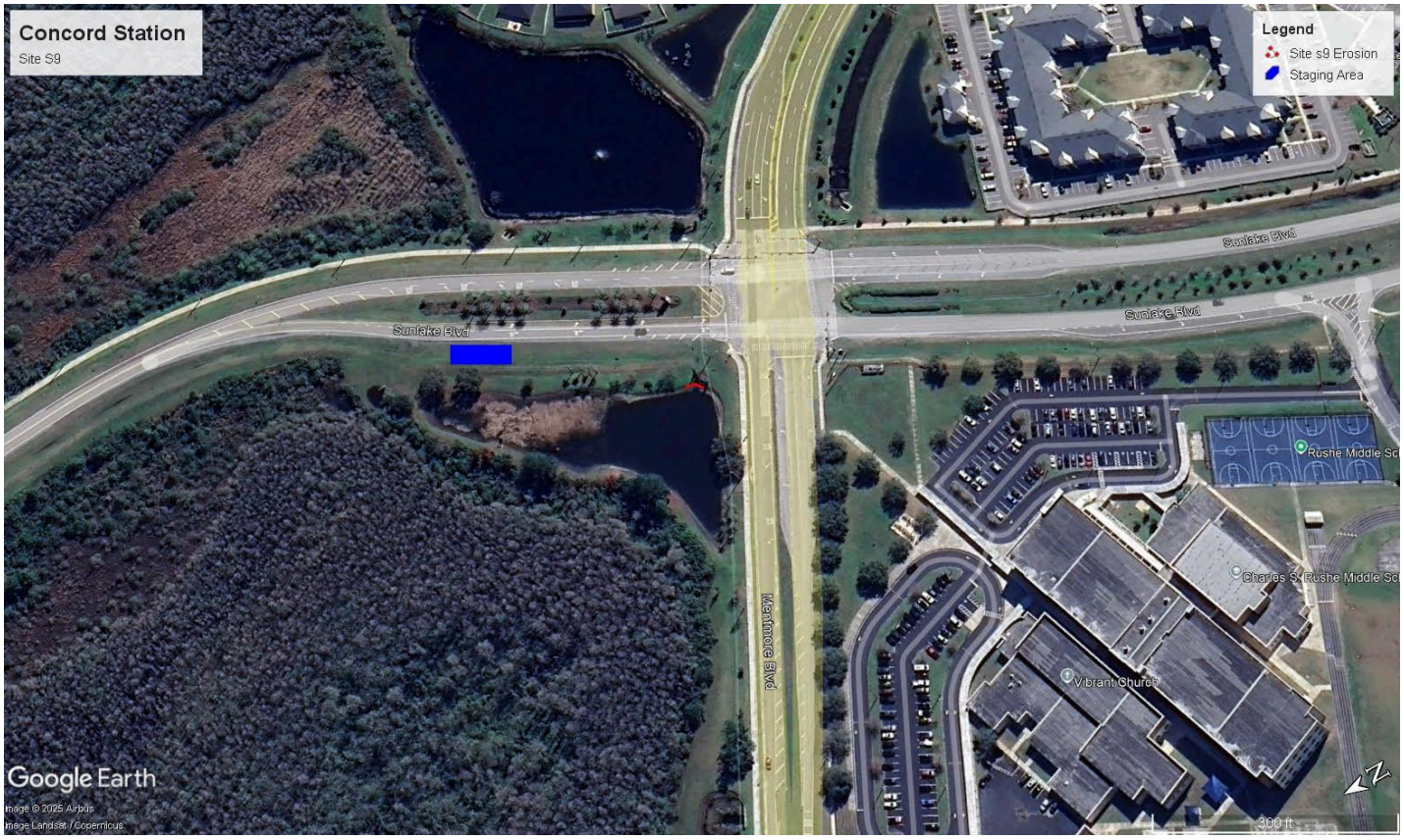
PROJECT SUMMARY: SOLitude will Repair Erosion at Site S9 (26 linear feet total) with rip rap designated on map below.

Specifications:

1. Company will mobilize equipment and crews to Site S9.
2. Company will use a mini excavator to pull out the washed in sediment and use this sediment to rebuild the bank.
3. Company will install a drain box to prevent it from washing out again, concrete around the box, build a berm around the box on the pond side.
4. Company will run a drain pipe from the drain box to the pond and add an anchor to the end.
5. Company will Install coco mat and Bahia sod over the newly built bank.

Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Price is based on a reasonable plan / field design of the specified work.
3. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.



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: **$6,668.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

Exhibit 18

Return to Agenda

Patricia Thibault

To: Patricia Thibault
Subject: FW: [EXTERNAL] RE: Concord Station Estimates - Executed - pretty please respond

---

From: Oyomire, Jaynell <Jaynell.Oyomire@duke-energy.com>
Sent: Friday, March 6, 2026 11:10 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>
Cc: Seel, Gregory L. <Gregory.Seel@duke-energy.com>
Subject: RE: [EXTERNAL] RE: Concord Station Estimates - Executed - pretty please respond

INTERNAL

Good morning, Patricia,

My apologies for the delay in getting back to you as we discussed please see the below 'next steps' for your Concord project.

At this time your estimate has been sent to our Conversion Team for scheduling. Please see below a quick milestone timeline for your records. I will be in touch with you on the highlighted milestones and will be your Point of Contact throughout the process, so any questions re: status can come directly to me.
WO = Work Order

- Signed Estimate allows me to submit WO to our Conversion Team for scheduling
- Within 2 months, our Team will conduct a Field Verification
  - Physical audit of the equipment
- Physical audit now turns over to Internal Audit of billing & GIS records
  - Updates where required are made
  - Field Verification Complete
- WO is turned over to the Designer
  - Designer reviews the physical audit, GIS information, & inventory requirements
  - Material required is confirmed
- Material is ordered
- Based upon Material Lead Time – Estimated Target Start Date is established
  - Lighting Service Agreement (LSA) is sent via DOCUSIGN to AUTH SIGNER EMAIL
    - Feel free to contact me to review
    - DOCUSIGN submitted back to Designer
- Scheduling is requested with Conversion Team using Target Start Date
- Conversion Team takes WO to their docket and provides Actual Start Date once they are ready to commence
  - Actual Start is rarely the same as Target Start Date
  - Team also provides a Target Finish Date, so I can provide target completion
  - Light/Pole Conversion is handled a pole at a time. No light outages to be expected
- Work is Completed

Thank you,