

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT REGULAR MEETING

Thursday, April 09, 2026 at 6:30 P.M.

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

[ZOOM LINK](#)

Call In: +1 305 224 1968

Meeting ID: 965 7735 0400

Pass Code: 524986

Mute/Unmute: *6

AGENDA

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

I. Call to Order / Roll Call

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

III. Professional Vendor Presentations

A. District Engineering Report – Stantec Project Manager - Greg Woodcock

B. Solitude Lake Management

1. Waterway Inspection Report –

[EXHIBIT 1](#)

C. Steadfast Environmental Services

1. Irrigation Maintenance Report

[EXHIBIT 2](#)

2. Landscape Daily Logs

[EXHIBIT 3](#)

D. Presentation of Team Deliverables

[EXHIBIT 4](#)

E. District Counsel – Kutak Rock

F. Presentation of Amenity Center Report

[EXHIBIT 5](#)

G. District Manager

1. Discussion on Past Due Invoice for MPLC

[EXHIBIT 6](#)

2. Discussion on Bounce House

[EXHIBIT 7](#)

IV. Administrative Items

A. Consideration for Acceptance – February, 2026 Unaudited Financial Statements

[EXHIBIT 8](#)

B. Consideration for Approval - The Minutes of the Board of Supervisors of Concord Station CDD Held on March 12, 2026

[EXHIBIT 9](#)

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

VI. Supervisors' Request

A. Discussion on Buckinghamshire Drive Fence

[EXHIBIT 10](#)

VII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)

SOLITUDE

LAKE MANAGEMENT



Concord Station CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-03-26

Prepared for:
Concord Station CDD

Prepared by:

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

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Pg

SITE ASSESSMENTS

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PONDS R8, R9, R10 _____ 7

PONDS R11, M2, M3 _____ 8

PONDS M4 _____ 9

MANAGEMENT/COMMENTS SUMMARY _____ 9, 10

SITE MAP _____ 11

Site: F1

Comments:

Site looks good

This site is looking well. Site has low water level but shorelines are free of nuisance growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F2

Comments:

Site looks good

This site looks well. Trash is being revealed by low water levels. Technician will be informed and will pick it up.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F3

Comments:

Site looks good

Minor shoreline weeds present. GSR is coming back in nicely. Overall site is looking well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F4

Comments:

Site looks good

This site is in great condition. No notable concerns at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F5

Comments:

Normal growth observed

This site has some minor shoreline weeds present. Erosion starting on the homeowners shoreline.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: R1

Comments:

Normal growth observed

This site has some shoreline weeds and submersed vegetation starting.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: R2

Comments:

Site looks good

This site is in great shape. Banks have no nuisance growth present.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: R3

Comments:

Normal growth observed

Very minor growth but overall structure and area surrounding looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: R4

Comments:

Site looks good

Site looks good. No concerns at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: R5

Comments:

Normal growth observed
Site has some minor shoreline
grasses present. GSR is looking
healthy.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: R6

Comments:

Normal growth observed
Minor submersed vegetation and
shoreline grasses. Flow structure
is free of debris and trash.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: R7

Comments:

Site looks good
Trash present within site. Site is
dry. Flow structure looks to be in
good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: R8

Comments:

Site looks good

Site looks good. No concerns to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: R9

Comments:

Site looks good

Low water levels within site. Minor shoreline growth but overall site is doing well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: R10

Comments:

Site looks good

This site is looking well with no concerns to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: R11

Comments:

Site looks good
Site is in great condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: M2

Comments:

Site looks good
Flow structure broken as seen in left photo. Overall site has some minor torpedograss, but other flow structures looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: M3

Comments:

Normal growth observed
Site is experiencing slender and minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: M4

Comments:

Site looks good

Water levels are low but growth is being well maintained along site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

This March we ended the month with some warmer weather and increase in shoreline/submersed growth. Water levels are continuing to get lower. 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. As well as monitoring the condition of the flow structures. The native plants within the sites are looking better with the warmer weather. We are looking forward to getting rain to see these beneficial native plants strong and having the water levels rise again. Trash has been an area of concern throughout the community, therefore trash pickup will be our main priority. There was a small increase of trash in ponds, likely due to spring break or water levels dropping lower revealing debris.

One area of concern this month would be site M2. The flow structure seems to have cracked and broke. This could limit water flow and cause a blockage for draining.

Site F5 has some concerning erosion on homeowners shoreline.

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

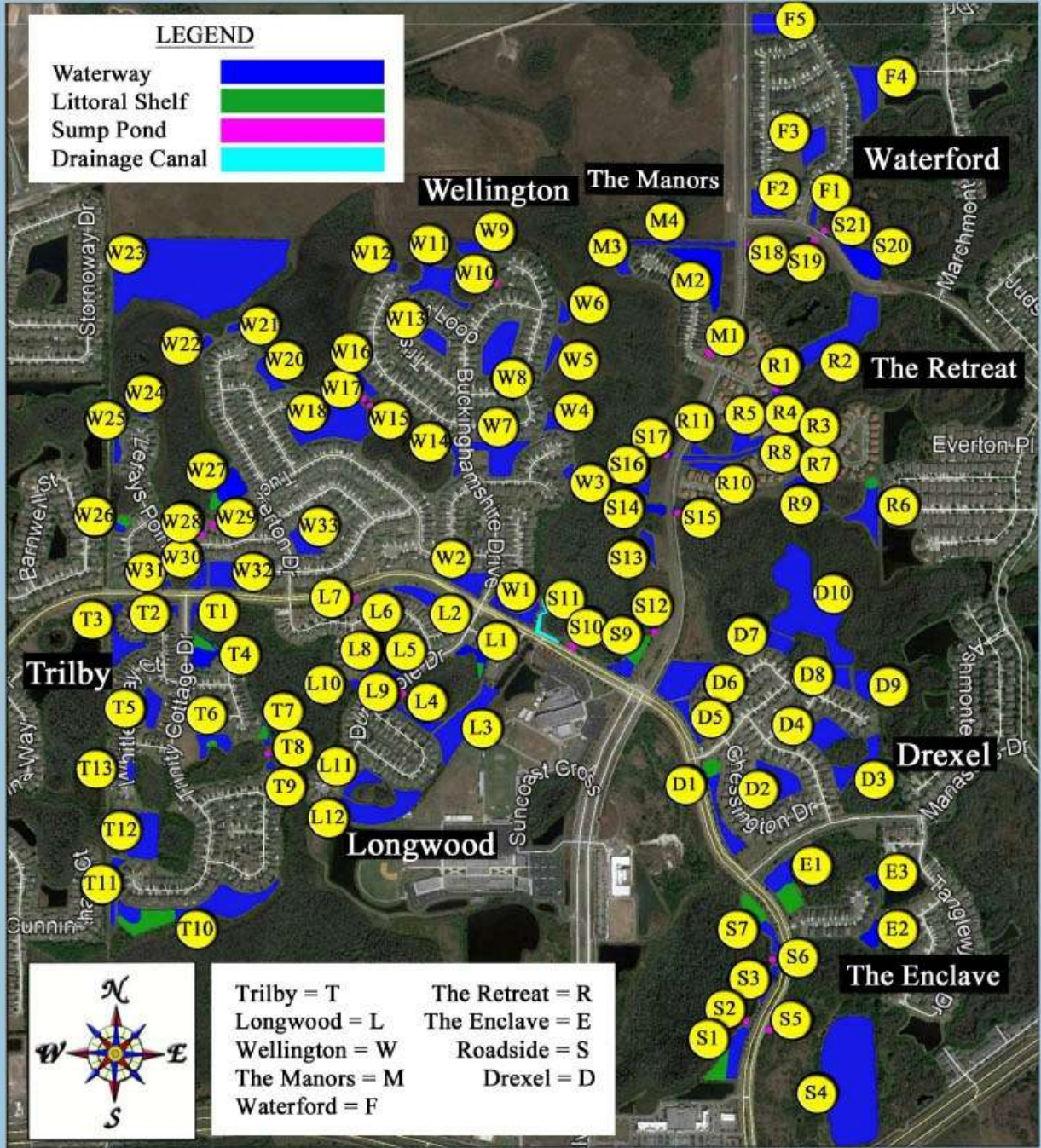
Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
F1	Site looks good	Species non-specific	Routine maintenance next visit
F2	Site looks good	Species non-specific	Routine maintenance next visit
F3	Site looks good	Species non-specific	Routine maintenance next visit
F4	Site looks good	Species non-specific	Routine maintenance next visit
F5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
R1	Normal growth observed	Submersed vegetation	Routine maintenance next visit
R2	Site looks good	Species non-specific	Routine maintenance next visit
R3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
R4	Site looks good	Species non-specific	Routine maintenance next visit
R5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
R6	Normal growth observed	Species non-specific	Routine maintenance next visit
R7	Site looks good	Species non-specific	Routine maintenance next visit
R8	Site looks good	Species non-specific	Routine maintenance next visit
R9	Site looks good	Shoreline weeds	Routine maintenance next visit
R10	Site looks good	Species non-specific	Routine maintenance next visit
R11	Site looks good	Species non-specific	Routine maintenance next visit
M2	Site looks good	Torpedograss	Routine maintenance next visit
M3	Normal growth observed	Submersed vegetation	Routine maintenance next visit
M4	Site looks good	Species non-specific	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A RENTECH COMPANY
Restoring Balance. Enhancing Beauty.

Concord Station CDD
Land O' Lakes, Florida

Call 888.480.LAKE



PCB 1/2020

EXHIBIT 2

RETURN TO AGENDA

From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Wednesday, April 1, 2026 10:36 AM
To: Concord Station Manager <concordstationmgr@gmail.com>
Cc: Kevin Hiller <khiller@steadfastalliance.com>; Pat Powell <ppowell@steadfastalliance.com>; Patricia Thibault <Patricia@havenmgtzol.com>
Subject: RE: IRR- Approved Proposals

Good morning

Jeanette will be on site at some point today to start on Timer #1 proposal of wire tracking the valves that aren't communicating with the timer.

Yovani “YoYo” Cordero | Irrigation Manager

Maintenance Division

Steadfast Alliance

Office: (844) 347-0702 | Cell: (352) 247-9896

30435 Commerce Drive, Unit 102 | San Antonio, FL | 33576

ycordero@SteadfastAlliance.com | www.SMSC@SteadfastAlliance.com (for irrigation request only)

From: Concord Station Manager <concordstationmgr@gmail.com>
Sent: Monday, March 30, 2026 10:03 AM
To: Yovani Cordero <ycordero@steadfastalliance.com>
Cc: Kevin Hiller <khiller@steadfastalliance.com>; Pat Powell <ppowell@steadfastalliance.com>; Patricia Thibault <patricia@havenmgtzol.com>
Subject: Re: IRR- Approved Proposals

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great news, thanks for the update.

Thank you,

Mark A. Looknanan, Jr.

Concord Station CDD

Clubhouse and Amenity Manager

concordstationmgr@gmail.com

(o) 813-909-4569

(c) 860-857-3311

On Mon, Mar 30, 2026 at 8:58 AM Yovani Cordero <ycordero@steadfastalliance.com> wrote:

Good morning

Just keeping everyone updated. The proposals that were approved at the end of last week are scheduled to start on 4/6/26.

Yovani “YoYo” Cordero | Irrigation Manager

Maintenance Division

Steadfast Alliance

Office: (844) 347-0702 | Cell: (352) 247-9896

30435 Commerce Drive, Unit 102 | San Antonio, FL | 33576

ycordero@SteadfastAlliance.com | www.SMSC@SteadfastAlliance.com (for irrigation request only)

EXHIBIT 3

[RETURN TO AGENDA](#)



Daily Logs List

Mar 19, 2026

Job: SM1348 Concord Station CDD

Title: Service call small park on
Buckinghamshire

Added By: Brian Moore

Log Notes:

On site to locate the drip stub ups, cut and cap them and remove drip. YoYo mentioned she spoke with the manager Mark and he asked that the excessive drip be removed and cap below ground to avoid tripping hazards.

All drip in areas that do not have plants have been removed and line was capped below ground for any future plant enhancements.

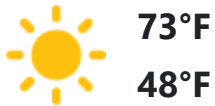
Parts used:
2-(447-005) 1/2" caps

Repair time-45 minutes

Weather Conditions:

Mostly sunny

Thu, Mar 19, 2026, 11:07 AM



Wind: 12 mph
Humidity: 78%
Total Precip: 0"

Attachments: 5





Printed: Apr 1, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 26, 2026

Job: SM1348 Concord Station CDD

Title:

Added By: Soledad Valencia

Log Notes:

Corte completo

Spray

Trimer

Full cut

Spray

Trimmer

Weather Conditions:

Partly cloudy with showers

Thu, Mar 26, 2026, 12:00 AM



84°F

65°F

Wind: 7 mph

Humidity: 97%

Total Precip: 0.04"





Printed: Apr 1, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 12, 2026

Job: SM1348 Concord Station CDD

Title:

Added By: Soledad Valencia

Log Notes:

Full service

Corte completo en las áreas comunes y en otra parte del boulevard y spray en cada área común

Complete cut in the common areas and in another part of the boulevard and spray in each common area

Weather Conditions:

Partly cloudy with showers

Thu, Mar 12, 2026, 12:00 AM



82°F

65°F

Wind: 9 mph

Humidity: 95%

Total Precip: 0.11"





Printed: Apr 1, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 19, 2026

Job: SM1348 Concord Station CDD

Title:

Added By: David Gray

Log Notes:

Mowed, weed eated each pond

Weather Conditions:

Partly cloudy

Thu, Mar 19, 2026, 4:54 PM



74°F

50°F

Wind: 11 mph

Humidity: 82%

Total Precip: 0"



EXHIBIT 4

[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	COMPLETED	Send Greg the file to see if he can make shareable	sent file 02.20.2026 and Mark shared with the Board
3	03.12.2026	ADS Erosion Project	Greg	04.09.2026	Project 80% and should be finalized March 20th	Sent follow-up email to Greg on 03.20.2026 for status . Greg advised on 03.23 that the project is almost complete. As of 04.01 the p roject is complete and final walk thru is scheduled for the week of the 5th
4	03.12.2026	Site D4 and S3	Greg	04.09.2026	Pond D4 and S3 appear to have erosion issues	Greg is to review before next meeting. Review is scheduled for 03.24 and Greg is hoping to have proposal for meeting
5	03.12.2026	ADS Erosion - S9	Greg	04.09.2026	Pond S9 needs to be remediated as well	Walk on proposal from Stantec was presented at the March meeting. ADS executed contract on 03.18 and contract sent for Board execution 03.19. Contract executed
6	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
7	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.
8	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.

9	02.12.2026	Pond Erosion Remediation Contract - ADS	Kutak	COMPLETED	Request for contract for ADS	sent reminder email to Kyle on 02.20.2026, Just sent contract to Greg 02.20.2026. Contract executed
10	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. Presented at March meeting
11	02.12.26	Lake Management Services	Kutak	COMPLETED	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
12	03.12.2026	HOA Tot lot	Kutak	04.09.2026	Cisternas – the HOA attorney says they are waiting on CDD to finalize the transfer of the tot lot land - the HOA also wants to transfer the small lot in trilby as a package deal and the HOA will put a pergola and a couple of benches - Wagner wants to know why do they want to give it up - cisternas advises due to size and maintenance . task to Kutak to work with HOA Also take Sedonia - Kyle to reach out to HOA attorney – Kyle TASK	Kyle is awaiting additional communication from the HOA

13	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. In progress, all interior cameras upgraded, working on exterior cameras.
14	02.12.2026	Stronger magnetic clasp with ECS	Mark	In progress	Maybe get several magnets on a door. PC to send Mark a pamphlet	Looking into options.
15	02.12.2026	Spring Event & Business Expo	Mark	COMPLETED	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. And was made. Final payment should be made week of event. Final payment was made and event happended
16	02.12.2026	Purchase 3 TV	Mark	COMPLETED	Purchase of 3 TV for amenity center	TVs purchased and installed. Completed and advised at the march meeting
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		Straightening signs	Mark	ONGOING	Juan is on the process of straightening signs. Ongoing Project	In progress
20		Clean clubhouse floor	Mark	COMPLETED	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.
21	03.12.2026	Pump in Waterford	Mark	04.09.2026	Pump in Waterford has gone down 2x. Mark is looking to see what makes it go off	
22	03.12.2026	Trespass	Mark	COMPLETED	Mark sent an email regarding the trespass - waiting on return from Sheriff	
23	02.12.2026	Additional Light - Outdoor Play Area	Mark	03.12.2026	Get proposals for outdoor lights at the playground area	looking into options.
24	01.08.26	Suncoast Pool Service	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. Emails sent to Justine on 03.12, 03.24, and 03.30.
25	01.08.26	Trespass Agreement	Mark/PCT	COMPLETED	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

26	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
27	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
28	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
29	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. Budget was adopted at Feb meeting
30	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 Presented at the Feb meeting
31	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

32	01.08.26	Sales Tax Reimbursement from state	PCT	2.12.26	In progress - PCT to check with State on this	Called on 01.13 and on 02.05.2026 , 850-488-6800, refunds take an 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 . Status on 03.03.17 and 03.24 says still under audit . Web status on 03.30 advised still under audit.
33	02.12.2026	Minutes of January	PCT	COMPLETED	Minutes were tabled from January	Sent Minutes to Board for review and observations on 02.16.2026. Board minutes have been updated
34	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
35	03.12.2026	Site S3 and D4	PCT	COMPLETED	- send this to Greg and have him take a look at the two	Sent email to Greg on 03.20.2026. Please see under Stantec Greg current status

36	03.12.2026	MPLC License	PCT	04.09.2026	Discussion of MPLC license - do not pay and cancel the service (PCT Task motion to terminate the agreement license)	<p>termination notice sent. MPLC has advised that we are not in the termination period. Received contract from MPLC and it was not a CDD contract. Sent email to Chair to clarify on the contract. Will need to get Kutak involved. MPLC has advised that we cannot terminate for this year. District Counsel says the non CDD contract is very clear on the matter Awaiting final confirmation and direction as to payment based on Counsel observations. 03.24. Will be on the April agenda for Board disucssion as to termination and decision on final payment 3.30.</p>
37	01.08.26	Duke Energy - Streetlights	PCT	07.31.2026	Pct to send to Greg Seals at Duke	<p>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. Reached out to Jaynell.Oyomire@duke-energy for status on 03.19. Jaynell.Oyomire@duke-energy.com advised in an email dated 3.24 that the project is estimated to be completed 07.31.2026.</p>
38	03.12.2026	Aerator under the solar panel	Solitude W33	COMPLETED	Task solitude to check if working	<p>Sent reminder email on 03.20. Solitude responded on 03.20 that the aerators are working</p>

39	03.12.2026	Annuals	Steadfast	04.09.2026	revise the count for annuals-bring back revised proposal to April agenda - break out by location like monument locations and amenity center	Proposal for amenity annuals was executed and sent to District for counter execution / Executed and annuals to be installed by 04.03.2026
40	03.12.2026	Irrigation Repairs	Steadfast	Ongoing	Before and After photos for irrigation repairs. Document which ones are out of compliance. Photo review along with manufacturer warranty terms	Ongoing Project

EXHIBIT 5

[RETURN TO AGENDA](#)

Concord Station CDD

Clubhouse & Amenities Manager Report

Board Meeting Date: April 9, 2026

1. Operations Summary

Amenities operations continued to function normally during the reporting period. Staff addressed operational matters while progressing with scheduled maintenance projects and community events.

2. Operational Updates

- Safety notice issued regarding scooter/bicycle incidents involving children.
- Increased enforcement of age requirements and behavior standards in amenities areas.
- Request for obtaining a Mailchimp membership to be able to send out community announcements.

3. Community Events

- Spring Event / Small Business Expo – High attendance. Total cost: \$4,147.06.
- Future events under consideration:

Summer Event, (beginning or end)

Oktoberfest,

Halloween Event,

Holiday Event. (December)

- Chess Club proposal pending Board review.

4. Resident Concerns / Trends

- Tree encroachment from conservation and CDD areas continues to be raised by residents
- Leaves/debris clogging up drains throughout the community

5. Current Project Updates

- Security Camera Installation – In progress.
- Clubhouse Exterior Painting – Completed
- Splash Pad Cleaning & Recoating – In progress
- Clubhouse Tile Cleaning / Regrouting – Completed
- Gym TV Installation – Completed

6. Upcoming Maintenance & Projects

- Water fountain at Sunlake/Mentmore intersection pond is down - Pending
- Pool floor plaster delamination repair – Scheduled: April 2026
- Stronger gate magnets for amenities access control – Under evaluation
- Repairs to the nets at the volleyball and soccer fields – Proposal
- Pool deck furniture repair or replacement – Pending
- Surveillance signage – Pending

- Clubhouse asphalt repair / seal coating / striping – Proposals under review
- Lighting improvements for courts, pool, and playground – Under evaluation
- Court fencing repairs – Pending
- Benches for Tuckerton Field – Under evaluation
- Pergola with solar panel by pond W33 – Pending
- Opening deck drains at pool deck for cleaning – Evaluation

EXHIBIT 6

[RETURN TO AGENDA](#)

Fw: Past Due Invoice(s) for Concord Station CDD

From Accounts Payable <AP@havenmgtzol.com>

Date Mon 3/30/2026 3:53 PM

To Patricia Thibault <Patricia@havenmgtzol.com>

 3 attachments (2 MB)

Concord Station CDD Umbrella License Agreement.pdf; 504468653.pdf; 504449995.pdf;

From: MPLC US Client Services <mplcms@mplc.com>

Sent: Thursday, February 26, 2026 5:59 PM

To: Accounts Payable <AP@havenmgtzol.com>

Cc: vlim@mplc.com <vlim@mplc.com>

Subject: Past Due Invoice(s) for Concord Station CDD



Hello ,

Your Umbrella License has automatically renewed in accordance with our underlying agreement. [Umbrella License Terms and Conditions - MPLC](#)

Please note, you have an invoice 504468653 for \$2,098.57 that was due Jan 1, 2026 that requires your attention. The total due on your account is: \$3,825.79.

Click [this link](#) so you can review your current statement for Concord Station CDD.

If you have any questions or concerns, please notify us via the customer portal or by contacting Vlim@Mplc.com. Thank you very much for your attention to this matter and your continued business.

Kindly disregard this email if payment has already been processed

Sincerely,

Veronica Lim

Sr. Member Renewals Representative



5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
United States

Direct: +1 (866) 552 6752 Ext 3031

EXHIBIT 7

[RETURN TO AGENDA](#)

FW: FW: EVENTS COMMERCIAL BOUNCE HOUSE - concord station and MPLC - email for inclusion on the agenda - Discussion of Bounce House

From Patricia Thibault <Patricia@havenmgtso.com>
Date Thu 4/2/2026 10:39 AM
To Haven Mgt <Havenadmin@havenmgtso.com>

From: Concord Station Manager <concordstationmgr@gmail.com>
Sent: Thursday, March 26, 2026 12:08 PM
To: Patricia Thibault <Patricia@havenmgtso.com>
Cc: Jess LaBarbera <seat1@concordstationcdd.com>
Subject: Re: FW: EVENTS COMMERCIAL BOUNCE HOUSE - concord station

Good day, Patricia,

Thank you for sharing the insurance perspective on this topic.

From an operational standpoint, I do sometimes find myself wondering where the practical line is drawn between managing reasonable operational risk and contracting out every activity associated with the Amenities Areas. Virtually everything we do in operating the amenities areas carries some level of risk and liability, from hosting community events, to maintenance and repair work, to simply having residents use the facilities.

Because of this, I am curious about how other CDDs approach this balance. In the other districts you work with, do they typically perform certain work and community events in-house as part of their normal operations, or is it more common for them to contract out most activities due to liability considerations? And if so, what are the operating costs/savings in comparison to ours?

As the boots on the ground, and based on our experience with inflatable rentals, the vendor's role is generally limited to delivering the equipment, installing it in the location requested, and returning later to remove it. The installation process itself typically consists of anchoring the unit, connecting the blower, and verifying that the equipment is operating properly. These are straightforward setup steps that are not unique to rental vendors and are commonly performed by private individuals who own similar equipment.

In practice, the vendor has never remained on site to operate or supervise the inflatable during the event. As a result, the operational supervision of the activity, such as monitoring occupancy, participant behavior, and general safety already rests with the District when the equipment is rented. Because of this, liability associated with the actual use of the inflatable during the event generally falls on the event operator (District) rather than the rental company, except in circumstances where an issue could be directly attributed to equipment failure or improper installation which will be difficult to prove.

Additionally, there is no formal certification or specialized training associated with the setup or operation of bounce houses. The individuals who deliver the equipment are generally performing the same basic installation process that anyone that owns a bounce house would follow.

My perspective in raising the bounce house option was primarily focused on operational efficiency and cost management for the District, as I do with every aspect of Managing the Amenities Areas. However, if the prevailing practice among other districts is to continue relying exclusively on rental vendors for these types of activities and work, and this CDD adapts this practice, I am certainly open to understanding and adopting that approach as well.

I appreciate your input as we work through the best way to balance operational flexibility, community programming, and appropriate risk management (which we do well, but always open for improvements) for the District.

Thank you,

Mark A. Looknanan, Jr.
Concord Station CDD
Clubhouse and Amenity Manager
concordstationmgr@gmail.com
(o) 813-909-4569
(c) 860-857-3311

From: Ryan Rupnarain <rrupnarain@egisadvisors.com>
Sent: Thursday, March 26, 2026 10:45 AM
To: Patricia Thibault <Patricia@havenmgtso.com>; Dennis Thomas <DTHOMAS@EGISADVISORS.COM>; Andres Jimenez <ajimenez@egisadvisors.com>; Christina Wood <CWOOD@EGISADVISORS.COM>
Cc: DL-KEEN-Egis-Risk Services <riskservices@egisadvisors.com>; Kaitlin Hennes <khennes@egisadvisors.com>
Subject: RE: EVENTS COMMERCIAL BOUNCE HOUSE - concord station

Patricia,

From a risk-management standpoint, we **strongly discourage** the district from moving forward with ownership of the inflatable for several reasons as noted below. Because our program is designed for Florida local governments and CDDs, it does not specifically contemplate ownership of inflatable bounce houses as this is very unusual for public entities. The normal and expected approach for districts is to transfer operational risks like this to an insured third party.

While a discussion can be had with underwriting, the approach of owning the bounce house remains impractical from multiple angles: risk, cost, and management burden. Additional premium may exceed any savings the district hopes to achieve with this approach and any claims involving injuries to children will drive long term cost increases as the district will be assuming 100% of a liability exposure typically transferred to a qualified third party.

The district should continue using professional rental vendors that:

- Provide trained operators
- Manage all setup, takedown, and anchoring
- Maintain their own commercial liability insurance
- Name the district as an additional insured
- Sign agreements with hold harmless and indemnification language in the district's favor.

This is the safest and most common practice among CDDs and other local government entities.

Best regards,

Ryan Rupnarain, ARM CPSI

Sr. Manager, Risk Services

Egis Insurance & Risk Advisors

Direct: (321) 273.2047

Mobile:(407) 878.9971

Email: RRupnarain@egisadvisors.com



**FLORID
INSURA
ALLIAN**

EXHIBIT 8

[RETURN TO AGENDA](#)

Concord Station Community Development District

**Summary Financial Statements
(Unaudited)**

February 28, 2026

**Concord Station
Balance Sheet
February 28, 2026**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Srv Fund</u>	<u>Total</u>
1 <u>Assets:</u>				
2 Cash - Operating Account Southstate	89,656	-	-	89,656
3 Cash - Money Market Account	4,282,058	759,387	-	5,041,445
4 Cash - Operating (Square)	11,976	-	-	11,976
5 Debit Card	906	-	-	906
6 Investments:				
7 Revenue Trust Fund	-	-	8,077	8,077
8 Interest Fund	-	-	-	-
9 Debt Service Reserve Fund	-	-	917,982	917,982
10 Prepayment Fund	-	-	84,646	84,646
11 Accounts Receivable	1,000	-	-	1,000
12 On-Roll Assessments Receivable	54,376	-	57,088	111,463
13 Due from Other Funds	-	-	1,850,015	1,850,015
14 Deposits	6,591	-	-	6,591
15 Prepaid Items	6,349	-	-	6,349
16 Total Assets	<u>\$ 4,452,912</u>	<u>\$ 759,387</u>	<u>\$ 2,917,808</u>	<u>\$ 8,130,106</u>
17 <u>Liabilities:</u>				
18 Accounts Payable	25,762	-	-	25,762
19 Accrued Payable	15,312	-	-	15,312
20 Due to Other Funds	1,850,015	-	-	1,850,015
21 Deposits Payable	-	-	-	-
22 Deferred Revenue - On-Roll	54,376	-	57,088	111,463
23 <u>Fund Balance:</u>				
24 Non-Spendable:	12,940	-	-	12,940
25 Assigned - Reserved	331,869	759,387	-	1,091,256
26 Restricted	-	-	2,860,719	2,860,719
26 Unassigned	1,042,662	-	-	1,042,662
27 Net Change in Fund Balance	1,119,977	-	-	1,119,977
28 Total Liabilities & Fund Balance	<u>\$ 4,452,912</u>	<u>\$ 759,387</u>	<u>\$ 2,917,808</u>	<u>\$ 8,130,106</u>

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 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	\$ 1,525,362	\$ 1,640,471.93	\$ 115,110
3 Tax Roll for Transfer to Reserve Fund	50,000	50,000	50,000	-
4 Fund Balance Forward	446,368	-	-	-
5 Interest Income	-	-	47,683	47,683
6 Clubhouse Rentals	-	-	6,621	6,621
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	-	-
9 Miscellaneous Revenue	-	-	24,936	24,936
10 Total Revenues	2,191,215	1,575,362	1,769,712	194,350
11				
				Variance (Over) / Under
12 Expenditures:				
13 Financial & Administrative				
14 Supervisor Compensation	13,000	5,417	5,800	(383)
15 Administrative Services	3,000	1,250	-	1,250
16 District Management	33,750	14,063	8,491	5,572
17 District Engineer	30,000	12,500	19,271	(6,771)
18 Assessment Roll	2,500	1,042	625	417
19 Financial & Revenue Collections	2,500	1,042	625	417
20 Accounting Services	16,000	6,667	4,000	2,667
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	333	665	(332)
25 Dues, Licenses & Fees	175	175	3,031	(2,856)
26 Legal Advertising	1,500	625	407	218
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	18,750	41,743	(22,993)
31 Total Financial & Administrative	162,409	68,195	89,560	(21,365)
32				
33 Debt Administration				
34 Dissemination Agent	5,000	2,083	1,250	-
35 Trustee Fees	6,500	-	-	-
36 Arbitrage Rebate Calculation	500	-	-	-
37 Total Debt Administration	12,000	2,083	1,250	-
38				
39 Security Operations				
40 Off Duty Deputy	41,760	17,400	-	17,400
41 Total Security Operations	41,760	17,400	-	17,400
42				
43 Electric Utility Services				
44 Utility Services	16,000	6,667	6,250	417
45 Utility - Recreation Facilities	32,000	13,333	12,140	1,193
46 Utility - Streetlights	106,000	44,167	39,346	4,821
47 Total Electric Utility Services	154,000	64,167	57,736	6,431
48				
49 Garbage/Solid Waste Control Services				
50 Solid Waste Assessment	900	900	1,104	(204)
51 Garbage - Recreation Facilities	1,040	433	806	(373)
52 Total Garbage/Solid Waste Control Services	1,940	1,333	1,910	(577)

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026

53				
54	Water-Sewer Combination Services			
55	Utility - Recreation Facilities	10,000	4,167	3,387
56	Total Water-Sewer Combination Services	10,000	4,167	3,387
57				
58	Stormwater Control			
59	Pest Control	3,500	1,458	-
60	Aquatic Maintenance	120,837	50,349	46,115
61	Lake/Pond Bank Maintenance & Repair	20,000	8,333	-
62	Stormwater Assessments	2,000	1,871	1,871
63	Wetland Monitoring & Maintenance	-	-	-
64	Fountain Service Repair & Maintenance	4,500	1,875	-
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	63,886	47,986
69				
70	Other Physical Environment			
71	Property Insurance	37,161	37,161	37,473
72	General Liability Insurance	4,523	4,523	4,523
73	Entry & Walls Maintenance & Repair	5,000	2,083	-
74	Landscape Maintenance	264,350	110,146	109,882
75	Well Maintenance	500	208	-
76	Landscape - Fertilizer	18,000	7,500	1,500
77	Landscape Replacement Plants, Shrubs, Trees	15,000	6,250	400
78	Landscape Inspection Services	-	-	-
79	Fire Ant Treatment	2,500	1,042	-
80	Holiday Decorations	58,280	24,283	-
81	Landscape - Pest Control/OTC Injections	8,900	3,708	575
82	Landscape - Mulch	32,500	13,542	-
83	Landscape - Annuals/Flowers	5,900	1,475	1,475
84	Landscape - Pest Control	-	-	-
85	Irrigation Repair	20,000	8,333	-
86	Rust Prevention	15,000	6,250	5,675
87	Total Other Physical Environment	487,614	226,504	161,503
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	138,342	111,700
96	Clubhouse Maintenance & Repair	27,000	11,250	11,612
97	Gate Maintenance & Repair	1,000	417	-
98	Computer Support, Maintenance & Repair	2,000	833	-
99	Fitness Equipment Maintenance & Repair	5,000	2,083	350
100	Clubhouse Facility Janitorial Services	20,500	8,542	6,250
101	Clubhouse Facility Janitorial Supplies	5,000	2,083	-
102	Pool Service Contract	27,600	11,500	11,500
103	Security System Monitoring Services & Maintenance	11,724	11,724	12,891
104	Facility A/C & Heating Maintenance & Repair	5,000	2,083	-
105	Furniture Repair & Replacement	7,000	2,917	-
106	Pool Permits	425	177	-
107	Playground Equipment Maintenance & Repairs	2,500	1,042	-
108	Vehicle Maintenance	750	313	-

Concord Station
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026

109 Telephone, Fax & Internet	9,000	3,750	3,653	97
110 Athletic Court/Field/Playground Maintenance	2,500	1,042	-	1,042
111 Pool/Water Park/Fountain Maintenance	6,000	2,500	2,745	(245)
112 Pest Control & Termite Bond	1,300	542	260	282
113 Office Supplies	3,500	1,458	1,727	(269)
114 Wildlife Management Services	2,500	1,042	-	1,042
115 Dog Waste Station Supplies and Maintenance	10,000	7,979	7,979	-
116 Total Parks & Recreation	482,319	211,619	170,669	40,950
117				
118 Special Events & Contingency				
119 Clubhouse - Special Events	25,000	10,417	2,679	7,738
120 Miscellaneous Contingency	450,000	113,056	113,056	-
121 Capital Outlay	150,836	-	-	-
122 Total Special Events & Contingency	625,836	123,473	115,735	7,738
123				
124 Total Expenditures Before Other Financing Sources	2,141,215	782,827	649,735	132,258
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	782,827	649,735	132,258
129				
130 Transfer In			-	
131				
132 Total Excess Expenditures Over (Under) Revenues	-	792,536	1,119,977	326,608
133				
134 Fund Balance - Beginning			1,387,471	
135				
136 Fund Balance - Ending			2,507,447	

**Concord Station
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 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	-	759,387
14 Fund Balance - Ending	-	759,387

Concord Station
Debt Service 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments - On-Roll, Net	\$ 1,831,880	\$ 1,774,792
3 Prepayment Revenue	-	-
4 Interest	-	17,241
5		
6 Total Revenues	1,831,880	1,792,033
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	-	1,426,456
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	-	2,860,720

**Concord Station
Balance Sheet
February 28, 2026**

Balance per Bank Statement	\$	126,695.99
Plus: Deposits in Transit		-
Less: Outstanding Checks		(37,040.28)
	\$	89,655.71
Beginning Balance		81,546.16
Receipts		101,374.45
Disbursements		(93,264.90)
<i>Balance per Book</i>	\$	89,655.71

**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	101425achj2 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	102425ach1 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
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 Collecto	property taxes		1,870.64	124,160.32
12/8/2025	5175	Mike Fasano Pasco County Tax Collecto	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	012726ach11	Duke Energy	18933 Chislehurst Dr - Irrig	49.47	100,236.35	
1/27/2026	012726ach12	Duke Energy	19135 Manassas Dr - Sign Lights	30.80	100,205.55	
1/27/2026	012726ach13	Duke Energy	3936 Buckinghamshire Dr - Irrig	82.49	100,123.06	
1/27/2026	012726ach15	Duke Energy	18661 State Road 54	232.13	99,890.93	
1/27/2026	012726ach18	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,385.15	98,505.78	
1/27/2026	012726ach17	Duke Energy	18636 MENTMORE BLVD	30.80	98,474.98	
1/27/2026	012726ach19	Duke Energy	3869 SUNLAKE BLVD sign irrig	30.80	98,444.18	
1/27/2026	012726ach20	Duke Energy	18636 MENTMORE BLVD splash	241.54	98,202.64	
1/27/2026	012726ach21	Duke Energy	3444 TUCKERTON DR sign entry	31.67	98,170.97	
1/27/2026	012726ach2	Duke Energy	3882 Sunlake Blvd	125.97	98,045.00	
1/27/2026	012726achj2	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
1.General Fund						
2/2/2026		5215 Solitude Lake Management	Annual Aquatic Maint	9,223.00	72,323.16	
2/2/2026		5216 Arborist Aboard Inc.	Review Trees/Community Options	400.00	71,923.16	
2/2/2026	020226ach	Bright House Networks	18636 MENTMORE Blvd (1.14-2.13.26)	728.89	71,194.27	
2/3/2026		5217 Suncoast Rust Control, Inc.	Monthly water treatment	1,135.00	70,059.27	
2/5/2026			Deposit	1,374.45	71,433.72	
2/6/2026		5218 Kilinski Van Wyk PLLC	Legal Services	12,586.68	58,847.04	
2/9/2026	020926ach	Stantec Consulting Services Inc.	Prof Engineering Svcs	6,658.98	52,188.06	
2/9/2026		5219 Steadfast Alliance	landscape maint	22,654.00	29,534.06	
2/9/2026			Funds Transfer	100,000.00	129,534.06	
2/11/2026		5220 Suncoast Pool Service	Swimming Pool Service	2,300.00	127,234.06	
2/11/2026	021126ach	Harland Clarke	Check Reorder-Operating acct	483.92	126,750.14	
2/12/2026	021226ach	Heartland Payroll	PR	8,254.16	118,495.98	
2/12/2026	021226ach2	Heartland Payroll	Payroll	91.00	118,404.98	
2/12/2026	021226ach3	Heartland Payroll	Employee Payroll	1,886.86	116,518.12	
2/16/2026		5221 Arrow Exterminators Inc	pest control	52.00	116,466.12	
2/17/2026	021726ach1	ADT Security Services	18636 Mentmore Blvd Feb	60.33	116,405.79	
2/17/2026	021726ach	FL Dept of Revenue	Sales Tax Jan 2026	206.46	116,199.33	

2/19/2026	021926ach	Duke Energy	0000 Trinity Cottage Dr. stat 4A	1,112.36	115,086.97
2/19/2026		5226 Jessica LaBarbera.	BOS MTG 2/12/26	200.00	114,886.97
2/19/2026		5225 Randall W. Griffin	02-12-26 BOSMTG	200.00	114,686.97
2/19/2026		5224 Fred Berdeguez	02-12-26 bos mtg	200.00	114,486.97
2/19/2026		5223 Marcela Cisternas	02-12-26 BOSMTG	200.00	114,286.97
2/19/2026		5222 Kevin Wagner	02-12-26 BOSMTG	200.00	114,086.97
2/23/2026		5228 Kutak Rock LLP	Prof Legal Svcs	6,163.91	107,923.06
2/23/2026		5227 Your Total Entertainment, LLC	Holiday Event	1,179.00	106,744.06
2/23/2026		5230 Cintas Fire 636525	inspection-sprinkler	283.64	106,460.42
2/23/2026	022326ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	24.88	106,435.54
2/23/2026	022326ach2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD	528.62	105,906.92
2/23/2026	022326ach3	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR	239.52	105,667.40
2/25/2026	022526ach1	Duke Energy	3440 Buckinghamshire Blvd - Entry Light	30.80	105,636.60
2/25/2026	022526ach2	Duke Energy	18636 MENTMORE BLVD clbhouse/pool	1,907.58	103,729.02
2/25/2026	022526ach3	Duke Energy	18230 SNOWDONIA DR	30.80	103,698.22
2/25/2026	022526ach3	Duke Energy	18108 MENTMORE BLVD lite entry	30.80	103,667.42
2/25/2026	022526ach4	Duke Energy	18433 MENTMORE BLVD irrig	38.78	103,628.64
2/25/2026	022526ach5	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	30.80	103,597.84
2/25/2026	022526ach6	Duke Energy	18552 Mentmore Blvd - Entry Light	34.86	103,562.98
2/25/2026	022526ach7	Duke Energy	18933 Chislehurst Dr - Irrig	41.84	103,521.14
2/25/2026	022526ach8	Duke Energy	19135 Manassas Dr - Sign Lights	30.80	103,490.34
2/25/2026	022526ach9	Duke Energy	3936 Buckinghamshire Dr - Irrig	69.92	103,420.42
2/25/2026	022526ach10	Duke Energy	18661 State Road 54	189.47	103,230.95
2/25/2026	022526ach11	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,234.86	101,996.09
2/25/2026	022526ach12	Duke Energy	18636 MENTMORE BLVD splash	31.50	101,964.59
2/25/2026	022526ach13	Duke Energy	3869 SUNLAKE BLVD sign irrig	30.80	101,933.79
2/25/2026	022526ach14	Duke Energy	18636 MENTMORE BLVD splash	188.00	101,745.79
2/25/2026	022526ach15	Duke Energy	3444 TUCKERTON DR sign entry	30.80	101,714.99
2/25/2026	022526ach16	Duke Energy	3882 Sunlake Blvd	89.30	101,625.69
2/25/2026	022526ach17	Duke Energy	19069 lake patience rd sign	125.69	101,500.00
2/26/2026	022626ach	WASTE MANAGEMENTINC.OF FLORIDA	Waste Mgt Svc: 2/1-2/26/26	148.23	101,351.77
2/26/2026		5232 MPLC	MPLC Umbrella License cvg:	1,727.22	99,624.55
2/26/2026	022626ach1	Duke Energy	19069 lake patience rd sign	115.35	99,509.20
2/26/2026	2/26/2026	Heartland Payroll	Payroll	91.00	99,418.20
2/26/2026	2/26/26-2	Heartland Payroll	Employee Payroll	1,808.67	97,609.53
2/26/2026	2/26/26-3	Heartland Payroll	PR	7,953.82	89,655.71
2/28/2026				101,374.45	93,264.90
					89,655.71

EXHIBIT 9

[RETURN TO AGENDA](#)

**MINUTES OF 03/12/2026 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, March 12, 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 (via virtual means)..... Board of Supervisors, Chairwoman
- Randall GriffinBoard 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
- Kevin Hiller Owner, Steadfast
- Yovani CorderoIrrigation Manager, Steadfast
- Kyle Magee (via virtual means)..... District Counsel, Kutak Rock
- Kyle Wilson Presenter, Solitude

Opening Remarks and Attendance Notes

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

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

No audience members were present.

III. Professional Vendor Presentations

A. Presentation & Discussion of Solitude Lake Report – 02/25/2026 - Corey White

Mr. Wilson presented the Solitude Lake Report, noting the sites look good, though the water levels have remained low. He reported that the sandbags placed at Site S3 to mitigate the erosion had fallen into the pond and washed underneath the flow structure, noting that may be something for the engineer to address. Mr. Wilson reported that S7 has some Spatterdock (water lilies), noting that they appear to be taking over the pond because the water levels are so low, but will be beneficial for the ecosystem when the levels are back up. He confirmed they will maintain the lilies. He also reported that there is minor erosion starting at D4. Though it isn’t a concern now, Mr. Wilson did warn the Board that it could develop into something come rainy season. He informed the Board that they completed a special visit to W-25 last month to pick up all the trash in the area. Mr. Wilson warned the Board that they may see an influx of trash in the pond because the recent rains have pushed out the trash that was collecting in the flow structures and/or inside the inflows, but that they will stay on top of it. He reported that he had an erosion proposal for Site S9 to be discussed under exhibit 17, for \$6,668 to have riprap (8–12-inch boulders) installed. Mr. Wilson explained the proposed process, explaining to the Board that they will rebuild the shoreline, place felt to hold the dirt and soil in place, and then pack the rocks against it to hold it. Ms. Thibault noted she had sent the report to Mr. Woodcock, but he would be out of town during the week of the meeting and wanted to look at the proposal before it is approved. She asked Mr. Wilson if the district engineers should

45 take a look at S3 and D4. He replied yes, though the erosion at D4 was minor, it would be good to check it out before the
46 rainy season.

47 Chairwoman LaBarbera noted that their aerator in the pond with the solar panel is not working, as per the Facebook.
48 She requested confirmation as to whether it is or is not working. M. Wilson confirmed he will check it out. Supervisor
49 Cisternas asked the Chair if she was referring to the solar panels in Wellington/ Tuckerman. Chairwoman LaBarbera
50 reaffirmed that someone had said the aerator has not been working, and she noted that if all the ponds were checked, they
51 should know if it works. Mr. Wilson noted the timer may not have been on, as the aerators do not run 24/7, so he will
52 check on his way out and send an update via email. He confirmed that he will also contact the fountain and aeration team
53 to have them run diagnostics on it. Supervisor Cisternas informed him that it is number W33. Mr. Wilson noted that they
54 did not notice any e-bikes in any of the ponds, but they were there during school hours. He advised that they might be
55 able to see some during spring break. Emmelina (no last name provided) from Solitude introduced herself and informed
56 the Board that she will be taking over reports.

57 **B. Steadfast Environmental Services – Yovani Cordero and Kevin Hiller**

58 Mr. Hiller noted that Mr. Aleman was out sick before he presented the Irrigation report. He noted they have started
59 to cut back material, so anything dead or brown will be cut back soon; they were just waiting to be out of the cold season.
60 Mr. Hiller informed the Board that he and Mr. Looknanan had discussed planting Roebeliniis (miniature date palms) by
61 the front, since the Lantana did not do well. Supervisor Griffin advised against that, expressing his concern for the thorns.
62 Mr. Hiller confirmed they could come up with something else, which opened discussion to the Board. Supervisor
63 Cisternas confirmed that they have hibiscus on both sides, and two pots with flowers. She asked if they could just get
64 more flowers. Mr. Hiller noted that they had Lantana out there, which will look good for a while, but defoliates at any
65 cold weather. He noted that he was trying to find something that could be better maintained year-round, and that if the
66 Board doesn't like palm trees, there are plenty of plants that will maintain their colors throughout the winter. He noted
67 they could also go back to the Lantana. Supervisor Berdeguez asked about "Hosta's", which Mr. Hiller advised against,
68 noting they work well up north, but they tend to develop fungus during the rainy season, causing spots on the leaves.

69 Mr. Hiller informed the Board that they start their weekly service in April, which should make things more consistent.
70 He mentioned that he has already seen things starting to pop up, and come April, they'll be taking care of it weekly. Mr.
71 Hiller informed the Board that they should start to see things flush out, which should help with irrigation.

72 **1. Irrigation Inspection First Time Visit**

73 Ms. Cordero apologized for missing the last meeting, informing the Board that she was in Arizona for a work event.
74 She brought a pricing sheet with proposals for everything they have found, noting that Mr. Looknanan and his team had
75 made some small repairs, all of which were removed from the pricing sheet. Ms. Thibault directed her to follow the
76 agenda items, and suggested Ms. Cordero walk them through the irrigation inspection. Ms. Cordero noted the report is
77 the same one she presented last month with the proposals added.

78 **2. Proposal to Install Spring Annuals - \$8,610**

79 Mr. Hiller advised that he would not put the annuals in until they get some of the irrigation issues resolved, especially
80 considering the drought. Supervisor Berdeguez asked about another method of watering, which Mr. Hiller advised that
81 they have them available, but there would be a cost to it. Supervisor Berdeguez noted they would just want to turn them
82 on, which Mr. Hiller agreed they could do for the flowers, as they were installing them on all of their properties. Ms.
83 Thibault asked about the outer areas, which Mr. Hiller agreed was a concern of his. He suggested just doing the front for
84 now, and table them until what they need is up and ready. He noted he won't order flowers for the whole property; they
85 will use what's there as of now that has access to the irrigation that can be manually turned on. Ms. Thibault asked
86 if he knew how many. Mr. Hiller advised that Mr. Aleman put that report together so he will have to follow up with him
87 to obtain the numbers. Mr. Looknanan asked for confirmation that the amount is \$3,000 in annuals. He noted that to have
88 that, they would need to have 30 spots for 100 flowers, which they do not have. He mentioned that it was part of the

89 contract before he asked if they knew how many could be installed throughout. Mr. Hiller advised that they took the
90 numbers off what was in the contract, 3,000. He noted that if they need to slim that down, he can check each bed
91 individually so see if they can slim it down a little. Supervisor Griffin noted they didn't even do 1,200. Mr. Looknanan
92 noted they have several invoices that gave them a ballpark amount. Mr. Hiller asked if they eliminated some of the beds.
93 Mr. Looknanan suggested that maybe the 3,000 is supposed to be throughout the year, around the same 3 or 4 times. Mr.
94 Hiller confirmed he would come out and do a physical count of the beds on Monday and get the revisions to them. He
95 stated they will just plant around the clubhouse, before Ms. Thibault reminded him that she needed a count on that
96 because they need a Board motion to approve.

97 Chairwoman LaBarbera asked how many beds they will be putting flowers in. Mr. Hiller advised that from what he
98 understood from Mr. Aleman, because the flowers were ripped out prior to them coming in, it looked like they were in
99 front of all of the monument signs, which Ms. Thibault confirmed to be true. He would have to get a count of that.
100 Supervisor Griffin expressed his desire to have some way to verify that the amount of plants that they claim to plant have
101 actually been planted. Mr. Hiller noted that he has had other Boards over the years that wanted to know the plant count,
102 He explained that each tray comes with 10 flowers, so when they're ready to install, the supervisors can look at the trays,
103 count how many they have, and they can verify that count for them. Chairwoman LaBarbera asked if they could specify
104 how many flower beds went to each location in the invoice so they can keep track of it on their end as well. Mr. Hiller
105 agreed and advised that he can go around each monument sign and give the Board a count of what needs to be put into
106 each one. Supervisor Griffin asked if Mr. Hiller knew if every monument had both sides, to which he stated that not all
107 of them do. Ms. Thibault confirmed that once he gets them a count on the amenity center, they'll work on getting it
108 approved.

109 *Addressed again after conclusion of Exhibit 10*

110 Mr. Hiller came up with 135 total for the annuals. He confirmed he will get a count for the other beds. Supervisor
111 Berdeguez asked if the \$8,000 proposal is yearly. Mr. Hiler confirmed he would verify to make sure everyone is on the
112 same page. Ms. Thibault noted that for the amenity center annual, Mr. Hiller had confirmed 135 at \$2.75 each, which
113 would bring them to \$371.25. Ms. Thibault asked how many yards of potting soil they would need at \$60 a yard for 6
114 yards for this part. He stated no more than \$40 for the soil. Ms. Thibault noted it would be not to exceed \$411.25.

115 On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board
116 Accepted the Not to Exceed Amount of \$411.25 to Install Spring Annuals for the Concord Station Community
117 Development District.

118 Mr. Hiller advised he can have a revised proposal next week. He confirmed he would count the flowerbeds as well.

119 **3. Proposal for Mainline Repair on Dunstable Drive - \$705 – Tabled**

120 Ms. Cordero noted that there is a proposal for \$5,950 on timer 3 for the clubhouse (exhibit 7), including the area Mr.
121 Looknanan asked to repair. She reported that they did the repair but backfilled the bottom half because they said it wasn't
122 leaking. She reported that the top half was still leaking and still needed to be repaired. She stated that the parts that were
123 used were not correct, so they want to make it right and get it done correctly. Ms. Cordero noted that this was one of the
124 photos in the presentation she sent last month, which she had stated would fall apart if they did not have the right thrust
125 parts. The Proposal amount for exhibit 7 is just to fix the top part, which would need to go down a little further. Supervisor
126 Wagner asked if this would take 2 technicians 5 (five) 8-hour days to complete. Ms. Cordero responded, not just for that.
127 She noted that the labor for this is to wire track 16 zones, as there are 16 zones not communicating. She broke down what
128 the labor will include for the Board, reporting that it will focus on the 16 zones where there are several nicks in the wire,
129 meaning they may have to rewire some of the areas. She noted that there are a lot of disconnected wires that they will
130 need to re-splice and make new connections. Labor will also include replacing missing nuts and gel caps, and address
131 valves not operating or closing properly/ Ms. Cordero noted that Mr. Looknanan had told them that was repaired so it's
132 only on the list as a note. Supervisor Griffin asked Mr. Looknanan if they had RedTree Repair this. Mr. Looknanan

133 replied, noting that they had a not to exceed \$5,000 with RedTree. He noted he had done a thorough review of everything
134 RedTree had submitted and confirmed that they [RedTree] would not be able to claim that the district never paid them.
135 Mr. Looknanan confirmed that RedTree had said they had all of a certain area repaired and were going to move over to
136 the other areas.

137 Ms. Cordero confirmed that the timer still works but informed the Board that it is full of ants and degrading. The
138 timer is out of warranty and would need to be replaced with a newer model, but for now it works. She noted that there
139 are 4 zones that are working and actually communicating. She said they found wire issues throughout, and Jeanette (no
140 last name given) found decoders that weren't connected. She noted the decoders did not look new, noting to the Board
141 that they can get date codes on the back of them for the manufacturing date. Supervisor Griffin asked the Board if it
142 would be worth it to have her take pictures and document everything to try and go back. Supervisor Berdeguez shared
143 his belief that they were going to compare the invoices to see if RedTree did the job correctly. The Board was under the
144 impression that the decoders had already been replaced. Mr. Looknanan warned the Board that it would be an uphill
145 battle to move forward. Supervisor Cisternas noted they would not have any pictures to show before and after RedTree's
146 work. Supervisor Griffin noted that if they paid and had invoices noting that the decoders were supposed to be replaced,
147 and if Ms. Cordero could provide documentation that their decoders were old or used, they may be able to move forward.

148 Supervisor Cisternas asked Ms. Cordero how much effort it would be for her to continue to take pictures and
149 document as she works. Ms. Cordero advised that her team is required to take photos before and after for their daily logs.
150 She noted that Jeanette took pictures of everything she found during her inspection. Ms. Cordero noted that they wouldn't
151 have found as many missing pieces, wire-splices, and faulty tech if everything had actually been fixed. She noted that
152 they would have found something working. Supervisor Wagner asked if Ms. Cordero knew where the wire crossed the
153 road. He noted wanting to know so they could add a sleeve to it for protection. Ms. Cordero noted that on her walk with
154 Mr. Looknanan, they thought there was a crossing, though they could not confirm if there was a sleeve. She reported that
155 there was a valve box on opposite sides of the street. She advised that part of their proposal is to wire track. Supervisor
156 Wagner reiterated that, as a matter of policy, they should require before and after photos for any work that was approved.
157 He asked Mr. Looknanan what invoice regarded the decoders, asking for the day, the month, and the year. Mr. Looknanan
158 advised it was July, around 9 months ago. Supervisor Wagner asked if the decoders looked worn based upon 9 months
159 of utilization, or if they appeared overly worn out. Ms. Cordero noted that it depends, as when they are buried in the
160 ground they do tend to get covered in dirt, mud, etc., but that they try to place decoder stakes in the ground because it
161 holds the decoder in place. She explained the procedure, noting the decoder would be zip-tied and stuck in the ground,
162 which will keep the decoder sticking up so that the actual device is not in the ground or submerged in water. She advised
163 that after cleaning it, it would look somewhat new. Ms. Cordero hypothesized that something extreme would have to
164 have happened to weather the decoders to that degree in the span of 9 months.

165 Supervisor Wagner asked if it is reasonable for them to have a box of decoders sitting around for 2 years, or if they
166 go through them quickly. Ms. Cordero advised that they do typically go through them quickly as they have a 5-year
167 warranty so if something happens and they stop working within that 5-year timespan, they just take them back and get a
168 brand new one. She noted that her relationship with Hunter (the company) is good, so if she has a repeating issue with
169 their product, the company will send someone to inspect it. She reported that they buy their decoders made in 2025 or
170 2026 and won't have older ones unless they need to be exchanged at the store. Supervisor Griffin suggested there wasn't
171 much of an argument to consider if they are in fact missing a lot of pieces they shouldn't.

172 Supervisor Cisternas asked what work Mr. Salas did across the street. Mr. Looknanan advised that he only did
173 sprinklers; he did not touch anything electric. Supervisor Wagner noted that it would be interesting to return to the valve
174 boxes and check the dates on them. Ms. Cordero presented images Jeanette had taken that had the gel caps present. She
175 noted that the clubhouse area had gel caps. Supervisor Cisternas suggested approving the motion to approve Ms. Cordero
176 not to exceed a certain amount, to take all of the necessary pictures. Ms. Thibault asked if Ms. Cordero could mark down
177 the dates of the decoders while she is inspecting and documenting. Ms. Cordero agreed. She also noted that if RedTree
178 actually did replace their decoders and they aren't working for a different reason, they may be able to exchange them as

179 long as it is in the 5-year period. She noted that there could be stipulations to that, namely if there is an electrical issue
180 and they cannot be exchanged. Supervisor Wagner raised a question, pointing out that the Board paid RedTree multiple
181 \$5,000-\$10,000 bundles to do the work. Supervisor Griffin reiterated that the Board had been told that everything was
182 100 percent fixed and 100 percent replaced but had been told something else now. He questioned what the defense is if
183 there is documentation as to what is missing, especially since they spent the money to fix it. Ms. Cordero noted that they
184 will want the proper gel cap on the decoder. She noted that the decoder has 4 wires: 1 red, 1 blue (goes to the two-wire
185 system/communication), and 2 black (go to the solenoid on the valve and can have gel wire nuts). She warned the Board
186 that if Hunter Industries were to come out and inspect the system, they could get in trouble and will lose warranty rights
187 to anything if the blue and red wires do not have the proper coverage. Supervisor Wagner suggested documenting which
188 wires are out of compliance. Mr. Magee jumped in to advise that they are going to need as much documentation as
189 possible if they intend to recoup money that has already been paid out for services rendered by RedTree. He stated he
190 can present the documentation to the Kutak Rock litigation team to check their chances of success once it has all been
191 gathered. Supervisor Griffin asked Mr. Magee if it would be better to wait and get all of the bundles checked before
192 addressing this, or if they should work off of this first bundle. Mr. Magee noted that time may be of the essence here, so
193 if it looks like the first bundle is completely unacceptable, they may want to pursue that. He also notes that if it appears
194 as though the first bundle is indicative of the rest of the work, they may want to pursue it all at once instead. He advised
195 they would need to check the first bundle to know where they stand.

196 Mr. Looknanan noted that there is no proof that RedTree verbally confirmed that all of the work was complete. He
197 advised that they had said they had reached the do not exceed amount of \$5,000 and they were going to move on to
198 another area. Supervisor Wagner requested that Ms. Cordero and her team pay special attention to the clubhouse when
199 they are documenting. He suggested they can look at what percentage of overall work that constitutes so the Board can
200 make that determination. Supervisor Cisternas asked if they knew how many of the zones were on the battery timers
201 prior to RedTree coming in and fixing/replacing them. Supervisor Wagener noted that RedTree had told them all of the
202 battery timers were replaced with the decoders. The Board noted that RedTree did not specify what zones they made
203 replacements in. Chairwoman LaBarbera asked if they could add a blurb to the invoice stating something along the lines
204 of “repair made to the standard of manufacturer warranty” when they are making updates or repairs to the system so that
205 they know the warranty would be honored moving forward. Ms. Cordero stated she can ask Dave Bollard (a specialist
206 with Hunter Industries) to come out and inspect her team’s work. She confirmed she can call him tomorrow to ask.
207 Supervisor Wagner noted they as a Board may have been too trusting by not asking for before and after pictures.

208 Ms. Thibault stated Exhibit 4, the Proposal for Mainline Repair on Dunstable Drive for \$705.00 was tabled.

209 On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board
210 Accepted the Proposal to Investigate and Wire Track 16 Zones Not to Exceed the Amount of \$5,950, to Include Before
211 and After Pictures for Each Area Work is Completed for the Concord Station Community Development District.

212 **4. Proposal to Wire Track (5) Valves and Investigate – Day Rate Not to Exceed 8 Hours for \$480.00**

213 Supervisor Wagner asked if irrigation is a separate contract, which Ms. Cordero and Mr. Hiller confirmed. Supervisor
214 Wagner asked what the irrigation side of the contract entails. Ms. Cordero reported that the monthly irrigation contract
215 is for them to come out and check the controller, check every zone, flag all the repairs, adjustments, nozzle cleanouts,
216 minor drip repairs, mostly things that don’t require ripping out the system. She noted that if they break something, which
217 happens all the time, they absorb the cost. Chairwoman LaBarbera asked what they pay monthly for the wet check. Ms.
218 Thibault informed the Board that they pay \$2,000 monthly for that service. Mr. Looknanan advised the Board that he
219 conducted a review of what the contract included and what was billable. Ms. Cordero noted that this was a first-time
220 inspection and that they are still being billed the \$2,000 a month as part of their contract as far as wet checking all 7
221 timers. Mr. Hiller noted that it is a time-consuming process, not completed in a day. Mr. Looknanan noted some of the
222 things that are not supposed to be billable are being included in the proposal. Ms. Cordero reiterated that the proposal
223 that she provided was what they found when they accepted the property. She continued, stating that they need to get to
224 100 percent before she can confirm anything else.

225 Supervisor Griffin raised his question, noting that he wanted to know what the monthly amount they pay actually
226 entails. He expressed concern over the monthly amount owed, he thought about his own knowledge regarding sprinklers
227 and was concerned over the amount being spent. Mr. Hiller informed him that what they would charge for was the full
228 inspection, adjustments, cleaning of nozzles, if the system was 100 percent. Because theirs (the District) wasn't 100
229 percent, a lot of the items Supervisor Griffin mentioned would be at a cost. Once the District system is at 100 percent,
230 the cost of the items would fall back differently. Supervisor Griffin asked Mr. Looknanan to specify what he thinks should
231 be included versus not individually invoiced.

232 Mr. Looknanan stated taking off the valve caps and making sure the water was filtering correctly should be part of
233 the monthly inspection. Supervisor Cisternas noted that items like cleaning irrigation valve boxes, rooting irrigation,
234 minor irrigation repairs, replacement or repair of small irrigation shouldn't be in the proposal because it should be
235 included in the \$2,000 they pay monthly. Ms. Cordero advised that this is their second month with this district, and the
236 report was generated in the first month. She noted that they have not completed an inspection for this month yet and are
237 still working out of the last months. She noted that typically, they would include all of these items in their inspections
238 but given that they received the property the way that it is, she wants to make sure it is 100 percent before doing all of
239 that.

240 Supervisor Cisternas reiterated her confusion, questioning if they have to fix one section that is not 100 percent and
241 they have to do 3 things to make it 100 percent, and if some of the tasks they would have to do to accomplish that are
242 included in the monthly fee they pay, why are they received a proposal that includes all 3 steps. She noted in her mind,
243 they should only receive a proposal for the step/steps not included in the monthly fee. Supervisor Wagner contributed,
244 explaining that the Board has an issue with the delineation of normal monthly maintenance versus what would require a
245 proposal. He noted that it is important for them to be on the same page with Mr. Looknanan.

246 Supervisor Griffin directed everyone to look at Exhibit 8, where he read off part of the proposal and asked Mr.
247 Looknanan if that would count as an example of something that should be a part of the monthly wet check. Mr. Looknanan
248 confirmed that he had that item highlighted as an example. Mr. Hiller noted that he understood where the Board was
249 coming from. Supervisor Griffin calculated that 2 technicians at \$60 an hour, for 2 (two) 8-hour days would equal \$960.
250 Ms. Thibault informed him it's \$60 per technician, so he would need to double the number. Supervisor Cisternas stated
251 that the number of hours should be reduced, because even if that time is spent in repairs, some of it counts towards the
252 monthly service. Mr. Hiller explained his understanding of the Board's concerns. Ms. Cordero explained her intention to
253 remain transparent. She reiterated that moving forward, these items would be included in the monthly inspection, but in
254 order to fix what the other company left behind, they would need to make it a proposal for this first time. Supervisor
255 Cisternas used cutting the grass as an example. Chairwoman LaBarbera noted that she could agree with the concerns the
256 rest of the Board were expressing. Supervisor Wagner read through the proposals to identify which ones the Board needed
257 to move forward with. He suggested moving forward with Exhibit 5 and Exhibit 6 and deciding what to do about Exhibit
258 8 then. He expressed concern that if they approve the clogged rotor now, they may run into an issue with invoicing.
259 Supervisor Cisternas mentioned ideally, they would move forward with all of the proposals now, though she noted that
260 was unlikely. She asked about timer 1 in Mentmore. Ms. Cordero informed her that when she first came out to the district,
261 she had labelled everything. She noted that every slide in the presentation had a map.

262 The Board began to discuss Exhibit 10, before Supervisor Wagner brought conversation back to the rest of the
263 proposals. He denoted Exhibits 5 and 6 as a yes, 7 was a yes, and 8, 9, and 10 would require everyone to get on the same
264 page. Supervisor Griffin noted they could still approve Exhibits 8, 9, and 10.

265 On a MOTION by Supervisor Wagner, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board Accepted
266 Exhibit 5, Not to Exceed \$480, Exhibit 6, Not to Exceed \$365, Exhibit 8, Not to Exceed \$2,470, Exhibit 9, Not to Exceed
267 \$1,230, and Exhibit 10 Not to Exceed \$1,050 With Mr. Looknanan and Steadfast to Determine the Parameters of Exhibits
268 8, 9, and 10, for the Concord Station Community Development District.

269 Ms. Cordero noted that she included a pricing sheet, which she agreed to send to Ms. Thibault for distribution. Mr.
270 Hiller commiserated with the Board, sharing his understanding with them. Supervisor Wagner informed Steadfast that
271 Mr. Looknanan is the eyes and ears of their daily operation, and there has to be that extra level of checks and balances.

272 **B. Presentation of Team Deliverables Listing**

273 Ms. Thibault informed the Board that she is tracking what the district management team is doing. She noted that she
274 got a certificate of insurance from Suncoast, which will cover that period of the new contract. She asked him to go back
275 a year or two to make sure he's been covered the whole time. Supervisor Wagner noted a claims-made policy means that
276 someone can't come now and make a claim for something that happened in the past. Ms. Thibault noted wanting to check
277 August of 2025. Supervisor Cisternas asked after the pool issues that Ms. Thibault mentioned. Mr. Looknanan answered
278 that it was when the pool was green. Supervisor Cisternas confirmed that the pool was green that time because there was
279 a lapse in payment, so it wouldn't have been covered by insurance anyway. Supervisor Wagner noted that it would have
280 been under policy, and Suncoast would have been liable as well, for not informing the Board that they had ceased
281 treatments. Mr. Magee advised that if there was an incident last year, it is perfectly acceptable for him to have to provide
282 proof of insurance. Supervisor Berdeguez noted that the water fountains were listed as complete on the deliverables list,
283 but that he hasn't seen them. Mr. Looknanan noted that pump on Sunlake and Mentmore went down, and they are working
284 on repairs. He confirmed that the other fountain was working. Mr. Looknanan also confirmed that the lights work, though
285 the pump does not. He noted that the pump in Waterford went down as well. Ms. Thibault gave the Chairwoman a
286 shoutout for coming up with the idea for the deliverables list.

287 **C. Stantec – Project Manager Greg Woodcock**

288 **1. Status on the ADS Erosion Project**

289 Ms. Thibault informed the Board that the project is 80 percent complete and should be finalized by March 20th. Ms.
290 Thibault mentioned Exhibit 18, to which Supervisor Wagner expressed that he was glad Ms. Thibault had brought it up
291 as he noted that they would probably want Mr. Woodcock's team to manage that. Ms. Thibault noted that the ADS team
292 had been out there and had said the project should be done sooner rather than later. She also noted that the rate from ADS
293 was much better than the rate from Solitude. The proposed amount from Solitude was \$6,668, and the proposed amount
294 from ADS was \$3,200.

295 On a MOTION by Supervisor Griffin, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board
296 Approved the ADS Walk on Proposal of \$3,200 to Fix the Northeast Corner of Mentmore and Sunlake for the Concord
297 Station Community Development District.

298 **E. Kutak Rock – District Counsel – Kyle Magee – 8 PM**

299 **1. Disputed Funds**

300 Mr. Magee noted that most of the items were covered in the spreadsheet. He informed the Board that he has been
301 working with Chairwoman LaBarbera and Ms. Thibault regarding the Anchor Stone turnover. They had provided several
302 letters from the litigation team, regarding the disputed funds. Mr. Magee noted that Anchor Stone's final day of service
303 was December 31st, though they are contesting it for an additional 15 days. He explained that they have contested the
304 payments and received a letter from Anchor Stone today, stating that they won't accept a reduced amount. Mr. Magee
305 informed the Board that they need some direction on where to go from here. He suggested delegating authority to the
306 Chairwoman as she had been working with them on the matter. The Board agreed that they would be fine with
307 Chairwoman LaBarbera taking the lead.

308

309

310 On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board
311 Agreed to Allow Kutak Rock the Discretion to Deal Directly with Chairwoman LaBarbera with Regards to the Anchor
312 Stone Matter and for Chairwoman LaBarbera to Decide the Next Step for the Concord Station Community Development
313 District.

314 Mr. Magee noted that he had looked at the Solitude contract, and he confirmed with Ms. Thibault that it had been
315 executed/

316 Supervisor Cisternas reported that the HOA attorney has stated that they are waiting on the Board to finalize the
317 transfer of land from where the tot lot used to be. Mr. Magee noted that he has the Kutak Rock real estate attorney
318 working on drafting the letter of understanding. Supervisor Cisternas informed Mr. Magee that the HOA had asked to
319 amend the document to include the transfer of the small lot in Trilby in addition to the tot lot. The HOA noted that if the
320 Board is willing to take the small Trilby lot and the tot lot as a package deal, they would add a pergola and benches so
321 that it is not an empty field. Chairwoman LaBarber asked about the lot at the corner of Sedonia, which is HOA. Supervisor
322 Cisternas noted they would not give that up as they have plans for it. Chairwoman LaBarbera asked what the HOA has
323 planned for the lots. Supervisor Cisternas noted that she does not know their current plans, but that in the past they had
324 considered the possibility of building a small, house-like structure to use as an office. Supervisor Wagner wanted to know
325 why they wanted to give it up; Supervisor Cisternas stated it was because of the cost associated with attempting to secure
326 landscaping maintenance for such a small area. Chairwoman LaBarbera informed the Board that Yellowstone was
327 charging somewhere around \$500 a month to do the lots. She also questioned whether it wouldn't be more expensive to
328 take care of the Longwood lot than it was to take care of the tot lot and the small lot in Trilby. Supervisor Cisternas noted
329 that they had explained at the HOA meeting that they are physically unable to release the new declaration, at this time,
330 for the community to vote on because they have to revise over 20 pages of language related to the two lots. Chairwoman
331 LaBarbera noted that she wouldn't want to pay for this now, just add Sedonia at a later date. Supervisor Cisternas
332 suggested making a motion now and revising it at a later date if necessary. Mr. Magee noted he will hold off on the real
333 estate document until the next meeting. Supervisor Wagner noted that the move will only add expenses for the Board.
334 Supervisor Griffin noted that someone on the HOA Board should speak with Steadfast. Chairwoman LaBarbera noted
335 that if they're taking two lots, they might as well take all three. Mr. Magee agreed to halt the letter of understanding and
336 reach out to the HOA attorney to let him know. Supervisor Cisternas confirmed that she would inform the HOA that they
337 would take the Trilby lot, and would build something there at their cost, and they would want to know if the Sedonia lot
338 would be included as a package deal.

339 **F. Clubhouse and Amenities Manager**

340 **1. Clubhouse and Amenities Manager Report – March 2026**

341 Mr. Looknanan presented the Clubhouse and Amenities Report. He informed the Board that Madeline left for another
342 opportunity, but they have a new hire named Olivia. He noted that they have had to write 3 incident reports since the last
343 meeting. One of them pertained to Lenny Italian Ice. Mr. Looknanan reported that the sheriff was called to the resident's
344 truck because a parent was concerned because he had been allowing kids to go into his truck to pick up toys. The Sherriff
345 department had a talk with him, finding that he hadn't done anything wrong, but that he's not allowed to let the kids into
346 his truck. Mr. Looknanan reported on an issue regarding an adolescent being bullied by other adolescents. One situation
347 escalated into an altercation, and the kid was seen being chased through Sedonia by the other kids. Mr. Looknanan
348 advised the Board that he is waiting to hear back from the Sherriff about their submission. Chairwoman LaBarbera
349 informed the Board that the kid being bullied lives on her street, and though the kids wouldn't speak to her, they did say
350 enough to Danny for him to infer that the boy was instigating the issues. Chairwoman LaBarbera commended Danny for
351 going above and beyond in his attempts to keep the kid safe. Mr. Looknanan informed the Board that ECS started
352 replacing the cameras. He reported that the other incident had involved two kids, aged 6 and 4, left alone at the
353 playground. Other kids on the playground retrieved a team member who brought the kids inside and questioned them
354 about their parents. He reported that one of the kids said their father was tired, so he let them go to the playground. The

355 mother didn't answer when they called. They informed the father that he cannot leave kids aged 6 and 4 alone on the
356 playground.

357 Mr. Looknanan reported on the community events. He announced that the Sprint event scheduled for March 28th
358 between 1 and 5, with the Small Business Expo, which had 3 businesses signed up. He informed the Board that the Easter
359 event was cancelled because the host was receiving pushback on the parking situation at the park at Sylvie (where she
360 was going to host it). Mr. Looknanan shared that he had two complaints from residents about branches being cut and left
361 behind people's fences. He noted that one was on Trilby, and the other on Drexel. Mr. Looknanan spoke with Steadfast
362 but forgot to ask them about it at this meeting. He clarified that they are small branches. Supervisor Cisternas asked what
363 the backs of their properties face. Mr. Looknanan informed her that the one on Trilby faces the conservation and the one
364 on Drexel is right next to a lake. Supervisor Cisternas asked Mr. Looknanan if he removed the palm trees on Tuckerton.
365 He said no, and she said good, as it is an HOA violation to use CDD resources for HOA matters. She emphasized that it
366 is not Mr. Looknanan's job to pick up after people's yards. She also noted that he was nice to them once and did pick it
367 up, so now it's an expectation.

368 Supervisor Griffin asked for confirmation that ECS started to put up the new cameras. Mr. Looknanan confirmed
369 for him, noting that they had replaced 10 of the cameras in the clubhouse, 2 outside, and that the cameras are very nice.
370 He added that they will come back for the rest of the week, finish the clubhouse, and then they will go outside and install
371 the cameras there. Supervisor Griffin asked if Mr. Looknanan was working with ECS for magnet placement on the
372 playground and basketball court. They had proposed the stronger, 1200-pound magnet locks. Mr. Looknanan informed
373 the Board that what they have is 600 pounds. Supervisor Griffin noted that depending on where the lock is placed, the
374 upper or lower lock will be a weak point where it can be bent. Mr. Looknanan noted further discussion needed to be had.
375 He noted that the splash pad painting is in progress and that the cleaning of the clubhouse tiles is scheduled for March
376 19th through the 21st. It's scheduled for right before the spring event. Mr. Looknanan reported that the TVs for the gym
377 were purchased and installed.

378 Mr. Looknanan informed the Board that he and Ms. Thibault received an umbrella license, a motion picture and
379 corporation umbrella license. He noted that 2 years ago they had paid \$1,549 a year for the license, but this year they
380 want them to pay \$2,098.57. Ms. Thibault explained that it's called MPLC and in essence it grants the license to play a
381 movie in the clubhouse or play the Super Bowl at a Super Bowl party, it would cover them to do so. Mr. Looknanan
382 shared that he had done some research and figured that if they didn't promulgate any titles or that they'll be showing
383 movies, they don't need the agreement unless they want to pay for it. He noted that if they were to casually play a movie,
384 it would be fine, they just can't advertise it.

385 On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board Agreed
386 to Terminate the Umbrella License Application with MPLC for Motion Picture Licensing for \$2,098.57 for the Concord
387 Station Community Development District.

388 The Board noted they could work with Mr. Magee if they wanted to have a movie night.

389 Mr. Looknanan shared that he thought it would be nice to have colorful lights on the monuments, but someone else
390 said to go back to white. He asked the Board who decides what colors to display. Supervisor Berdeguez noted that they
391 had bought the lights for the colors, so they should be used. Supervisor Cisternas informed the Board that the HOA
392 required that homeowners get permission to put in permanent lights. They never allowed lights to be on all year long; it
393 was only supposed to be for the holidays. She stated that the lights had to be white, with the exception of the holidays,
394 when they could be colorful. Supervisor Cisternas shared that most people did not request permission, so they don't
395 know the rules, and have colorful lights. She noted that people have been complaining but not that often until recently,
396 because an HOA member stated that felt like he was living next door to a "brothel" because the house had red lights up.
397 Supervisor Cisternas advised that the HOA is going to start enforcing the rules, so she had sent a note out to the
398 community via Facebook reminding everyone that they can have colorful lights for the week of a holiday, not the whole
399 month. She commented that people were asking why the clubhouse doesn't have to have white lights. She advised that

400 the clubhouse does not follow the same rules as the HOA, so they can, as a board, decide to have multicolored lights.
401 Supervisor Griffin asked why the HOA doesn't focus on other problems, to which Supervisor Cisternas informed him
402 that they do more than one thing at a time. The Board expressed frustration at the lack of action from the HOA. Supervisor
403 Wagner shared that his neighbor runs used car business and has old cars in his yard, driveway, and neighbor's yard, and
404 the HOA hasn't done anything in the years it has been like that. Supervisor Cisternas suggested that the property manager
405 might just think all those people live there. Supervisor Wagner gave more examples of items that haven't been taken care
406 of. Supervisor Cisternas noted that she attends a lot of the HOA meetings, and they have over 120 open violations that
407 all need to be dealt with; while following stringent guidelines. Supervisor Wagner shared his understanding, noting that
408 he had been on an HOA board. Supervisor Cisternas detailed her involvement with the HOA. Chairwoman LaBarbera
409 expressed criticism over the perceived decision for the HOA to build a little house on Sedonia when the property manager
410 isn't on site long enough to drive the community every day.

411 Supervisor Cisternas issued a disclaimer, informing the Board that the house on the lot was an idea from a long time
412 ago and she has not at any point in time been a witness to a statement like that. She also noted that, at the time, the HOA's
413 idea was that the property manager could be on-site everyday if she had an office. The Board largely agreed that the
414 multicolored lights should only be on for the week of the holiday.

415 **IV. Administrative Items**

416 **A. Consideration for Approval – The Minutes of the Board of Supervisors of the Concord Station CCD Held**
417 **January 8, 2026**

418 Chairwoman LaBarbera stated Line 209 needed to be removed.

419 On a MOTION by Supervisor Wagner, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board
420 Approved the Minutes of the Board of Supervisors of the Concord Station CDD Held February 12, 2026, on the Condition
421 that Line 209 be Removed for the Concord Station Community Development District.

422 **B. Consideration for Approval – The Minutes of the Board of Supervisors of the Concord Station CDD Held**
423 **February 12, 2026**

424 Supervisor Berdeguez noted that line 155, the spelling of drought was incorrect.

425 On a MOTION by Supervisor Wagner, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board
426 Approved the Minutes of the Board of Supervisors of the Concord Station CDD Held February 12, 2026, on the Condition
427 that Line 155 be Revised for Correct Spelling for the Concord Station Community Development District.

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

429 On a MOTION by Supervisor Berdeguez, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board
430 Accepted the January 2026 Unaudited Financial Statements for the Concord Station Community Development District.

431 **D. Presentation for Ratification – Solitude Lake Management Agreement (Discussed earlier)**

432 **E. Presentation of Concord Estimates – Executed – Duke Energy**

433 Ms. Thibault advised that the process can be lengthy. She advised the Board that one of the items in the process is
434 that Duke will evaluate if any of the streetlight poles need to be pressure washed. If they do, they will advise as to
435 the cost. She noted that they are waiting on them for next steps.

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

437 No audience members were present.

438

EXHIBIT 10

[RETURN TO AGENDA](#)

From: [Marcela Cisternas](#)
To: [Patricia Thibault](#)
Subject: Fw: Buckinghamshire dr fence
Date: Wednesday, March 18, 2026 11:37:37 AM

Hi Patricia,

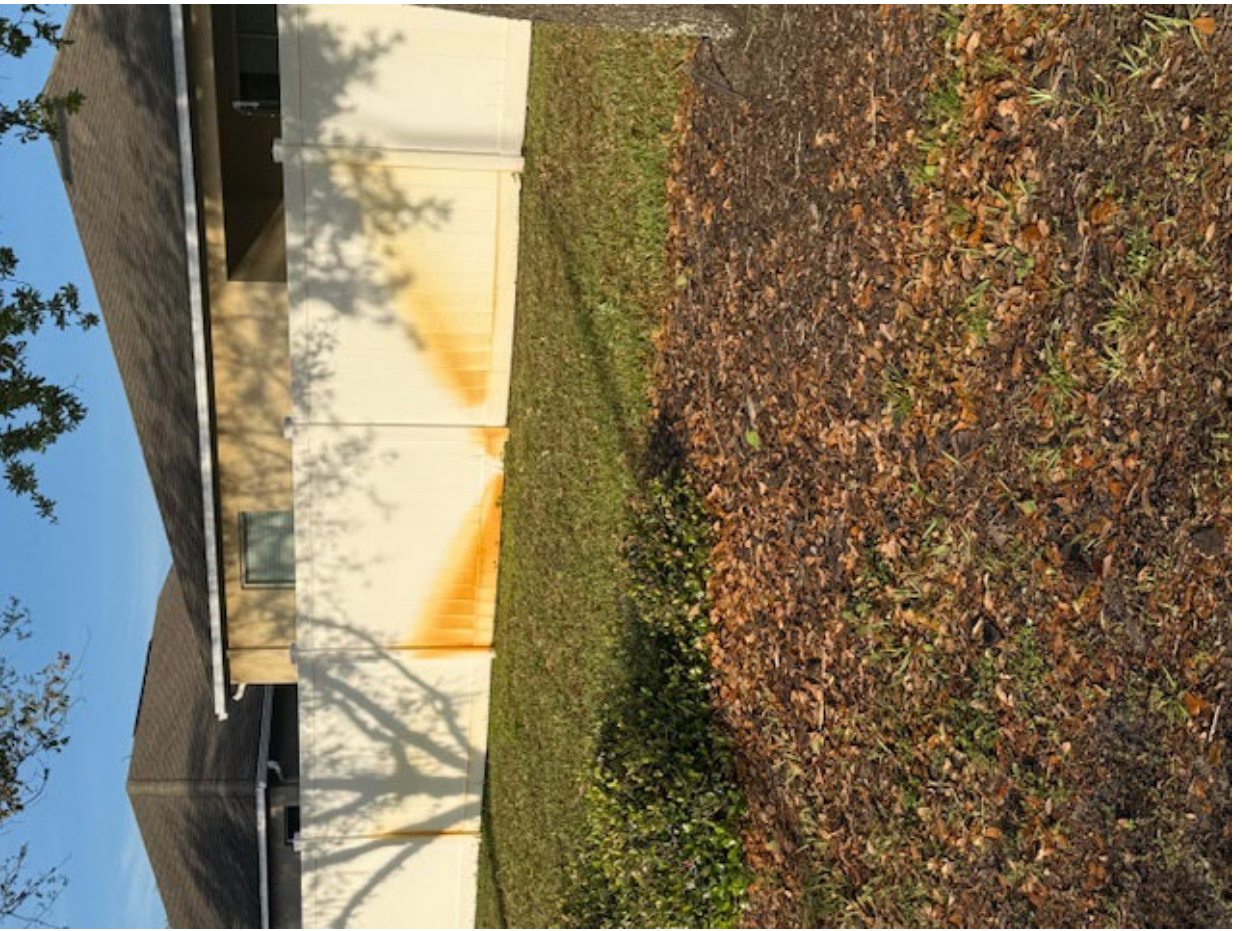
Can you please add to next month's agenda as a topic of discussion the fences along Buckinghamshire dr and include these pictures? I learned new information since our last meeting I would like to discuss with the board.

Thanks,
Marcela Cisternas

From: Marcela CisternasPena <marcetwins@verizon.net>
Sent: Wednesday, March 18, 2026 10:33 AM
To: Marcela Cisternas <seat5@concordstationcdd.com>
Subject: Buckinghamshire dr fence











Sent from my iPhone