

# CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT REGULAR MEETING

Thursday, May 14, 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](mailto:Patricia@havenmgt.com)*

- I. Call to Order / Roll Call**
- II. Audience Comments**
- 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. Presentation of No Power Map [EXHIBIT 3](#)
    - 3. Consideration to Approve Steadfast Irrigation Proposals
      - Timer #3 Wire Proposal Along Dunstable - \$1,593.04 [EXHIBIT 4](#)
      - Timer #3 Jack and Bore Proposal - \$3,938 [EXHIBIT 5](#)
      - Timer #3 Wire Proposal Along Mentmore - \$1,104.20 [EXHIBIT 6](#)
      - Timer #4 Buckingham Irrigation Repairs Original Proposal - \$2,470 [EXHIBIT 7](#)
      - Timer #4 Buckingham Irrigation Repairs Updated Proposal - \$1,440 [EXHIBIT 8](#)
      - Timer #5 Umberland Proposal - \$1,900.75 [EXHIBIT 9](#)
      - Timer #6 Chislehurst Irrigation Repairs Original Proposal-\$1,230 [EXHIBIT 10](#)

- Timer #6 Chislehurst Irrigation Repairs Updated Proposal - \$1,013.93 [EXHIBIT 11](#)
- Timer #7 Alexandra Lee Ct. Irrigation Repairs Original Proposal - \$1,050 [EXHIBIT 12](#)
- Timer #7 Alexandra Lee Ct. Irrigation Repairs Updated Proposal - \$927.36 [EXHIBIT 13](#)
- 4. Landscape Daily Logs *(to be distributed)* [EXHIBIT 14](#)
- D. Presentation of Team Deliverables [EXHIBIT 15](#)
- E. District Counsel – Kutak Rock
  - 1. Discussion of Waiver and Release of Liability (Bounce House) [EXHIBIT 16](#)
- F. Clubhouse and Amenity Manager
  - 1. Presentation of Amenity Center Report [EXHIBIT 17](#)
- G. District Manager
  - 1. Presentation of District Qualified Electors for Concord Station Community Development District – 3,077 [EXHIBIT 18](#)
  - 2. Discussion of Budget Workshop
- IV. Administrative Items**
  - A. Consideration for Acceptance – March, 2026 Unaudited Financial Statements [EXHIBIT 19](#)
  - B. Consideration for Approval - The Minutes of the Board of Supervisors of Concord Station CDD Held on March 12, 2026 [EXHIBIT 20](#)
  - C. Consideration for Approval - The Minutes of the Board of Supervisors of Concord Station CDD Held on April 09, 2026 [EXHIBIT 21](#)
- V. Audience Comments – New Business - *(limited to 3 minutes per individual)***
- VI. Supervisor’s Request**
- VII. Adjournment**

EXHIBIT 1

[RETURN TO AGENDA](#)

# SOLITUDE

LAKE MANAGEMENT



## Concord Station CDD Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2026-05-05

**Prepared for:**  
Concord Station CDD

**Prepared by:**

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

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Site: W1

Comments:

Normal growth observed

This site has some minor shoreline weeds but overall its doing well and beneficials are looking good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: W2

Comments:

Site looks good

Site looks great with a full perimeter of GSR.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: W3

Comments:

Site looks good

Site is looking good. Low water levels exposing the banks but beneficials are doing well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

## Site: W4

### Comments:

Site looks good

Site is doing well with GSR and a small group of spatterdock within it.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: W5

### Comments:

Site looks good

Shorelines are free of nuisance growth. Site overall is in good shape.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: W6

### Comments:

Normal growth observed

Site has very low water levels.  
Minor shoreline growth present.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: W7

### Comments:

Site looks good  
Site looks great. No notable concerns at this time.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: W8

### Comments:

Site looks good  
Aerators working well. No notable concerns for this site at this time.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: W9

### Comments:

Site looks good  
Site looks great. Some rock from flow structure has fell down on pond bank.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

Site: W10

Comments:

Site looks good  
Site has gone completely dry.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: W11

Comments:

Site looks good  
Very low water levels but site is full of beneficial GSR.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: W12

Comments:

Site looks good  
Site is in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: W13

Comments:

Site looks good

Site is looking well. Flow structure is cracked and erosion is present above of structure. Site shoreline is free of nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W14

Comments:

Site looks good

Overall site is looking well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W15

Comments:

Site looks good

Growth is being well maintained.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: W16

**Comments:**

Site looks good

Site is looking good and has no concerns at this time.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: W17

**Comments:**

Site looks good

Around site is free of growth to allow flow.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: W18

**Comments:**

Normal growth observed

Aerator working well during time of inspection. GSR is looking well. Minor weeds along shoreline.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site:** W20

**Comments:**

Site looks good

Site has a good perimeter of beneficials. Flow structure appear to be in good condition.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## Management Summary

This April we ended the month with warm weather and very little to no rain again. Water levels are continuing to get lower. We are keeping an eye out for the start of erosion or broken flow structures 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, erosion can occur. As well as monitoring the condition of the flow structures. The native plants within the sites are looking great with the warmer weather. We are looking forward to getting rain to see these water levels rise and the ponds fill up. Trash has still been an area of concern throughout the community, therefore trash pickup will still be our main priority. We have a great handle on the shoreline weeds and any nuisance growth throughout the community's ponds.

One area of concern this month would be site W13. The flow structure seems to have cracked and broke and erosion is present above the structure. Sites W8 and W18 aerators were on and working well during time of inspection.

As always, please reach out to me with any questions or concerns you may have- [emalina.robinson@solitudelake.com](mailto:emalina.robinson@solitudelake.com)

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
W1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
W2	Site looks good	Species non-specific	Routine maintenance next visit
W3	Site looks good	Species non-specific	Routine maintenance next visit
W4	Site looks good	Species non-specific	Routine maintenance next visit
W5	Site looks good	Species non-specific	Routine maintenance next visit
W6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
W7	Site looks good	Species non-specific	Routine maintenance next visit
W8	Site looks good	Species non-specific	Routine maintenance next visit
W9	Site looks good	Species non-specific	Routine maintenance next visit
W10	Site looks good	Species non-specific	Routine maintenance next visit
W11	Site looks good	Species non-specific	Routine maintenance next visit
W12	Site looks good	Species non-specific	Routine maintenance next visit
W13	Site looks good	Species non-specific	Routine maintenance next visit
W14	Site looks good	Species non-specific	Routine maintenance next visit
W15	Site looks good	Species non-specific	Routine maintenance next visit
W16	Site looks good	Species non-specific	Routine maintenance next visit
W17	Site looks good	Species non-specific	Routine maintenance next visit
W18	Normal growth observed	Shoreline weeds	Routine maintenance next visit
W20	Site looks good	Species non-specific	Routine maintenance next visit

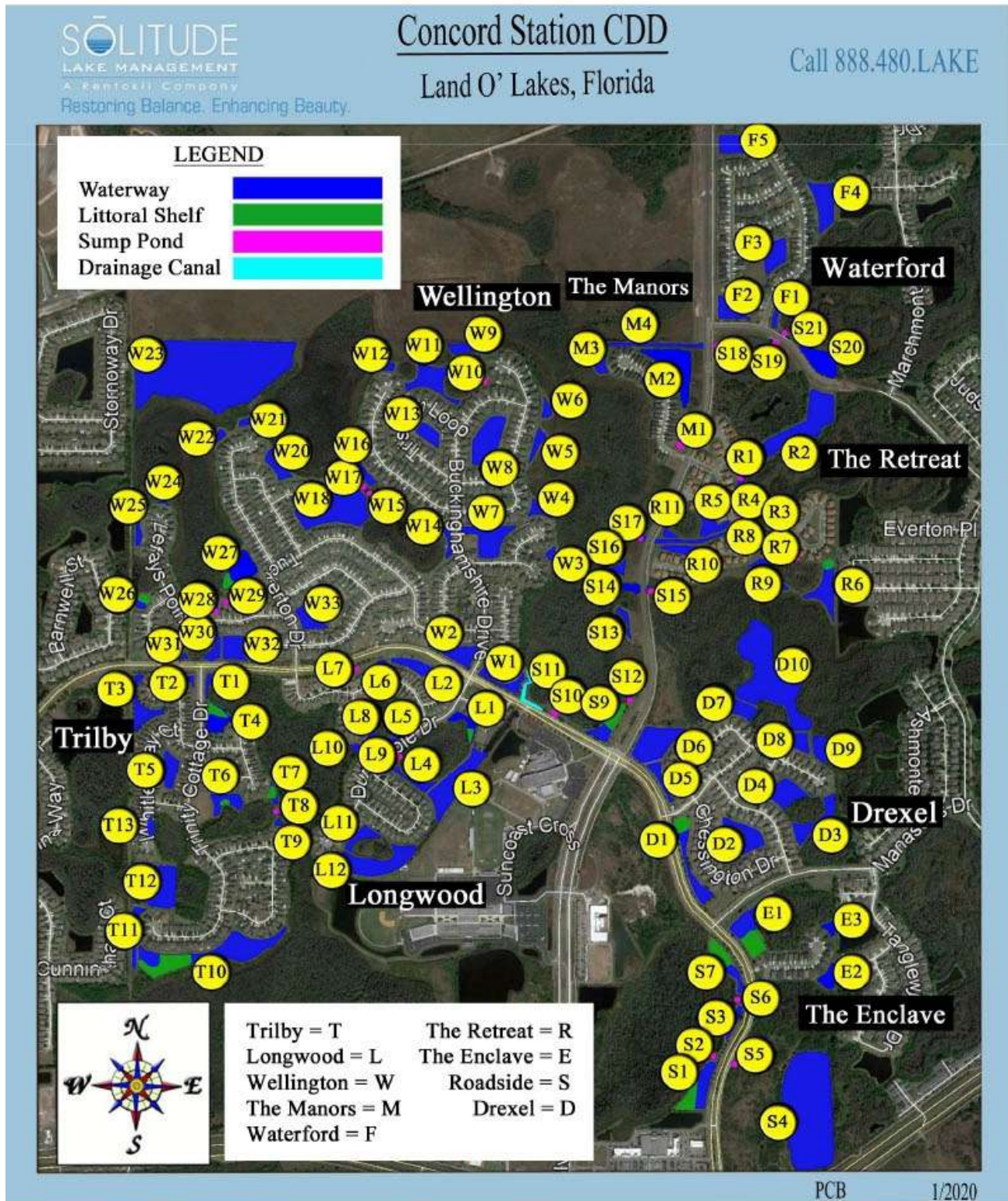


EXHIBIT 2

[RETURN TO AGENDA](#)



## Daily Logs List

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**Apr 6, 2026**

**Job:** SM1348 Concord Station CDD

**Title:** Aproved Work / Controller #3

**Added By:** Jeanette Cordero

**Log Notes:**

On site with Brian to troubleshoot irrigation system with multiple stations not operating from the controller and several active controller alarms.

Began wire tracking the 2 wire path and were able to follow the majority of the system wiring. Used the ICD-HP programmer to check decoder status. Decoders 1, 2 and 3 are responding properly with normal status. Decoder 4 and downstream decoders are not responding and no power detected. We inspected wiring between decoder #3 and #4 and located a splice box where the 2 wire path transitions and continues under the roadway. Loss of power occurs immediately after this splice. This indicates failure in the 2 wire path running beneath the road.

We installed a temporary above ground wire from one junction box to another across the roadway to bypass the damaged section. After installation it restored power to Decoders 4, 5, 6, and downstream devices and re-established communication across the affected portion of the system.

We replaced multiple improper/incorrect wire nut connections throughout decoder splices to ensure proper connectivity and prevent future issues. Documented several damaged valve boxes requiring replacement.

Repaired a mainline leak identified reported by management.

Primary failure is caused by a damaged 2 wire path beneath the roadway, resulting in loss of power to downstream decoders. Temporary wiring confirms that the remainder of the system is functional when proper continuity is restored.

Highly recommend installing new 2 wire path beneath roadway. Directional boring will be required to properly replace the damaged wire section. Replace damaged valve boxes during next visit.

Time spent: 8Hrs

Parts used:

38- DBRYS

**Tags:**

Approved Work

**Weather Conditions:**

Partly cloudy with showers

Mon, Apr 6, 2026, 12:00 AM



**84°F**

**66°F**

Wind: 9 mph

Humidity: 97%

Total Precip: 0.25"







## Daily Logs List

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**Apr 8, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** System Inspection & Findings (Post-  
Repair)

**Added By:** Jeanette Cordero

**Log Notes:**

Returned on site with Brian to restore water supply, reinstall temporary wire across roadway, and perform full irrigation system inspection following prior repairs.

Restored water supply by activating well system. Reinstalled temporary above ground wire to maintain communication across roadway and began full system operation and inspection.

Zone 2-(1) clogged nozzle (1) sprinkler head requires adjustment/straightening

Zone 3- (4) clogged nozzles

Zone 4- (8) drip line breaks. Valve leaking on main (inlet) side

Zone 5- Broken lateral line. Leaking ball valve

Zone 6- Zone not staying on. (1) broken bubbler.

Zone 9- Not operational. Valve location unknown.

Zone 10- Rotors require adjustment.

Zone 11- Zone not staying on. (1) broken swing pipe.

Zone 12- Valve was throttled down.

Zone 13- Zone not staying on

Zone 14- Zone not staying on

Zone 15- Zone not staying on. (5) drip breaks

Zones 16–20. Zones not staying on during operation

Zones that were “not staying on” were observed to activate briefly then cycle on/off repeatedly. We replaced multiple decoders associated with these zones. Decoders were replaced under warranty.

Decoder replacement stabilized operation and resolved cycling issue. We identified valves programmed with duplicate station numbers and will require correction (reprogramming and/or decoder replacement)

Identified two (2) sections of system with no power. Will require further wire tracing and may require new wire installation depending on findings.

The irrigation system shows signs of decoder failures, wiring inconsistencies, leaks, breaks and prior programming/setup errors (duplicate station assignments)

We need to replace remaining damaged valve boxes. Repair all identified irrigation issues (leaks, breaks, clogged nozzles, adjustments). Correct duplicate station numbering and reprogram decoders. Perform wire tracking on non powered sections and install new wiring as needed. Replace damaged components (bubblers, swing pipe, valves, etc.)

Due to the overall condition of the system and the number of issues identified, additional problems may arise as repairs continue.

Parts used:

2- 10" Round Valve Boxes/111BC

8- ICD Decoders-Under Warranty/

16- DBRYS/PT-DBRY-600-100

16- Wire Nuts/PT-WC1-BKWH-150

**Weather Conditions:**

Mostly cloudy with showers

Wed, Apr 8, 2026, 6:18 PM



**75°F**

**62°F**

Wind: 22 mph

Humidity: 96%

Total Precip: 0.08"







## Daily Logs List

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**Apr 9, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** Repair Completion & Remaining Work  
**Added By:** Jeanette Cordero

**Log Notes:**

Returned on site with Brian to complete repairs identified during prior inspection and continue system restoration.

We completed irrigation repairs previously identified during inspection, including leak repairs, drip system repairs, adjustment and replacement of damaged components and replaced multiple damaged valve boxes throughout the property.

Located a buried splice with improper connections. No waterproof connectors present and cut wires found exposed while removing a valve box to work on repair. We removed damaged wiring, installed proper waterproof connections, secured and restored splice integrity

The majority of irrigation system is now operational(while bypassing the bad wire under the road). System has been stabilized following repairs and corrections

Remaining work:

2 sections of the system remain without power. Will require wire tracing to locate faults. New wire installation may be required depending on findings

Multiple decoders identified with duplicate station numbers. Will require reprogramming to ensure proper station assignment and operation

We will return to site to perform wire tracking on non powered sections, repair or replace wiring as needed, reprogram decoders to correct addressing issues and verify full system operation after completion

Improper and exposed wiring connections found in the field indicate prior incomplete or incorrect repairs. While current issues have been addressed, additional faults may be present and should be expected as troubleshooting continues.

Parts used:

- 1- 6" sprinkler head / PROSONSI
- 2- 4" telescopic sprinkler head / 9071
- 1- nozzle / H15H
- 4- nozzles / H10H
- 1- nozzle / H8H
- 2- 1/2" threaded caps / 448-005
- 2- funny pipe couplings / SBCPLG
- 10- drip couplings / PLDCPL

1- bubbler / 1300AF  
1- 1/2" funny pipe male adapter / SBCPLG  
2- maxijet couplings / MJBBXB9  
4- 360 maxijet nozzles / MAR340W  
2- maxijets stake / MSBRRB  
1- 2" ball valve / E1310-20  
2- 1 1/2" male adapter / 436-015  
3- 2" couplings / 429-020  
1- 2" tee / 401-020  
2- 2" elbows / 406-020  
1- 1" coupling / 429-010  
1- 1" elbow / 406-010  
2- 2" x 1 1/2" reducer / 437-251  
1- 1 1/4" x 1" reducer / 437-168  
2- 1/2" couplings / 429-005  
1- 2" slipfix / NDS118-20  
1- ft 1/2" flex / 448-005  
1- ft 1" pipe  
2ft 2" pipe  
Teflon tape / 86021  
3- valve boxes /

Time spent: 8Hrs

**Tags:**

Approved Work

**Weather Conditions:**

Mostly cloudy with showers



**80°F**

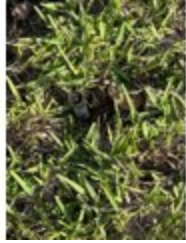
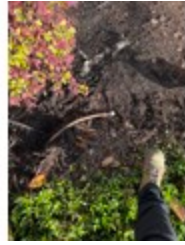
**64°F**

Wind: 17 mph

Humidity: 85%

Total Precip: 0.01"

Thu, Apr 9, 2026, 5:32 PM





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30435 Commerce Drive Unit 102, San Antonio, FL 33576  
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Fax: 813-501-1432

## Daily Logs List

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**Apr 23, 2026**

**Job:** SM1348 Concord Station CDD

**Title:** Mainline Repair

**Added By:** Jeanette Cordero

**Log Notes:**

On site with Brian to repair leak at mainline.

We cut the damaged section and rebuilt the mainline. Water remains off and will be restored.

\*UPDATE: Monday- 4/27/26

Restored water on all wells and everything looks good. Repair is backfilled and cleaned up.

Parts used:

1- 3" slipfix - NDS118-30

1- 3" elbow - 406-030

2- 3" couplings - 429-030

**Tags:**

Billable Work

**Weather Conditions:**

Partly cloudy with showers

Thu, Apr 23, 2026, 12:00 AM



83°F

59°F

Wind: 7 mph

Humidity: 92%

Total Precip: 0.06"

**Attachments:** 2





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## Daily Logs List

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**Apr 27, 2026**

**Job:** SM1348 Concord Station CDD

**Title:** Controller #1 Inspection

**Added By:** Jeanette Cordero

**Log Notes:**

Wet check completed.

Checked irrigation system and found 2 drip line breaks on zone 3 and made repairs.

Noticed electrical hazard near the monument of Trilby. Observed a electrical post close to a hedge with the conduit pipe damaged and wires exposed. (Picture is attached below)

Adjusted watering program per county request.

Start time: 12:00 AM

Run days: Thursday

Parts used:

4 drip couplings PLDCPL

1ft drip

**Weather Conditions:**

Partly cloudy with fog



**89°F**

**63°F**

Wind: 11 mph

Humidity: 100%

Total Precip: 0"

Mon, Apr 27, 2026, 11:32 AM







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## Daily Logs List

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Apr 17, 2026

**Job:** SM1348 Concord Station CDD  
**Title:** Service request- Timer #1 Well in OFF position

**Added By:** Chris Wright

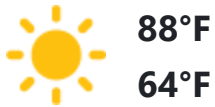
**Log Notes:**

On site with James to check the well for timer 1 is turned on, the backflow was turned off. We have turned it back on

**Weather Conditions:**

Mostly sunny

Fri, Apr 17, 2026, 2:09 PM



Wind: 7 mph  
Humidity: 93%  
Total Precip: 0"

**Attachments:** 2





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## Daily Logs List

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**Apr 27, 2026**

**Job:** SM1348 Concord Station CDD

**Title:** Controller #2 Inspection

**Added By:** Jeanette Cordero

**Log Notes:**

Wet check completed.

During my inspection i found and repaired the following:

Zone 1- 1 clogged nozzle. I cleaned the original filter and nozzle and it was not working properly. Replaced with a new nozzle & filter.

Zone 3- found the valve throttled down. When investigating the valve, I found the valve stuck opened. The valve box was full of dirt and after digging out the dirt I noticed 2 additional valves. I also found a leak on the mainline side of the valve manifold and 2 valves with cut wires. I manually tested the zones by the valve and one of them did the rotors on the exit side of Tuckerton Drive. I located a break in the backyard of 18298 Tatcham Court. I tested the other valve but was not able to locate what or where it irrigates. Yovani called Mark to let him know, he mentioned that he was aware of the break in the yard and to generate a proposal.

Zone 4- 1/2" lateral line break due to roots

**Parts used:**

1- nozzle (SS530) I cleaned the original filter and nozzle and it was not working properly. Replaced with a new nozzle & filter.

1- 1/2" tee (401-005)

1- 1/2" coupling (429-005)

1ft 1/2" flex pipe (KF-050)

**Weather Conditions:**

Partly cloudy with mist and fog

Mon, Apr 27, 2026, 8:21 PM



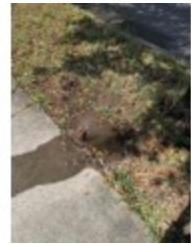
**86°F**

**66°F**

Wind: 12 mph

Humidity: 97%

Total Precip: 0"





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## Daily Logs List

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**Apr 16, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** Controller #3 Wiring Assessment  
**Added By:** Jeanette Cordero

**Log Notes:**

On site to troubleshoot irrigation system where multiple valves with decoders are not operating from the controller.

Observed that the 2 wire path in the affected valve box was short. Excavated valve box to properly access wiring and inspect for damage. Located abandoned wiring within the box and identified active wire path from controller with power present. I tested voltage using the programmer with an initial reading of 37V, however the voltage is fluctuating between 29V–37V.

Voltage fluctuation indicates compromised wiring, potential internal wire damage and possible high resistance within the wire path. Due to inconsistent voltage, the reliability of the existing wire is not acceptable for long term operation. Recommend replacing wire path from controller to affected valves rather than attempting localized repairs. This will prevent repeated failures and reduce need for ongoing troubleshooting.

Secondary Area (Wire Path After Decoders 19 & 20)

Investigated additional section with no power present. Testing confirmed failed/damaged wire path. Recommend replacing wiring for this section as well.

While tracking wiring near the small park, encountered third party landscaping personnel. They reported previous irrigation repairs and adjustments had been attempted but the system remains non functional. Also mentioned upcoming sod installation planned. Located valve boxes in park area and observed battery timers installed. Reported findings to management and per property management direction the park area irrigation is currently under HOA jurisdiction and no work is to be performed in this area at this time

Overall multiple wiring failures and inconsistencies present throughout the system. Existing wiring shows signs of prior modifications, abandoned wires and voltage instability.

**Weather Conditions:**

Mostly sunny



**84°F**

**58°F**

Wind: 6 mph  
Humidity: 95%  
Total Precip: 0"

Thu, Apr 16, 2026, 12:00 AM





## Daily Logs List

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**Apr 27, 2026**

**Job:** SM1348 Concord Station CDD

**Title:** Controller #4 Inspection

**Added By:** Jeanette Cordero

**Log Notes:**

Wet check completed.

Checked irrigation system and will need to return to finish repairs.

Zone 1&2- Not working from the controller.

Zone 4- Not working from the controller. Needs to be investigated.

Zone 5- Not working. Needs to be investigated.

Zone 3- Replaced 5 clogged rotors and adjusted all rotors. Rotors had sediment and debris from the water causing the inside filter to clog. Replacement was necessary.

Zone 6- Found the valve throttled down, valve is now open and working properly. Attempted reuse nozzles by cleaning them, however it was unsuccessful. I flushed the sprinkler heads before installing new nozzles.

Zone 7- Replaced 3 clogged rotors. Rotors had sediment and debris from the water causing the inside filter to clog. Replacement was necessary.

Zone 8 which runs bubblers has a leak under a large oak root.

Zone10- Found 1 broken rotor on. The top of the rotor was severely damaged.

Zone 11 has 4 broken rotors. Rotors were not rotating.

Zone 12 has 3 clogged nozzles. Attempted reuse nozzles by cleaning them, however it was unsuccessful. I flushed the sprinkler heads before installing new nozzles.

Small park area between Stombury and Buckinghamshire Dr. has 4 valves but only 2 are working. 1 valve is for drip but is disconnected and the other valve is connected but it doesn't run. Plant bed at park is getting good coverage from rotors.

Parts used:

13- 4" rotors PGP0430

10- SS530 nozzles / attempted cleaning and reusing and had to flush the line and replace.

4- H10Q nozzles // attempted cleaning and reusing and had to flush the line and replace.

**Tags:**

Billable Work

**Weather Conditions:**

Partly cloudy

 **92°F**  
**71°F**

Wind: 12 mph  
Humidity: 88%  
Total Precip: 0"

Mon, Apr 27, 2026, 9:33 PM

**Attachments:** 24





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## Daily Logs List

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**Apr 28, 2026**

**Job:** SM1348 Concord Station CDD

**Title:** Finish Repairs At Controller 4

**Added By:** Jeanette Cordero

**Log Notes:**

I successfully completed the repairs on controller 4.

Troubleshooted zone 4 & 5 and found that the solenoid for station 4 had damaged conductors, I replaced the solenoid and zone 4 is now operational. Zone 5 is working properly but the drip is compromised by roots from oak trees and the water barely flowing through the drip.

I attempted to troubleshoot the valves that has battery timers on but I was unable due to the presence of carpenter ants. Kevin sprayed the ants with chemicals but it will take time for them to dissipate and leave so I can test the wires and see if I can restore the communication.

Parts Used: (Controller #4)

1- Hunter AC Solenoid 606800

2- Wire Nuts PT-WC1-BKWH-150

**Tags:**

Billable Work

**Weather Conditions:**

Mostly sunny

Tue, Apr 28, 2026, 12:00 AM



**86°F**

**66°F**

Wind: 6 mph

Humidity: 92%

Total Precip: 0"











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## Daily Logs List

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**Apr 28, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** Wet Check Controller #5- Part 1  
**Added By:** Jeanette Cordero

**Log Notes:**

Wet check not completed.

Started wet check and stopped at zone 7. A lot of the rotors that I found broken are in areas where vehicles are driven over and parked to pick up kids from school. A lot of the rotors don't seem to have been inspected, adjusted or serviced prior to my inspection. Most of these rotors will need to be replaced. The valves that are stuck opened, the diaphragm is sticking to the bonnet or pinched between the valve and will need to be replaced for that zone to have full function.

Zone 1- found 2 broken rotors, 3 clogged rotors and 2 rotors need to be straightened.

Zone 2- found 1 rotor not rotating, 2 rotors needs to be straightened and the valve for this zone is stuck open.

Zone 3- solenoid is not working for this zone and has a leak on the outgoing pipe of the valve.

Zone 4- found 10 clogged rotors and the valve was throttled down.

Zone 5- valve is stuck open and the decoder is not working.

Zone 6- valve is stuck open and couldn't locate what it does.

Zone 7- valve is stuck open, found 1 broken sprinkler head and 3 clogged nozzles.

Will return to complete wet check.

**Weather Conditions:**

Mostly sunny

Tue, Apr 28, 2026, 12:00 AM



**86°F**

**66°F**

Wind: 6 mph

Humidity: 92%

Total Precip: 0"





## Daily Logs List

---

**May 6, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** Timer #5- Umlerland Wet Check &  
Repair Report  
**Added By:** Jeanette Cordero

**Log Notes:**

Performed irrigation wet check, system inspection, troubleshooting, zone mapping and repairs throughout property. Wet check was completed progressively over multiple visits due to the number of issues identified within the irrigation system.

Many sprinklers and rotor heads throughout the property appear to have gone extended periods without inspection, adjustment, or maintenance. Multiple rotor heads were found damaged in areas where vehicles regularly drive and park during school pickup activities. Several valves were found stuck open due to failed diaphragms sticking to or becoming pinched within the valve bonnet assembly. Multiple valve boxes were found in poor condition and containing excessive ant activity.

- Zone 1- 2 broken rotors( traffic/vehicle damage), 3 clogged rotors (sediment/debris in water) and 2 rotors required straightening.
- Zone 2- 1 rotor not rotating ( internal gears wear and tear) 2 rotors required straightening and the valve is stuck open (Rainbird 150-PGA)
- Zone 3- Solenoid not functioning (Rainbird RPKSOLENOI) Leak on outlet side of valve.
- Zone 4- 10 clogged rotors (sediment/debris in water). Found valve throttled down.
- Zone 5- Valve stuck open (Rainbird 150-PGA) Decoder not functioning (Hunter EZ)
- Zone 6- Valve stuck open( Rainbird 150PESB) Unable to identify irrigation area served by this zone.
- Zone 7- Valve stuck open (Rainbird 150-PGA) 1 broken sprinkler head (traffic/vehicle damage) and 3 clogged nozzles (sediment/debris in water).
- Zone 8- Not operating from controller. Valve stuck open (Rainbird 150-PGA)
- Zone 9- Valve stuck open (Rainbird 150-PGA)
- Zone 10- Decoder not responding to controller. Decoder requires replacement.
- Zone 12- Unable to locate valve.
- Zone 13- Unable to locate valve
- Zone 15- Valve stuck open (Rainbird 150-PGA)
- Zone 16- 1 drip break, 1 cut swing pipe and 1 abandoned maxijet connection. (maintenance damage)
- Zone 20- 7 drip breaks (maintenance damage)
- Zone 21- 4 broken rotors(maintenance damage) and 2 clogged rotors (sediment/debris in water).
- Zone 24- Zone not operating
- Zone 25- Zone not operating
- Zone 26- 13 clogged nozzles (sediment/debris in water)
- Zone 27- Rotors leaking from base while zone is operating(maintenance damage)
- Zones 30&32- Valves throttled down. Valve boxes heavily infested with carpenter ants.
- Zone 31- "ERR" displayed at controller during operation. (Faulty decoder)
- Zone 34- 2 broken rotors (maintenance damage). Valve boxes require cleaning.
- Zone 35- Ball valve closed. Mainline leak identified and repaired during visit.

Repaired all identified irrigation issues during inspection, including broken rotors, drip leaks, mainline leak at zone 35, clogged nozzles( replacement was necessary due to heavy dirt/debris ), irrigation adjustments and cleaning. Cleaned and corrected multiple valve box conditions as accessible. System showed signs of long term deferred maintenance, mechanical valve failures, heavy debris and insect intrusion, traffic related sprinkler damage, decoder and controller communication issues. Due to the overall condition of the system and the number of mechanical failures observed, additional repairs may become necessary as restoration efforts continue.

Parts used:

- 26- Rotors PGP0430
- 1- 6" sprinkler head PROSONSI
- 9-H10H
- 7- H12Q
- 8- PLDCPL
- 1- SBCPLG
- 1-MLBLRG
- 1- 447-020

**Weather Conditions:**

Partly cloudy

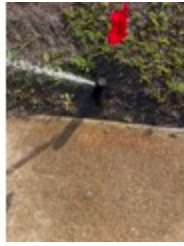


Wind: 6 mph  
Humidity: 85%  
Total Precip: 0"

Wed, May 6, 2026, 6:50 PM











Printed: May 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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May 4, 2026

**Job:** SM1348 Concord Station CDD  
**Title:** Continuation Wet Check Controller 5-  
Part 2

**Added By:** Jeanette Cordero

**Log Notes:**

On site to continue wet check.

Continued wet check from zone 7 to zone 25.

During my inspection I found the following issues:

- Zone 8 -not working from controller. The valve is stuck open
- Zone 9- valve is stuck open
- Zone 10- decoder needs to be replaced, not responding to the controller.
- Zone 12- unable to locate valve
- Zone 13- unable to locate valve
- Zone 15- valve is stuck open
- Zone 16- 1 drip brake- 1 funny pipe cut- 1 abandoned maxijet connection.
- Zone 20- 7 drip brakes
- Zone 21 6 broken rotors

Will need to return to continue wet check and finish repairs.

**Weather Conditions:**

Partly cloudy with showers

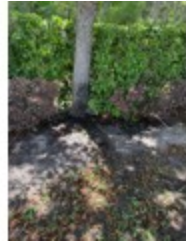
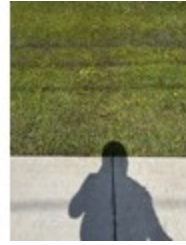


85°F

59°F

Wind: 7 mph  
Humidity: 90%  
Total Precip: 0"

Mon, May 4, 2026, 5:01 PM







Printed: May 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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**Apr 22, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** Umberland Controller Mapping  
**Added By:** Jeanette Cordero

**Log Notes:**

On site to map irrigation system associated with controller located at Umberland and perform initial system corrections.

Located valve boxes throughout the area and mapped valve locations using Google Maps. Identified and labeled majority of decoder addresses (some remain unidentified).

Found multiple valve boxes without lids, several decoders found without identification numbers, numerous splice connections with standard (non waterproof) wire nuts, no gel caps and visible corrosion. Identified 2 mainline leaks within the system.

I repaired multiple wiring connections, removed corroded/incorrect splices, installed proper, secure connections and shut down well system to stop water flow and prevent further damage from leaks.

Exposed leak next to sidewalk of Lake Patience. Identified failure at slip fix connection on 3" mainline pipe. Cut mainline to allow drainage and secured area with caution tape for return repair.

Leak at Sunlake Blvd near valve #35

Excavated area of leak and found 2 adjacent pipes. 2" mainline and 1" lateral. I was unable to determine exact leak source due to water being shut off. Area left exposed for further inspection once water is restored.

System shows signs of improper/previous repairs (non-waterproof splices, missing lids). Lack of maintenance and multiple infrastructure issues (mainline leaks, wiring inconsistencies)

I will return to site to complete repair of Leak #1 (3" slip-fix). Restore water supply and identify exact location of Leak #2.

Due to the condition of the system and presence of prior improper repairs, additional issues may be discovered during ongoing work.

**Tags:**

Yovani, Yovani , yovani cordero

**Weather Conditions:**

Partly cloudy

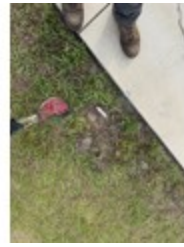
Wed, Apr 22, 2026, 12:00 AM



**79°F**

**56°F**

Wind: 10 mph  
Humidity: 91%  
Total Precip: 0"





Printed: May 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

Apr 16, 2026

**Job:** SM1348 Concord Station CDD  
**Title:** Check irrigation for small park at  
Umberland Pl.  
**Added By:** Jeanette Cordero

**Log Notes:**

Upon arrival, observed that the well system was off. Activated the well to restore water supply and proceeded with irrigation diagnostics.

Performed wire tracing and located a valve box serving the park area containing decoder #41 and decoder #42. Observed one valve being physically pinched by the valve box border, dug the box out and relocated for proper positioning.

Station 41 is operating properly. Controls drip irrigation for plant beds. Located exposed drip, stapled and covered the line with mulch. Station 42 initially non operational. Replaced faulty decoder and irrigation is restored and operating. Station controls sprinklers near sidewalk.

Identified additional rotor heads in the area that are not operating from either station 41 or 42. Observed 2 wire path continuing from the valve box toward a fenced residential backyard area. Further wire tracing will be required to confirm valve locations and system layout in that direction.

Checked controller programming and found that park stations were not assigned to any active programs. Assigned Stations 41 and 42 to Program D. Set to run twice per week

Continued wire tracing through multiple junction boxes leading toward the monument area at Lake Patience Road. Identified a mainline leak at the monument. Leak was reported to supervisor for further action.

Additional zones/valves may exist but are currently unidentified. System layout extends beyond current accessible areas and requires further tracing.

**Weather Conditions:**

Mostly sunny

Thu, Apr 16, 2026, 12:00 AM



84°F

58°F

Wind: 6 mph

Humidity: 95%

Total Precip: 0"





Printed: May 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

**Apr 16, 2026**

**Job:** SM1348 Concord Station CDD  
**Title:** Check irrigation for small park at  
Umberland Pl.  
**Added By:** Jeanette Cordero

**Log Notes:**

Upon arrival, observed that the well system was off. Activated the well to restore water supply and proceeded with irrigation diagnostics.

Performed wire tracing and located a valve box serving the park area containing decoder #41 and decoder #42. Observed one valve being physically pinched by the valve box border, dug the box out and relocated for proper positioning.

Station 41 is operating properly. Controls drip irrigation for plant beds. Located exposed drip, stapled and covered the line with mulch. Station 42 initially non operational. Replaced faulty decoder and irrigation is restored and operating. Station controls sprinklers near sidewalk.

Identified additional rotor heads in the area that are not operating from either station 41 or 42. Observed 2 wire path continuing from the valve box toward a fenced residential backyard area. Further wire tracing will be required to confirm valve locations and system layout in that direction.

Checked controller programming and found that park stations were not assigned to any active programs. Assigned Stations 41 and 42 to Program D. Set to run twice per week

Continued wire tracing through multiple junction boxes leading toward the monument area at Lake Patience Road. Identified a mainline leak at the monument. Leak was reported to supervisor for further action.

Additional zones/valves may exist but are currently unidentified. System layout extends beyond current accessible areas and requires further tracing.

**Weather Conditions:**

Mostly sunny

Thu, Apr 16, 2026, 12:00 AM



**84°F**

**58°F**

Wind: 6 mph

Humidity: 95%

Total Precip: 0"



EXHIBIT 3

[RETURN TO AGENDA](#)

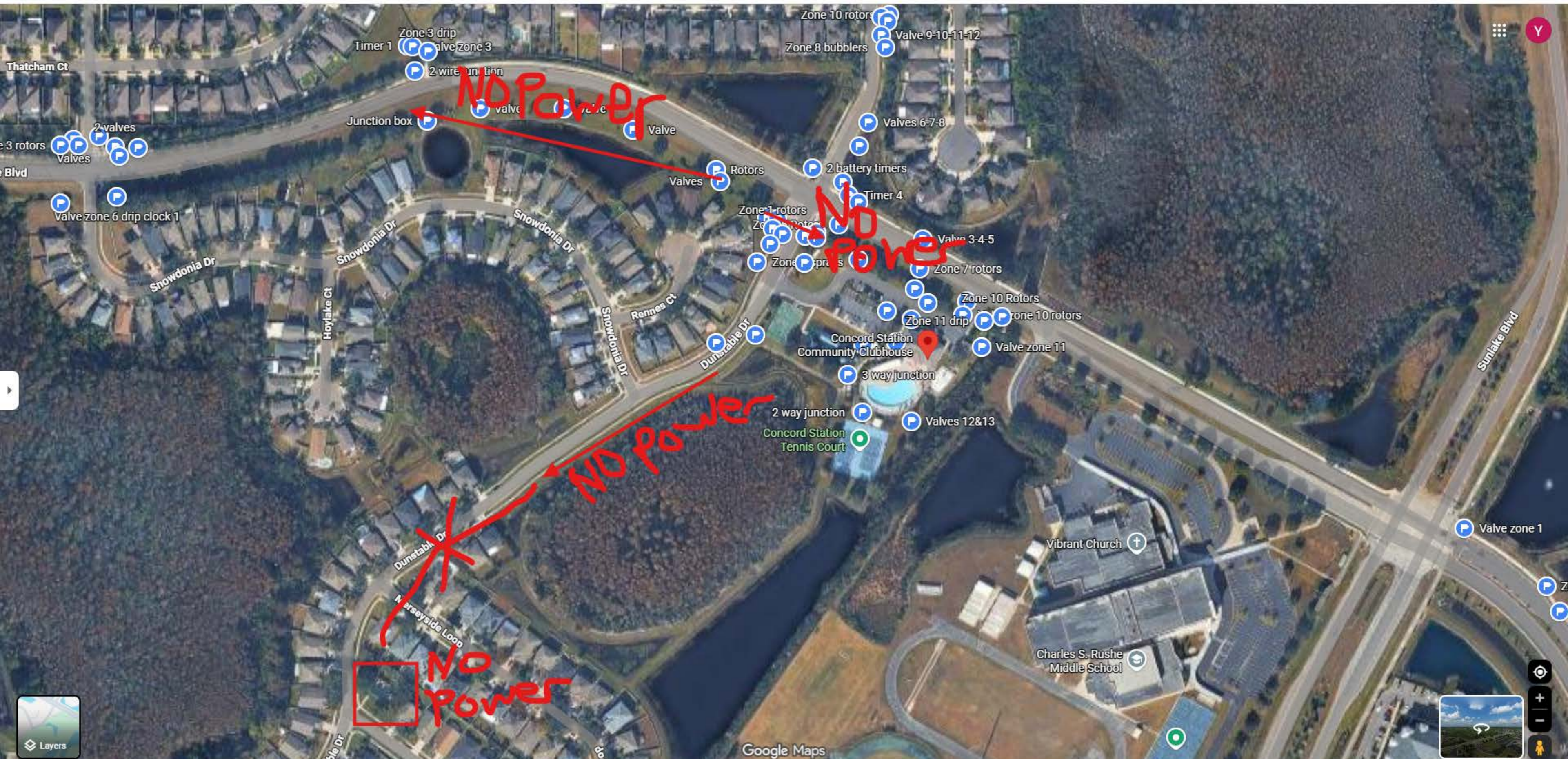


EXHIBIT 4  
RETURN TO AGENDA



# Estimate

**Date** 5/6/2026 **Estimate #** EST-SCA3987

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

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

Description	Cost
This proposal is to run new wire from zone 19/20 on Dunstable down toward the open mainline that has no power. The 2 valves will also need a decoder as there was never decoders on the wire path or in the box.	0.00
Approx 330ft of 2-wire	264.00
Approx 330ft of 1/2" pvc to run 2-wire through for protection	75.90
2- ICD100 Decoders	293.14
Irrigation Labor for 2 technicians @ \$60.00 each to hand trench and install 1/2" pipe and wire. EST 8hrs each (max)	960.00

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

**Total** \$1,593.04

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

Zone 19/20 Valves



Valves with no decoder



3336

3332

3328

18528

18524

18520

EXHIBIT 5

[RETURN TO AGENDA](#)



# Estimate

**Date** 5/6/2026 **Estimate #** EST-SCA3985

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

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

Description	Cost
This proposal is to jack and bore across Dunstable to run new 2-wire under the ground to get all zones operational from the timer for the clubhouse.  The bore company will reach out to Sunshine 811 to get locates before boring.  Boring will damage some sod and/or plant material, a place holder will be added	0.00
F & I Directional Bore ONLY(wire not included) 1- 2" HDPE SDR 13.5 Grey Pipe	2,875.00
Place holder for sod replacement from bore work- \$500.00 not included in final price	0.00
Installation of new 2-Wire	80.00
Run new wire from timer to the first junction box and under the road to second junction box to reconnect and have all zones for the clubhouse operational. Approx. 100ft of 2-wire	
Approx. 100ft of 1" pipe to trench in from the controller which is our starting point to the second junction, our ending point	23.00
Irrigation Labor for 2 technicians @ \$60.00 each to hand trench and install 1" pipe and wire from the timer to the first junction. EST 8hrs each (max)	960.00

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

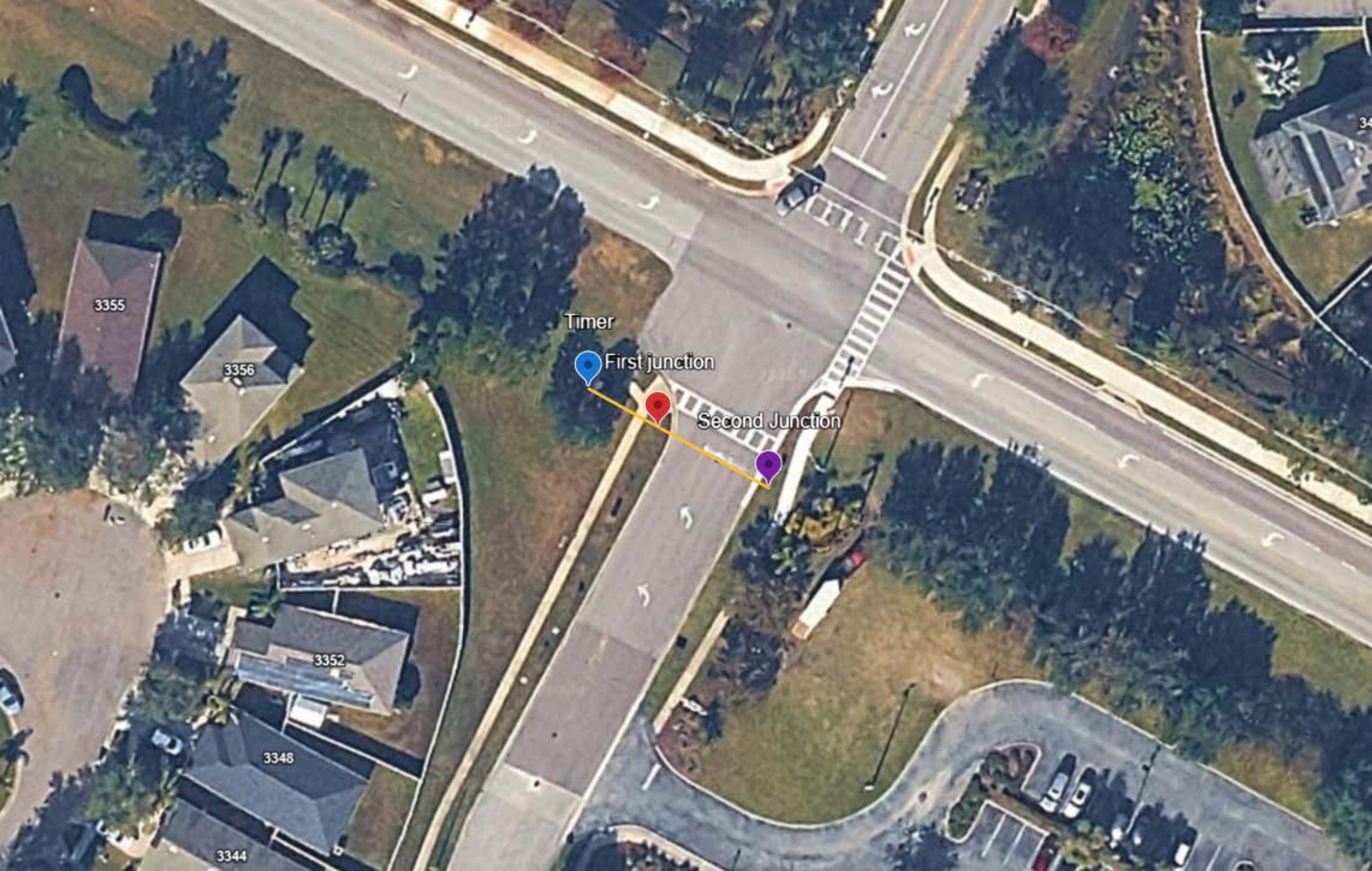
**Total** \$3,938.00

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



3355

3356

3352

3348

3344

Timer

First junction

Second Junction

EXHIBIT 6

[RETURN TO AGENDA](#)



# Estimate

**Date** 5/6/2026 **Estimate #** EST-SCA3986

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

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

Description	Cost
This proposal is to run new wire from the timer down to the first set of valves and this will allow the additional valves that were located during our investigation to become operational from the timer.	0.00
Approx 140ft of 2-wire	112.00
Approx 140ft of 1/2" pvc pipe to run new 2-wire through for protection	32.20
Irrigation Labor for 2 technicians @ \$60.00 each to hand trench and install 1/2" pipe and wire. EST 8hrs each (max)	960.00

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

<b>Total</b>	\$1,104.20
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

First set of valves



Timer



3353

3355

3356

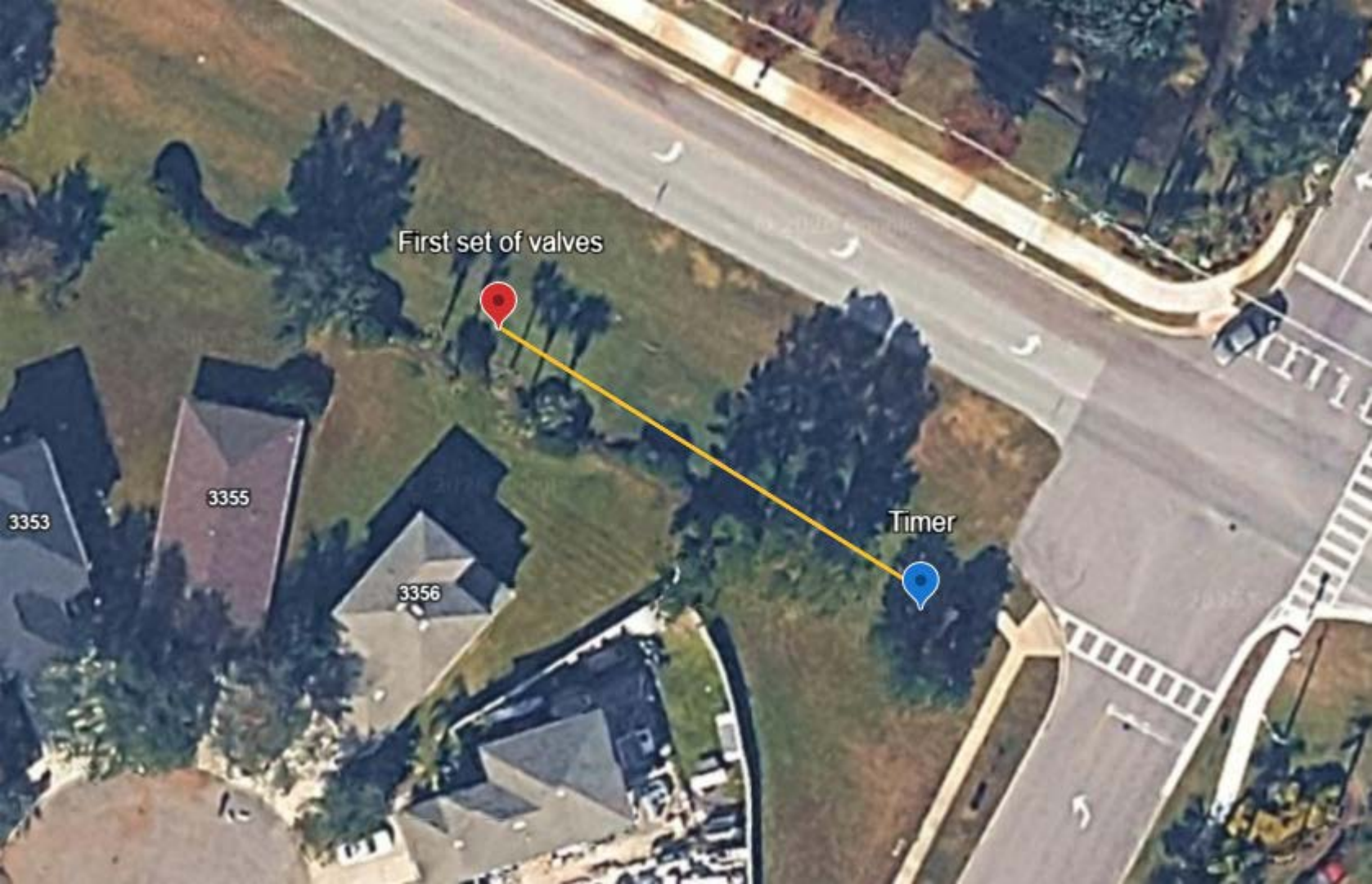


EXHIBIT 7

[RETURN TO AGENDA](#)



# Estimate

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

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

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

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

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

**Total** \$2,470.00

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 8

[RETURN TO AGENDA](#)



# Estimate

Date 5/6/2026 Estimate # EST-SCA3982

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

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

Description	Cost
Timer #4- Buckingham Drive- UPDATED PROPOSAL AFTER APRIL INSPECTION  Items that still need to be addressed:  Zones 1, 2, 4, & 5 are still not working from the controller and it will need to be investigated further & wire tracked to determine what the cause is. Once we locate the valve and investigate the valve, at that point is when we will know if the valve will need to be replaced and if it will be operational with the controller and a proposal will be generated at that time for these findings.  There are still 2 valves on the exit side that were from the last proposal that needed to be investigated. The 2 valves could be two of the zones above but we aren't sure as it has battery timers and no communication device hooked up to the wire path.	0.00
Irrigation Labor- 1 technician @ \$60hr for 1-1/2 (8hr) day to wire track	1,440.00

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

**Total**

\$1,440.00

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 9

[RETURN TO AGENDA](#)



# Estimate

Date 5/6/2026 Estimate # EST-SCA3995

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

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

Description	Cost
This proposal is to address these issues below that our technician found during their inspection:  Zone 2- valve is stuck open (Rainbird 150-PGA) Zone 3- Solenoid not functioning (Rainbird RPKSOLENOI) Leak on outlet side of valve. Zone 5- Valve stuck open (Rainbird 150-PGA) Decoder not functioning (Hunter EZ) Zone 6- Valve stuck open( Rainbird 150PESB) Unable to identify irrigation area served by this zone. Zone 7- Valve stuck open (Rainbird 150-PGA) Zone 8- Not operating from controller. Valve stuck open (Rainbird 150-PGA) Zone 9- Valve stuck open (Rainbird 150-PGA) Zone 10- Decoder not responding to controller. Decoder requires replacement. (Hunter EZ) Zone 12- Unable to locate valve. Zone 13- Unable to locate valve Zone 15- Valve stuck open (Rainbird 150-PGA) Zone 24- Zone not operating Zone 25- Zone not operating Zone 31- "ERR" displayed at controller during operation. (Faulty decoder- Hunter EZ)  System showed signs of long term deferred maintenance, mechanical valve failures, heavy debris and insect intrusion, traffic related sprinkler damage, decoder and controller communication issues. Due to the overall condition of the system and the number of mechanical failures observed, additional repairs may become necessary as restoration efforts continue.	0.00
Rainbird 150-PGA Valve	642.18
Rainbird 150PESB Valve	209.12
Rainbird RPKSOLENOI Solenoid	38.33
Hunter EZ Decoder	231.12
Labor to wire track zones 12 & 13 and investigate why zone 24 & 25 are not operational 1 tech @ \$60.00hr for 5	300.00
Labor to make all repairs and replacements 1 tech@ \$60.00hr for 8hr	480.00

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

**Total** \$1,900.75

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 10

[RETURN TO AGENDA](#)



# Estimate

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

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

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

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

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

<b>Total</b>	\$1,230.00
--------------	------------

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 11

[RETURN TO AGENDA](#)



# Estimate

Date 5/6/2026 Estimate # EST-SCA3983

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

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

Description	Cost
Timer #6- Chislehurst Drive- UPDATED PROPOSAL SINCE APRIL INSPECTION  After inspecting this timer and addressing the issues that the board had questions on, there are still a few items that will need to be addressed to have the timer fully operational. Our technician took care of all of the clogged or damaged rotors, nozzles, & minor issues.  Issues that still need to be addressed as a proposal: Zone 1- Missing the valve bonnet(top)- still needs a replacement Zone 13- is a stuck valve- still needs to be replaced Zone 6- valve not working properly, solenoid activates but does not allow water to flow.- Tech checked it out again, but the valve needs to be replaced. (1) valve needs a decoder added. Technician located the valve and manually turned it on and it does bubble but a decoder will need to be placed on the valve.	0.00
Irrigation Labor 1 technician @ \$60hr for 1 (8hr) to complete all repairs listed above.	240.00
Irrigation Parts replace 3 valves & add a decoder for the 1 zone that is missing it	773.93

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

**Total** \$1,013.93

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 12

[RETURN TO AGENDA](#)



# Estimate

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

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

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

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

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

<b>Total</b>	\$1,050.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 13

[RETURN TO AGENDA](#)



# Estimate

**Date** 5/6/2026 **Estimate #** EST-SCA3984

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

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

Description	Cost
Timer #7- Alexandra Lee Ct.- UPDATED PROPOSAL SINCE APRIL INSPECTION  After inspecting this timer and addressing the issues that the board had questions on, there are still a few items that will need to be addressed to have the timer fully operational. Our technician took care of all of the clogged or damaged rotors, nozzles, lateral line breaks & minor issues.  Issues that still need to be addressed as a proposal: Zone 1 & 2- valves are stuck closed- still need to replace valves Zones 3- valve not operational, solenoid activates but not water flow- still needs to be replaced Zone 9- still need to wire track to locate valve	0.00
Irrigation Labor 1 technician @ \$60hr for 5hr to make all necessary repairs above.	300.00
Irrigation Parts not to exceed amount to replace 3 valves	627.36

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

<b>Total</b>	\$927.36
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**I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.**

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

EXHIBIT 14

[RETURN TO AGENDA](#)

EXHIBIT 15

[RETURN TO AGENDA](#)

SEQ	Date Assigned	DELIVERABLE	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	STATUS
1	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
2	03.12.2026	ADS Erosion Project	Greg	COMPLETED	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 project is complete and final walk thru is scheduled for the week of the 5th
3	03.12.2026	Site D4 and S3	Greg	COMPLETED	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 . 4.9.26 Update: D4 and S3 Completed
4	4.9.26	Pond Erosion	Greg	5.17.26	F5,F1,F2 erosion and M2, M3 Flow Structure	Greg to review and advance with any necessary proposals
5	03.12.2026	ADS Erosion - S9	Greg	COMPLETED	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 4.9.26 Update: S9 completed
6	01.08.26	Seal coating clubhouse parking lot and pothole repair	Greg	2.12.26	is nailed down. Project needs to be separated by individual line item	This project is on hold 4.9.26 Update: NTE \$12,000 with Westshore Paving, get it done before summer break if possible . Contract sent to Westshore for expedient completion as obtained by Mark
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	02.12.2026	Erosion & Financial Impact	Greg/PCT	03.12.2026	Greg to work on estimates for pond erosion for FY 2027 budget . Send contract to ADS. 4.9.26: Budget is \$75,000 PCT to bring to budget	Place on the budget \$75,000
9	01.08.26	Ownership of parcels at Mentmore and Sun Lake	Kutak	COMPLETED	Located outside of the ROW on CDD property, need to make sure the CDD should be paying as the CDD is paying	Reviewed dedications and service agreements with Duke Energy. Based on information available, it appears District is responsible for lights.
10	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
11	02.12.26	USA Fence case	Kutak	COMPLETED	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
12	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
13	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	Kyle is awaiting additional communication from the HOA
14	03.12.2026	Anchor Stone Contract	Kutak	04.12.2026	Kutak & Chairwoman to work on finalizing any amounts due for Anchor Stone	Letter was sent on 03.18 and no response has been received
15	4.9.26	Bounce House Waiver	Kutak	5.17.26	Send liability waiver, utilizing bracelets, parents must approve	05-06-2026 Liability Waiver Drafted
16	01.08.26	Security cameras update	Mark	COMPLETED	Need to get revised contract . Need to get a revised scope	Last four cameras were installed on May 4, 2026.
17	02.12.2026	Stronger magnetic clasp with ECS	Mark	In progress	Maybe get several magnets on a door. PC to send Mark a pamphlet	4-21-2026: Executed mag lock proposals were advanced and ECS is advancing.
18	02.12.2026	Spring Event & Business Expo	Mark	COMPLETED	Spring event and business expo	Completed. Working on Summer Event.

19	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
20	02.12.2026	Signage Repair Efforts	Mark	Ongoing	Straightening of signage in the District	Continued efforts by the team as schedule allows
21	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	4-21-2026: Steadfast replaced 10 of the decoders that Redtree had installed on the control valves at the Clubhouse as according to Steadfast they were not communicating with the controller. Additionally Steadfast promulgated that there is no communications (wiring) between the controller and all the control valves at the Clubhouse. Trenching and boring will be required to run conduit and wiring from the control box to the control valves decoders.
22	02.12.2026	Straightening signs	Mark	ONGOING	Juan is on the process of straightening signs. Ongoing Project	In progress
23	02.12.026	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.
24	03.12.2026	Pump in Waterford	Mark	COMPLETED	Pump in Waterford has gone down 2x. Mark is looking to see what makes it go off	4-21-2026: Pump has not shut-off since the last reset, several weeks ago.
25	04.09.2026	Buckingham Drive Fence	Mark	5.17.26	Mark to look at, can Suncoast clean	5-6-2026: Stains seem to be able to be partially removed with detergent and scrubbing.
26	4.9.26	Lights	Mark	Completed	Signs different colors, Mark call Blue Wave	4-21-2026: Signs are all the same color.
27	4.9.26	Fishing Signs	Mark	5.17.26	Signs need to match guidelines	Reviewing guidelines.
28	02.12.2026	Additional Light - Outdoor Play Area	Mark	03.12.2026	Get proposals for outdoor lights at the playground area	Looking into options.
29	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 benches at the 2 tuckerton meadows and	Completed.
30	02.12.26	Vision List	Mark/PCT	3.12.26	lights at the playground. PCT to post to the website ASAP and give FINANCE the revised budget ASAP. Mark to get with	Revised budget given to finance on 02.13.2026. Working with Mark on cost estimates
31	4.9.26	Budget	Mark/PCT	COMPLETED	Mark to provide additional capital projects, send list asap to Mark for input from the yellow area on the distributed task list from Mark for both 3% and 5% for assessment increases	4-21-2026: \$42,710 for projects, plus in additional \$45,000 for pool furniture=\$87,710.00 05.07.2026 Mark has compiled and items will be incorporated at the FY2027 budget presentation
32	01.08.26	Suncoast Pool Service	PCT	COMPLETED	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 asking to Justine on 03.12, 03.24, and 03.30. Justine sent the COI for 01.24 - 08.25.25 on 04.06.26. Emails sent asking Justine for the COI from 07.15.25 on 04.06.26 and 04.10.2026. Email sent to Justine asking for the COI from 07.15.25 - 08.15.25 on 04.13.26. Justine advised she had no further update and email was sent to Counsel on 04.13 for advice on the matter. 05.07.2026 Insurance agent has confirmed she does not have. Relay to counsel

33	01.08.26	Agenda package	PCT	ONGOING	Landscape maintenance report/ Steadfast Irrigation Reports to be included in agenda package each month. Thus us a carryforward for every month. Follow up with district counsel on red line version of handbook to send to supervisors. Red Line version sent on Friday 09, awaiting feedback.	Carryforward for every month . Sent reminder email to Steadfast regarding report requirements on 01.18.2026 and on 02.02.2026
34	01.08.26	Employee Handbook Review	PCT	COMPLETED		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 meeting
35	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
36	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
37	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 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
38	01.08.26	Sales Tax Reimbursement from state	PCT	2.12.26	In progress - PCT to check with State on this	
39	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
40	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
41	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
42	03.12.2026	MPLC License	PCT	COMPLETED	Discussion of MPLC license - do not pay and cancel the service (PCT Task motion to terminate the agreement license	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. Need to pay the overdue payment and include termination letter. 4.9.26 Update; Shima to go ahead and pay and include the termination letter, send certified mail. Item has been paid. Completed
43	01.08.26	Duke Energy - Streetlights	PCT	07.31.2026	Pct to send to Greg Seals at Duke	Greg Seels was sent document on 01.20.2026 and 02.02.2026 , received a delivered receipt from outlook on both items, also requested timeline to deliverable. Spoke to Greg on 02.02 and he advised they have just hired 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. Still has not confirmed install day. Still out 6 months
44	4.9.26	Mailchimp	PCT	COMPLETED	\$27 per month, put on budget	Place on the budget. Item will be included in FY2027 budget
45	4.9.26	Bond	PCT	COMPLETED	Place bond details on website	Done 4.17.26
46	03.12.2026	Aerator under the solar panel	Solitude W33	COMPLETED	Task solitude to check if working	Sent reminder email on 03.20. Solitude responded on 03.20 that the aerators are working
47	03.12.2026	Annuals	Steadfast	COMPLETED	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
48	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 16

[RETURN TO AGENDA](#)

## WAIVER AND RELEASE OF LIABILITY

### NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

**READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND THE DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.**

In consideration of the risk of injury while participating in inflatable bounce house activities (the "Activity"), and as consideration for the right to participate in the Activity, I \_\_\_\_\_, on behalf of my minor child(ren) \_\_\_\_\_ [NAME EVERY CHILD UNDER YOUR GUARDIANSHIP], (the "Participant"), do hereby affirm, for myself, my heirs, executors, administrators, assigns, or personal representatives, knowingly and voluntarily enter into this waiver and release of liability ("Waiver and Release") and hereby waive any and all rights, claims or causes of action of any kind whatsoever arising out of my participation in the Activity, and do hereby release and forever discharge, Concord Station Community Development District, and its affiliates, managers, members, board of supervisors, officers, agents, attorneys, staff, volunteers, heirs, representatives, predecessors, successors and assigns, for any physical or psychological injury, including but not limited to illness, paralysis, death, damages, economical or emotional loss, that my child may suffer as a direct result of my participation in the aforementioned Activity, including traveling to and from an event related to this Activity.. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my child's participation the Activities, including, but not limited to any injuries sustained by my child. Without limiting the foregoing, I hereby acknowledge and agree that Concord Station Community Development District will not in any way supervise or oversee the Activities.

I AM VOLUNTARILY PARTICIPATING IN THE AFOREMENTIONED ACTIVITY AND I AM PARTICIPATING IN THE ACTIVITY ENTIRELY AT MY OWN RISK. I AM AWARE OF THE RISKS ASSOCIATED WITH PARTICIPATING IN THIS ACTIVITY, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, PHYSICAL OR PSYCHOLOGICAL INJURY, PAIN, SUFFERING, ILLNESS, DISFIGUREMENT, TEMPORARY OR PERMANENT DISABILITY (INCLUDING PARALYSIS), ECONOMIC OR EMOTIONAL LOSS, AND DEATH. I UNDERSTAND THAT THESE INJURIES OR OUTCOMES MAY ARISE FROM MY OWN OR OTHERS' NEGLIGENCE, OR THE CONDITION OF

THE ACTIVITY LOCATION(S). NONETHELESS, I ASSUME ALL RELATED RISKS, BOTH KNOWN OR UNKNOWN TO ME, OF MY PARTICIPATION IN THIS ACTIVITY.

I agree to indemnify and hold harmless Concord Station Community Development District against any and all claims, suits, or actions of any kind whatsoever for liability, damages, compensation or otherwise brought by me or anyone on my child's behalf, including attorney's fees and any related costs, if litigation arises pursuant to any claims made by me or by anyone else acting on my child's behalf. If Concord Station Community Development District incurs any of these types of expenses, I agree to reimburse Concord Station Community Development District.

I acknowledge that Concord Station Community Development District and their present, former, and future directors, officers, volunteers, representatives, board of supervisors, contractors and agents are not responsible for errors, omissions, acts or failures to act of any party or entity conducting a specific event or activity on behalf of Concord Station Community Development District.

I ACKNOWLEDGE THAT I HAVE CAREFULLY READ THIS WAIVER AND RELEASE AND FULLY UNDERSTAND THAT IT IS A RELEASE OF LIABILITY. I EXPRESSLY AGREE TO RELEASE AND DISCHARGE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AND ALL OF ITS AFFILIATES, MANAGERS, MEMBERS, BOARD OF SUPERVISORS, OFFICERS, AGENTS, ATTORNEYS, STAFF, CONTRACTORS, VOLUNTEERS, HEIRS, REPRESENTATIVES, PREDECESSORS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS, DEMANDS OR CAUSES OF ACTION AND I AGREE TO VOLUNTARILY GIVE UP OR WAIVE ANY RIGHT THAT MY CHILD OTHERWISE HAS TO BRING A LEGAL ACTION AGAINST CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT FOR PERSONAL INJURY OR PROPERTY DAMAGE.

To the extent that statute or case law does not prohibit releases for negligence, this release is also for negligence on the part of Concord Station Community Development District, and their present, former, and future directors, officers, volunteers, representatives, board of supervisors, contractors, employees and agents

In the event that my child should require medical care or treatment, I agree to be financially responsible for any costs incurred as a result of such treatment. I am aware and understand that my child should carry their own health insurance.

In the event that any damage to equipment or facilities occurs as a result of my or my family's willful actions, neglect, or recklessness, I acknowledge and agree to be held liable for any and all costs associated with any such actions of neglect or recklessness.

This Waiver and Release was entered into at arm's-length, without duress or coercion, and is to be interpreted as an agreement between two parties of equal bargaining strength. I agree that this Waiver and Release is clear and unambiguous as to its terms, and that no other evidence will be used or admitted to alter or explain the terms of this Waiver and Release, but that it will be interpreted based on the language in accordance with the purposes for which it is entered into.

In the event that any provision contained within this Waiver and Release shall be deemed to be severable or invalid, or if any term, condition, phrase, or portion of this agreement shall be determined to be unlawful or otherwise unenforceable, the remainder of this agreement shall remain in full force and effect, so long as the clause severed does not affect the intent of the parties. If a court should find that any provision of this agreement to be invalid or unenforceable, but that by limiting said provision it would become valid and enforceable, then said provision shall be deemed to be written, construed, and enforced as so limited.

In the event of an emergency, please contact the following person(s) in the order presented:

<u>Emergency Contact</u>	<u>Contact Relationship</u>	<u>Contact Telephone</u>

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the Ave Maria Stewardship Community District’s limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this Waiver and Release is deemed invalid, that the remainder will remain in full force and effect.

**PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the Ave Maria Stewardship Community District may be required to disclose the information you submit to us. Under certain circumstances, the Ave Maria Stewardship Community District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.**

**I CERTIFY THAT I AM AT LEAST EIGHTEEN (18) YEARS OF AGE AND I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY.**

Parent/Legal Guardian Name: \_\_\_\_\_

Address: \_\_\_\_\_

Parent/Legal Guardian Signature: \_\_\_\_\_

**Date:** \_\_\_\_\_

**MUST BE SIGNED BY PARENT/LEGAL GUARDIAN IF PARTICIPANT IS UNDER 18 YRS OLD**

EXHIBIT 17

[RETURN TO AGENDA](#)

# Concord Station CDD

## Clubhouse & Amenities Manager Report

Board Meeting Date: May 14, 2026

### 1. Operations Summary

At the one-year anniversary of the current staffing arrangement, I would like to share that, based on my analysis and in comparison to prior staffing models, the amenities operations have become more structured and proactive.

Maintenance that was previously reactive is now being addressed through preventive practices. Reserve study items are being actively worked on, resident concerns are being handled more efficiently, and the overall cleanliness and appearance of the amenities are being consistently evaluated for improvement.

By strengthening operational oversight and completing more work in-house, the District has also been able to better control costs while maintaining a high level of service to the community.

I would like to recognize the staff who carry out the day-to-day work, as well as the Board of Supervisors for the opportunity and trust placed in our team.

### 2. Operational Updates

- Held a meeting with Steadfast on May 6, 2026, to discuss areas not being addressed by the Landscaping crew and to talk about the scope of work as promulgated in the map of areas to be serviced. They are areas that the former landscaping company addressed that Steadfast is not. Steadfast provided that they would collaborate with us on servicing areas able to be mowed and provide a proposal for areas that will require conservation areas to be cut back in order for them to regain access.
- We have had several parents wanting to challenge the enforcement of age requirements and behavior standards in the amenities areas. We had to remind the parents to review the policies, and we provided copies of the policies twice. To add to the enforcement of the policies, we are informing students who have bikes, scooters, or e-bikes that they cannot stay in the Amenities areas if they do not meet the age requirements. We have had several close calls with students using the parking lot and sidewalks like racetracks almost colliding with pedestrians and or vehicles.
- The Splash Pad shut down for several hours on April 23, 2026, after a failed Health Department inspection; PH was too high and chlorine was low. A chemical feeding tube was found to be damaged. Suncoast Pool was contacted and tube was replaced. Splash was reopened approximately 3 hours later, with Health Department authorization.
- On May 1, 2026, a caller identifying himself as Lee Maverick inquired about alleged distribution of video footage involving him from our camera system. Staff advised him that we had no knowledge of any release of footage and requested that a written request for information be submitted if he wanted further details on the matter. The caller referenced an incident involving a (minor) female being pushed, stating he was present in the video but not involved, and that the footage had been posted on social media with potential legal involvement. The call ended again informing him that any further discussion on the matter required an email. Based on the description, the matter may relate to a prior incident at the

amenities area where a non-resident minor was trespassed after pushing another minor, and the affected individual briefly viewed the footage at the Clubhouse.

### 3. Community Events

- Summer Splash Bash Event (water and foam), (June 27, 2026)
- 4th of July (considering setting up bounce house for the community) (?)
- Oktoberfest/Halloween Event, (October 31, 2026)
- Holiday Event. (December)

### 4. Resident Concerns / Trends

- Tree/branches encroachment from conservation and CDD areas continues to be raised by residents
- Grass is not being mowed behind or along fences where it used to be mowed by former landscaping company
- Clubhouse air diffusers/vents not being cleaned as often as they should – Corrected
- Replacement of damaged access cards/fobs

### 5. Current Project Updates

- Clubhouse Exterior Painting – Completed (\$1659.89)
- Splash Pad Cleaning & Recoating – Completed (\$3117.62)
- Clubhouse Tile Cleaning / Regrouting – Completed (\$2517.70)
- Gym TV Installation 3 – Completed (\$234.00)
- White Fence by Pool equipment – Completed (\$14.57)
- Water fountain at Sunlake/Mentmore intersection pond is down – Completed.
- Monument lights repair (Mentmore/Sunlake and Drexel second entrance) – Completed
- Pool gate has worn out hinge – Completed (Replaced hinges at Splash and Playground gates) (\$131.94)
- Replacing shower curtains –Completed (\$49.98)
- Security Camera Installation – Completed May 4, 2026
- Troubleshooting and repairs to the light poles by sidewalk going to basketball court – (\$52.44)
- Pool floor plaster delamination repair – (\$543.90)
- Bounce house was ordered – (\$2,791.00)
- Painting of gazebos – In progress

### 6. Upcoming Maintenance & Projects

#### Fiscal year 2026

- Stronger gate magnets for amenities access control – (ECS \$6610)
- Replacement of the net at the volleyball court – (\$250)
- Purchasing of volleyball court poles padding – (\$400)
- Benches for Tuckerton Field – (\$3000)
- Opening deck drains at pool deck for cleaning – (\$0)
- Repair of soccer field nets – (\$500)
- Replace plants at Clubhouse entrance – (\$250)
- Clubhouse interior painting – Starting in June 2026 (\$3000)
- Clubhouse asphalt repair / seal coating / striping – (\$9000)
- Installation of wind breaker nets at tennis court – (\$1250)

- Four additional hand dryers for restrooms – (\$550)
- Lighting improvements for courts, pool, and playground – (\$3000)
- Pool deck furniture repair or replacement – (\$45,000)
- Court fencing repairs – (\$1000)
- Pergola with solar panel by pond W33 – (\$12,000)

EXHIBIT 18

[RETURN TO AGENDA](#)

April 17, 2026

Patricia Thibault  
District Manager  
Haven Management Solutions  
255 Primera Blvd Suite 160  
Lake Mary FL 32746

Dear Patricia Thibault:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Ballantrae Community Development District 1,888
- Concord Station Community Development District 3,077
- Long Lake Ranch Community Development District 1,463

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

EXHIBIT 19

[RETURN TO AGENDA](#)

# **Concord Station Community Development District**

## **Summary Financial Statements (Unaudited)**

**March 31, 2026**

**Concord Station  
Balance Sheet  
March 31, 2026**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Srv Fund</u>	<u>Total</u>
<b>1 <u>Assets:</u></b>				
2 Cash - Operating Account Southstate	135,129	-	-	135,129
3 Cash - Money Market Account	4,112,518	809,387	-	4,921,905
4 Cash - Operating (Square)	15,989	-	-	15,989
5 Debit Card	725	-	-	725
6 Investments:				
7 Revenue Trust Fund	-	-	10,420	10,420
8 Interest Fund	-	-	-	-
9 Debt Service Reserve Fund	-	-	917,982	917,982
10 Prepayment Fund	-	-	84,860	84,860
11 Accounts Receivable	1,000	-	-	1,000
12 On-Roll Assessments Receivable	45,902	-	48,192	94,095
13 Due from Other Funds	-	-	1,858,911	1,858,911
14 Deposits	6,591	-	-	6,591
15 Prepaid Items	27,599	-	-	27,599
<b>16 Total Assets</b>	<u>\$ 4,345,453</u>	<u>\$ 809,387</u>	<u>\$ 2,920,365</u>	<u>\$ 8,075,205</u>
<b>17 <u>Liabilities:</u></b>				
18 Accounts Payable	66,229	-	-	66,229
19 Accrued Payable	15,312	-	-	15,312
20 Due to Other Funds	1,858,911	-	-	1,858,911
21 Deposits Payable	-	-	-	-
22 Deferred Revenue - On-Roll	45,902	-	48,192	94,095
<b>23 <u>Fund Balance:</u></b>				
24 Non-Spendable:	34,190	-	-	34,190
25 Assigned - Reserved	331,869	809,387	-	1,141,256
26 Restricted	-	-	2,872,172	2,872,172
26 Unassigned	1,021,412	-	-	1,021,412
27 Net Change in Fund Balance	971,628	-	-	971,628
<b>28 Total Liabilities &amp; Fund Balance</b>	<u>\$ 4,345,453</u>	<u>\$ 809,387</u>	<u>\$ 2,920,365</u>	<u>\$ 8,075,205</u>

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

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Budget Year to Date</b>	<b>FY2026 Actual Year to Date</b>	<b>Variance Over/(Under) Budget</b>
<b>1 Revenues:</b>				
2 Special Assessments	\$ 1,694,847	\$ 1,525,362	\$ 1,648,944.98	\$ 123,583
3 Tax Roll for Transfer to Reserve Fund	50,000	50,000	50,000	-
4 Fund Balance Forward	446,368	-	-	-
5 Interest Income	-	-	60,774	60,774
6 Clubhouse Rentals	-	-	10,647	10,647
7 Fees for Fence Project	-	-	-	-
8 Key/Access/Transponder Revenue	-	-	-	-
9 Miscellaneous Revenue	-	-	25,870	25,870
<b>10 Total Revenues</b>	<b>2,191,215</b>	<b>1,575,362</b>	<b>1,796,235</b>	<b>220,873</b>
11				
				Variance (Over) / Under
<b>12 Expenditures:</b>				
<b>13 Financial &amp; Administrative</b>				
14 Supervisor Compensation	13,000	6,500	6,800	(300)
15 Administrative Services	3,000	1,500	250	1,250
16 District Management	33,750	16,875	11,303	5,572
17 District Engineer	30,000	15,000	20,614	(5,614)
18 Assessment Roll	2,500	1,250	625	625
19 Financial & Revenue Collections	2,500	1,250	833	417
20 Accounting Services	16,000	8,000	5,333	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	400	697	(297)
25 Dues, Licenses & Fees	175	175	3,235	(3,060)
26 Legal Advertising	1,500	750	407	343
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	45,000	48,385	(3,385)
31 <b>Total Financial &amp; Administrative</b>	<b>162,409</b>	<b>103,031</b>	<b>103,386</b>	<b>(355)</b>
32				
<b>33 Debt Administration</b>				
34 Dissemination Agent	5,000	2,500	1,458	-
35 Trustee Fees	6,500	-	-	-
36 Arbitrage Rebate Calculation	500	-	-	-
37 <b>Total Debt Administration</b>	<b>12,000</b>	<b>2,500</b>	<b>1,458</b>	<b>-</b>
38				
<b>39 Security Operations</b>				
40 Off Duty Deputy	41,760	20,880	-	20,880
41 <b>Total Security Operations</b>	<b>41,760</b>	<b>20,880</b>	<b>-</b>	<b>20,880</b>
42				
<b>43 Electric Utility Services</b>				
44 Utility Services	16,000	8,000	9,253	(1,253)
45 Utility - Recreation Facilities	32,000	16,000	12,314	3,686
46 Utility - Streetlights	106,000	53,000	47,275	5,725
47 <b>Total Electric Utility Services</b>	<b>154,000</b>	<b>77,000</b>	<b>68,842</b>	<b>8,158</b>
48				
<b>49 Garbage/Solid Waste Control Services</b>				
50 Solid Waste Assessment	900	900	1,104	(204)
51 Garbage - Recreation Facilities	1,040	1,040	1,079	(39)
52 <b>Total Garbage/Solid Waste Control Services</b>	<b>1,940</b>	<b>1,940</b>	<b>2,183</b>	<b>(243)</b>

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

53				
54	<b>Water-Sewer Combination Services</b>			
55	Utility - Recreation Facilities	10,000	5,000	3,809
56	<b>Total Water-Sewer Combination Services</b>	<b>10,000</b>	<b>5,000</b>	<b>3,809</b>
57				
58	<b>Stormwater Control</b>			
59	Pest Control	3,500	1,750	-
60	Aquatic Maintenance	120,837	60,419	55,338
61	Lake/Pond Bank Maintenance & Repair	20,000	10,000	-
62	Stormwater Assessments	2,000	1,871	1,871
63	Wetland Monitoring & Maintenance	-	-	-
64	Fountain Service Repair & Maintenance	4,500	2,250	-
65	Acquatic Plant Replacement	2,500	-	-
66	Stormwater System Maintenance	2,500	-	-
67	Wetland Invasive Areas Maintenance	2,500	-	-
68	<b>Total Stormwater Control</b>	<b>158,337</b>	<b>76,290</b>	<b>57,209</b>
69				
70	<b>Other Physical Environment</b>			
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	2,500	-
74	Landscape Maintenance	264,350	132,175	149,925
75	Well Maintenance	500	250	-
76	Landscape - Fertilizer	18,000	9,000	3,957
77	Landscape Replacement Plants, Shrubs, Trees	15,000	7,500	400
78	Landscape Inspection Services	-	-	-
79	Fire Ant Treatment	2,500	1,250	-
80	Holiday Decorations	58,280	29,140	-
81	Landscape - Pest Control/OTC Injections	8,900	4,450	575
82	Landscape - Mulch	32,500	16,250	-
83	Landscape - Annuals/Flowers	5,900	1,475	1,475
84	Landscape - Pest Control	-	-	-
85	Irrigation Repair	20,000	10,000	-
86	Rust Prevention	15,000	7,500	6,810
87	<b>Total Other Physical Environment</b>	<b>487,614</b>	<b>263,174</b>	<b>205,138</b>
88				
89	<b>Road &amp; Street Facilities</b>			
90	Roadway Repair & Maintenance	5,000	-	-
91	<b>Total Road &amp; Street Facilities</b>	<b>5,000</b>	<b>-</b>	<b>-</b>
92				
93	<b>Parks &amp; Recreation</b>			
94	Management Contract	-	-	-
95	Amenity Management Contracted Employee Salaries	332,020	166,010	133,252
96	Clubhouse Maintenance & Repair	27,000	13,500	16,536
97	Gate Maintenance & Repair	1,000	500	-
98	Computer Support, Maintenance & Repair	2,000	1,000	-
99	Fitness Equipment Maintenance & Repair	5,000	2,500	901
100	Clubhouse Facility Janitorial Services	20,500	10,250	7,500
101	Clubhouse Facility Janitorial Supplies	5,000	2,500	-
102	Pool Service Contract	27,600	13,800	13,800
103	Security System Monitoring Services & Maintenance	11,724	11,724	24,106
104	Facility A/C & Heating Maintenance & Repair	5,000	2,500	-
105	Furniture Repair & Replacement	7,000	3,500	-
106	Pool Permits	425	213	-
107	Playground Equipment Maintenance & Repairs	2,500	1,250	-
108	Vehicle Maintenance	750	375	-

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

109 Telephone, Fax & Internet	9,000	4,500	4,392	108
110 Athletic Court/Field/Playground Maintenance	2,500	1,250	-	1,250
111 Pool/Water Park/Fountain Maintenance	6,000	3,000	2,745	255
112 Pest Control & Termite Bond	1,300	650	314	336
113 Office Supplies	3,500	3,500	3,826	(326)
114 Wildlife Management Services	2,500	1,250	-	1,250
115 Dog Waste Station Supplies and Maintenance	10,000	7,979	7,979	-
116 <b>Total Parks &amp; Recreation</b>	<b>482,319</b>	<b>251,751</b>	<b>215,351</b>	<b>36,400</b>
117				
118 <b>Special Events &amp; Contingency</b>				
119 Clubhouse - Special Events	25,000	12,500	3,858	8,642
120 Miscellaneous Contingency	450,000	113,056	113,372	(317)
121 Capital Outlay	150,836	-	-	-
122 <b>Total Special Events &amp; Contingency</b>	<b>625,836</b>	<b>125,556</b>	<b>117,230</b>	<b>8,325</b>
123				
124 <b>Total Expenditures Before Other Financing Sources</b>	<b>2,141,215</b>	<b>927,122</b>	<b>774,607</b>	<b>151,473</b>
125				
126 <b>Total Other Financing Sources (Uses)</b>				
127 Interfund Transfer to Capital Reserve Fund	50,000	50,000	50,000	-
128 <b>Total Other Financing Sources (Uses)</b>	<b>2,191,215</b>	<b>977,122</b>	<b>824,607</b>	<b>151,473</b>
129				
130 Transfer In			-	
131				
132 <b>Total Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>598,241</b>	<b>971,628</b>	<b>372,346</b>
133				
134 <b>Fund Balance - Beginning</b>			<b>1,387,471</b>	
135				
136 <b>Fund Balance - Ending</b>			<b>2,359,099</b>	

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

	<b>FY025 Adopted Budget</b>	<b>FY2025 Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Interest Earnings	\$ -	\$ -
3 Special Assessments	-	-
<b>4 Total Revenues</b>	<b>-</b>	<b>-</b>
<b>5 Expenditures:</b>		
6 Increase in Fund Balance	50,000	-
<b>7 Total Expenditures</b>	<b>50,000</b>	<b>-</b>
<b>8 Excess Expenditures Over (Under) Revenues</b>	<b>(50,000)</b>	<b>-</b>
<b>9 Other Sources (Uses)</b>		
10 Transfer In from General Fund	50,000	50,000
<b>12 Total Other Sources (Uses)</b>	<b>50,000</b>	<b>50,000</b>
<b>Transfer Out</b>	<b>-</b>	<b>-</b>
<b>13 Fund Balance - Beginning</b>	<b>-</b>	<b>759,387</b>
<b>14 Fund Balance - Ending</b>	<b>-</b>	<b>809,387</b>

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

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
1 <b>Revenues:</b>		
2 Special Assessments - On-Roll, Net	\$ 1,831,880	\$ 1,783,688
3 Prepayment Revenue	-	-
4 Interest	-	19,798
5		
6 <b>Total Revenues</b>	<b>1,831,880</b>	<b>1,803,485</b>
7		
8		
9 <b>Expenditures:</b>		
10		
11 Debt Service Obligation , Net	1,831,880	365,577
18		
19 <b>Total Expenditures</b>	<b>1,831,880</b>	<b>365,577</b>
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>1,437,908</b>
22		
23 <b>Other Sources (Uses)</b>		
24 Transfer In	-	-
25 Transfer Out	-	-
26 <b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
27		
28 <b>Fund Balance - Beginning</b>	<b>-</b>	<b>1,434,264</b>
29		
30 <b>Fund Balance - Ending</b>	<b>-</b>	<b>2,872,173</b>

**Concord Station  
Balance Sheet  
March 31, 2026**

Balance per Bank Statement	\$	183,224.88
Plus: Deposits in Transit		-
Less: Outstanding Checks		(48,096.01)
	<b>\$</b>	<b>135,128.87</b>
Beginning Balance		102,242.39
Receipts		150,933.59
Disbursements		(118,047.11)
<b><i>Balance per Book</i></b>	<b>\$</b>	<b>135,128.87</b>

**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
<b>10/31/2025</b>			<b>152,511.90</b>	<b>176,717.49</b>	<b>93,902.17</b>
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
<b>11/30/2025</b>					<b>75,200.00</b>	<b>89,154.45</b>
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	
<b>12/31/2025</b>				<b>237,336.00</b>	<b>233,035.67</b>	<b>84,248.05</b>
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 MANAGEMENT INC. 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	
<b>1/30/2026</b>				<b>100,000.00</b>	<b>102,701.89</b>	<b>81,546.16</b>
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	
2/9/2026	020926ach	Stantec Consulting Services Inc.	Prof Engineering Svcs	6,658.98	64,774.74	
2/9/2026		5219 Steadfast Alliance	landscape maint	22,654.00	42,120.74	
2/9/2026			Funds Transfer	100,000.00	142,120.74	
2/11/2026		5220 Suncoast Pool Service	Swimming Pool Service	2,300.00	139,820.74	
2/11/2026	021126ach	Harland Clarke	Check Reorder-Operating acct	483.92	139,336.82	
2/12/2026	021226ach	Heartland Payroll	PR	8,254.16	131,082.66	
2/12/2026	021226ach2	Heartland Payroll	Payroll	91.00	130,991.66	
2/12/2026	021226ach3	Heartland Payroll	Employee Payroll	1,886.86	129,104.80	
2/16/2026		5221 Arrow Exterminators Inc	pest control	52.00	129,052.80	
2/17/2026	021726ach1	ADT Security Services	18636 Mentmore Blvd Feb	60.33	128,992.47	
2/17/2026	021726ach	FL Dept of Revenue	Sales Tax Jan 2026	206.46	128,786.01	
2/19/2026	021926ach	Duke Energy	0000 Trinity Cottage Dr. stat 4A	1,112.36	127,673.65	
2/19/2026		5226 Jessica LaBarbera.	BOS MTG 2/12/26	200.00	127,473.65	

2/19/2026	5225 Randall W. Griffin	02-12-26 BOSMTG		200.00	127,273.65
2/19/2026	5224 Fred Berdeguez	02-12-26 bos mtg		200.00	127,073.65
2/19/2026	5223 Marcela Cisternas	02-12-26 BOSMTG		200.00	126,873.65
2/19/2026	5222 Kevin Wagner	02-12-26 BOSMTG		200.00	126,673.65
2/23/2026	5228 Kutak Rock LLP	Prof Legal Svcs		6,163.91	120,509.74
2/23/2026	5227 Your Total Entertainment, LLC	Holiday Event		1,179.00	119,330.74
2/23/2026	5230 Cintas Fire 636525	inspection-sprinkler		283.64	119,047.10
2/23/2026	022326ach	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	24.88	119,022.22
2/23/2026	022326ach2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD	528.62	118,493.60
2/23/2026	022326ach3	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR	239.52	118,254.08
2/25/2026	022526ach1	Duke Energy	3440 Buckinghamshire Blvd - Entry Light	30.80	118,223.28
2/25/2026	022526ach2	Duke Energy	18636 MENTMORE BLVD clbhouse/pool	1,907.58	116,315.70
2/25/2026	022526ach3	Duke Energy	18230 SNOWDONIA DR	30.80	116,284.90
2/25/2026	022526ach3	Duke Energy	18108 MENTMORE BLVD lite entry	30.80	116,254.10
2/25/2026	022526ach4	Duke Energy	18433 MENTMORE BLVD irrig	38.78	116,215.32
2/25/2026	022526ach5	Duke Energy	19109 Mentmore Blvd - Entry Wall Light	30.80	116,184.52
2/25/2026	022526ach6	Duke Energy	18552 Mentmore Blvd - Entry Light	34.86	116,149.66
2/25/2026	022526ach7	Duke Energy	18933 Chislehurst Dr - Irrig	41.84	116,107.82
2/25/2026	022526ach8	Duke Energy	19135 Manassas Dr - Sign Lights	30.80	116,077.02
2/25/2026	022526ach9	Duke Energy	3936 Buckinghamshire Dr - Irrig	69.92	116,007.10
2/25/2026	022526ach10	Duke Energy	18661 State Road 54	189.47	115,817.63
2/25/2026	022526ach11	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,234.86	114,582.77
2/25/2026	022526ach12	Duke Energy	18636 MENTMORE BLVD splash	31.50	114,551.27
2/25/2026	022526ach13	Duke Energy	3869 SUNLAKE BLVD sign irrig	30.80	114,520.47
2/25/2026	022526ach14	Duke Energy	18636 MENTMORE BLVD splash	188.00	114,332.47
2/25/2026	022526ach15	Duke Energy	3444 TUCKERTON DR sign entry	30.80	114,301.67
2/25/2026	022526ach16	Duke Energy	3882 Sunlake Blvd	89.30	114,212.37
2/25/2026	022526ach17	Duke Energy	19069 lake patience rd sign	125.69	114,086.68
2/26/2026	022626ach	WASTE MANAGEMENTINC.OF FLORIDA	Waste Mgt Svc: 2/1-2/26/26	148.23	113,938.45
2/26/2026	5232 MPLC	MPLC Umbrella License cvg:		1,727.22	112,211.23
2/26/2026	022626ach1	Duke Energy	19069 lake patience rd sign	115.35	112,095.88
2/26/2026	2/26/2026	Heartland Payroll	Payroll	91.00	112,004.88
2/26/2026	2/26/26-2	Heartland Payroll	Employee Payroll	1,808.67	110,196.21
2/26/2026	2/26/26-3	Heartland Payroll	PR	7,953.82	102,242.39
<b>2/28/2026</b>				<b>101,374.45</b>	<b>80,678.22</b>
3/1/2026	5233 Haven Management Solutions, LLC	February Management Services		2,240.64	100,001.75
3/2/2026	5234 Solitude Lake Management		5464	9,223.00	90,778.75
3/2/2026	5236 M&G Investors, LLC	Janitorial Services-Weekly Cleaning		1,250.00	89,528.75
3/2/2026	5237 M&G Investors, LLC	Janitorial Services-Weekly Cleaning		1,250.00	88,278.75
3/2/2026	5238 Bandit Fitness Equipment	Fitness equipment maintenance / replacement		316.97	87,961.78
3/2/2026	030226ach1	Duke Energy	(576) 10920 STATE ROAD 54 - Sign Lights	5,634.44	82,327.34
3/2/2026	030226CC	Credit Card Charges	Credit Card Purchases	1,015.86	81,311.48
3/3/2026	030326ach	Bright House Networks	18636 MENTMORE Blvd (2.14-3.13.26)	737.72	80,573.76
3/4/2026	5239 Schoolnow	SchoolNow CDD ADA -PDF		1,515.00	79,058.76
3/6/2026	5241 Suncoast Rust Control, Inc.	Commercial Svc: Monthly water treatment		1,135.00	77,923.76
3/6/2026	030626ach2	Duke Energy	0000 Trinity Cottage Dr. stat 4A	1,061.58	76,862.18
3/9/2026	5242 Stantec Consulting Services Inc.	Prof Engineering Svcs		3,018.32	73,843.86
3/9/2026	5243 Piper Fire Protection, LLC	Fire alarm monitoring		300.00	73,543.86
3/9/2026	5244 Suncoast Pool Service	Swimming Pool Svc-Rcvd 3.9.26		2,300.00	71,243.86
3/9/2026	5245 Suncoast Pool Service	Swimming Pool Service		2,300.00	68,943.86
3/10/2026	5246 Arrow Exterminators Inc	pest control		54.00	68,889.86
3/11/2026	5247 Business Observer	Legal Advertising		43.75	68,846.11
3/11/2026	5248 Business Observer	Legal Advertising		83.13	68,762.98
3/12/2026	031226ach	Heartland Payroll	Payroll 03-12-26	7,876.58	60,886.40
3/12/2026	031226ach-2	Heartland Payroll	Payroll 03-12-26	1,821.39	59,065.01
3/12/2026	3/12/2026	Heartland Payroll	Payroll	92.00	58,973.01
3/15/2026	5250 Fitness Logic	Repairs/Maint		175.00	58,798.01
3/15/2026	5251 Steadfast Alliance	landscape maint		18,793.00	40,005.01
3/16/2026	031626ach	ADT Security Services	18636 Mentmore blvd march	65.02	39,939.99
3/16/2026		Funds Transfer		150,000.00	189,939.99
3/17/2026	5252 Jessica LaBarbera.	BOS MTG 3/12/26		200.00	189,739.99
3/17/2026	5253 Randall W. Griffin	03-12-26 BOSMTG		200.00	189,539.99
3/17/2026	5254 Fred Berdeguez	03-12-26 bos mtg		200.00	189,339.99
3/17/2026	5255 Marcela Cisternas	03-12-26 BOSMTG		200.00	189,139.99
3/17/2026	5256 Kevin Wagner	03-12-26 BOSMTG		200.00	188,939.99
3/17/2026	5257 Fitness Logic	Repairs/Maint		375.97	188,564.02
3/19/2026	031926ach	FL Dept of Revenue	Sales Tax Feb 2026	204.16	188,359.86
3/20/2026	032026ach1	Pasco County Utilities Services Branch	19322 UMBERLAND PLACE,	11.00	188,348.86
3/20/2026	032026ach2	Pasco County Utilities Services Branch	18636 MENTMORE BOULEVARD	379.24	187,969.62
3/20/2026	032026ach3	Pasco County Utilities Services Branch	3662 BUCKINGHAMSHIRE DR	31.82	187,937.80
3/22/2026	5258 Advanced Drainage Solutions	maint/repair		5,175.00	182,762.80
3/25/2026	032526ach	Duke Energy	3440 Buckinghamshire Blvd - Entry Light	30.80	182,732.00
3/25/2026	032526ach2	Duke Energy	18636 MENTMORE BLVD clbhouse/pool	1,695.53	181,036.47
3/25/2026	032526ach3	Duke Energy	18230 SNOWDONIA DR	30.80	181,005.67
3/25/2026	032526ach4	Duke Energy	18108 MENTMORE BLVD lite entry	30.80	180,974.87
3/25/2026	032526ach5	Duke Energy	18433 MENTMORE BLVD irrig	414.56	180,560.31
3/25/2026	032526ach6	Duke Energy	19109 MENTMORE BLVD entr wall	30.80	180,529.51
3/25/2026	032526ach7	Duke Energy	18552 Mentmore Blvd - Entry Light	33.84	180,495.67
3/25/2026	032526ach8	Duke Energy	3753 Tuckerton Dr - Irrig	106.18	180,389.49
3/25/2026	032526ach9	Duke Energy	18933 Chislehurst Dr - Irrig	30.80	180,358.69
3/25/2026	032526ach10	Duke Energy	19135 Manassas Dr - Sign Lights	30.80	180,327.89
3/25/2026	032526ach11	Duke Energy	3936 Buckinghamshire Drive - Irrig	64.40	180,263.49
3/25/2026	032526ach12	Duke Energy	18661 State Road 54	171.70	180,091.79
3/25/2026	032526ac12	Duke Energy	18933 Mentmore Blvd - Sign Lights	1,234.43	178,857.36
3/25/2026	032526ach13	Duke Energy	18636 Mentmore Blvd - CH Main Bld	30.80	178,826.56
3/25/2026	032526ach14	Duke Energy	3869 Sunlake Blvd - Sign Irrig	30.80	178,795.76
3/25/2026	032526ach15	Duke Energy	18636 Mentmore Blvd - Splash	173.46	178,622.30
3/25/2026	032526ach16	Duke Energy	3444 Tuckerton	30.80	178,591.50
3/25/2026	032526ach18	Duke Energy	3882 SUNLAKE BLVD SIGN	34.86	178,556.64
3/25/2026	3/25/2026	Credit Card Payment	Credit Card Payment	3,445.97	175,110.67
3/26/2026	5259 Steadfast Alliance	landscape maint		21,250.00	153,860.67
3/26/2026	032626ach1	Duke Energy	19069 Lake Patience Rd - sign	204.91	153,655.76
3/26/2026	032726ach	Heartland Payroll	Employee Payroll	1,875.20	151,780.56
3/26/2026	032726ach	Heartland Payroll	Payroll 03-27-26	8,243.01	143,537.55

3/26/2026	3/26/2026	Heartland Payroll	Payroll		92.00	143,445.55
3/26/2026	3/26/2026	Heartland Payroll	Employee Payroll		1,551.32	141,894.23
3/27/2026	032726	ach WASTE MANAGEMENT INC. OF FLORIDA	Waste Mgt Svc: 3/1-3/31/26		148.23	141,746.00
3/27/2026		5260 Your Total Entertainment, LLC	Easter Event-Remaining bal		1,179.00	140,567.00
3/27/2026			Deposit	933.59		141,500.59
3/30/2026	033026	ach Duke Energy	(576) 10920 STATE ROAD 54 -streetlights		5,633.22	135,867.37
3/31/2026	3/31/2026	Bright House Networks	18636 MENTMORE Blvd Need Backup		738.50	135,128.87
<b>3/31/2026</b>					<b>150,933.59</b>	<b>118,047.11</b>
						<b>135,128.87</b>

EXHIBIT 20

[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 Griffin .....Board of Supervisors, Vice Chairman
- Marcela Cisternas.....Board of Supervisors, Assistant Secretary
- Kevin Wagner ..... Board of Supervisors, Assistant Secretary
- Fred Berdeguez ..... Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault..... District Management, Haven Management Solutions
- Mark Looknanan, Jr. .... Amenity Manager, Concord Station CDD
- Kevin Hiller ..... Owner, Steadfast
- Yovani Cordero .....Irrigation 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 – Kyle Wilson**

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, Jr. had discussed planting Roebeliniis (miniature date palms)  
61 by the front, since the Lantana did not do well. Supervisor Griffin advised against that, expressing his concern for the  
62 thorns. 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, Jr. and his team  
75 had 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 if he  
86 knew how many. Mr. Hiller advised that Mr. Aleman put that report together so he will have to follow up with him to  
87 obtain the numbers. Mr. Looknanan, Jr. asked for confirmation that the annuals would total 3,000. 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 to see if they can slim it down a little. Supervisor Griffin noted they didn't even do 1,200. Mr. Looknanan,  
92 Jr. noted they have several invoices that gave them a ballpark amount. Mr. Hiller asked if they eliminated some of the  
93 beds. Mr. Looknanan, Jr. suggested that maybe the 3,000 is supposed to be throughout the year, around the same 3 or 4  
94 times. Mr. Hiller confirmed he would come out and do a physical count of the beds on Monday and get the revisions to  
95 them. He stated they will just plant around the clubhouse, before Ms. Thibault reminded him that she needed a count on  
96 that 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. Hiller 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, Jr. asked to repair. She reported that they did the repair but backfilled the bottom half because they said it  
122 wasn't leaking. She reported that the top half was still leaking and still needed to be repaired. She stated that the parts  
123 that were used were not correct, so they want to make it right and get it done correctly. Ms. Cordero noted that this was  
124 one of the photos in the presentation she sent last month, which she had stated would fall apart if they did not have the  
125 right thrust parts. The Proposal amount for exhibit 7 is just to fix the top part, which would need to go down a little  
126 further. Supervisor Wagner asked if this would take 2 technicians 5 (five) 8-hour days to complete. Ms. Cordero  
127 responded, not just for that. She noted that the labor for this is to wire track 16 zones, as there are 16 zones not  
128 communicating. She broke down what the labor will include for the Board, reporting that it will focus on the 16 zones  
129 where there are several nicks in the wire, meaning they may have to rewire some of the areas. She noted that there are a  
130 lot of disconnected wires that they will need to re-splice and make new connections. Labor will also include replacing  
131 missing nuts and gel caps, and address valves not operating or closing properly/ Ms. Cordero noted that Mr. Looknanan,  
132 Jr. had told them that it was repaired so it's only on the list as a note. Supervisor Griffin asked Mr. Looknanan, Jr. if they

133 had RedTree Repair this. **Mr. Looknanan, Jr.** replied, noting that they had a not to exceed \$5,000 with RedTree. He noted  
134 he had done a thorough review of everything RedTree had submitted and confirmed that they [RedTree] would not be  
135 able to claim that the district never paid them. **Mr. Looknanan, Jr.** confirmed that RedTree had said they had all of a  
136 certain area repaired and were going to move over to 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, Jr.** 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, Jr.**, they thought there was a crossing, though they could not confirm if there was a sleeve. She reported  
155 that 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, Jr.** what invoice regarded the decoders, asking for the day, the month, and the year. **Mr.**  
158 **Looknanan, Jr.** advised it was July, around 9 months ago. Supervisor Wagner asked if the decoders looked worn based  
159 upon 9 months of utilization, or if they appeared overly worn out. Ms. Cordero noted that it depends, as when they are  
160 buried in the ground they do tend to get covered in dirt, mud, etc., but that they try to place decoder stakes in the ground  
161 because it holds the decoder in place. She explained the procedure, noting the decoder would be zip-tied and stuck in the  
162 ground, which will keep the decoder sticking up so that the actual device is not in the ground or submerged in water. She  
163 advised that after cleaning it, it would look somewhat new. Ms. Cordero hypothesized that something extreme would  
164 have to 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, Jr.** 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, Jr.** noted that there is no proof that RedTree verbally confirmed that all of the work was complete.  
197 He 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, Jr.** 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, Jr.** noted some of  
222 the 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, Jr.** to specify what he thinks  
231 should be included versus not individually invoiced.

232 **Mr. Looknanan, Jr.** stated taking off the valve caps and making sure the water was filtering correctly should be part  
233 of 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, Jr.**

246 Supervisor Griffin directed everyone to look at Exhibit 8, where he read off part of the proposal and asked Mr.  
247 **Looknanan, Jr.** if that would count as an example of something that should be a part of the monthly wet check. **Mr.**  
248 **Looknanan, Jr.** confirmed that he had that item highlighted as an example. Mr. Hiller noted that he understood where the  
249 Board was coming from. Supervisor Griffin calculated that 2 technicians at \$60 an hour, for 2 (two) 8-hour days would  
250 equal \$960. Ms. Thibault informed him it's \$60 per technician, so he would need to double the number. Supervisor  
251 Cisternas stated that the number of hours should be reduced, because even if that time is spent in repairs, some of it  
252 counts towards the monthly service. Mr. Hiller explained his understanding of the Board's concerns. Ms. Cordero  
253 explained her intention to remain transparent. She reiterated that moving forward, these items would be included in the  
254 monthly inspection, but in order to fix what the other company left behind, they would need to make it a proposal for  
255 this first time. Supervisor Cisternas used cutting the grass as an example. Chairwoman LaBarbera noted that she could  
256 agree with the concerns the rest of the Board were expressing. Supervisor Wagner read through the proposals to identify  
257 which ones the Board needed to move forward with. He suggested moving forward with Exhibit 5 and Exhibit 6 and  
258 deciding what to do about Exhibit 8 then. He expressed concern that if they approve the clogged rotor now, they may run  
259 into an issue with invoicing. Supervisor Cisternas mentioned ideally, they would move forward with all of the proposals  
260 now, though she noted that was unlikely. She asked about timer 1 in Mentmore. Ms. Cordero informed her that when she  
261 first came out to the district, 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, Jr.** and Steadfast to Determine the Parameters of  
268 Exhibits 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, Jr.** 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, Jr.**  
278 answered that it was when the pool was green. Supervisor Cisternas confirmed that the pool was green that time because  
279 there was a lapse in payment, so it wouldn't have been covered by insurance anyway. Supervisor Wagner noted that it  
280 would have been under policy, and Suncoast would have been liable as well, for not informing the Board that they had  
281 ceased treatments. Mr. Magee advised that if there was an incident last year, it is perfectly acceptable for him to have to  
282 provide proof of insurance. Supervisor Berdeguez noted that the water fountains were listed as complete on the  
283 deliverables list, but that he hasn't seen them. **Mr. Looknanan, Jr.** noted that pump on Sunlake and Mentmore went down,  
284 and they are working on repairs. He confirmed that the other fountain was working. **Mr. Looknanan, Jr.** also confirmed  
285 that the lights work, though the pump does not. He noted that the pump in Waterford went down as well. Ms. Thibault  
286 gave the Chairwoman a 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 20<sup>th</sup>. 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 31<sup>st</sup>, 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 LaBarbera asked about the lot at the corner of Snowdonia, which is HOA.  
322 Supervisor Cisternas noted they would not give that up as they have plans for it. Chairwoman LaBarbera asked what the  
323 HOA has planned for the lots. Supervisor Cisternas noted that she does not know their current plans, but that in the past  
324 they had considered the possibility of building a small, house-like structure to use as an office. Supervisor Wagner wanted  
325 to know why they wanted to give it up; Supervisor Cisternas stated it was because of the cost associated with attempting  
326 to secure landscaping maintenance for such a small area. Chairwoman LaBarbera informed the Board that Yellowstone  
327 was charging somewhere around \$500 a month to do the lots. She also questioned whether it wouldn't be more expensive  
328 to take care of the Longwood lot than it was to take care of the tot lot and the small lot in Trilby. Supervisor Cisternas  
329 noted that they had explained at the HOA meeting that they are physically unable to release the new declaration, at this  
330 time, for the community to vote on because they have to revise over 20 pages of language related to the two lots.  
331 Chairwoman LaBarbera noted that she wouldn't want to pay for this now, just add Snowdonia at a later date. Supervisor  
332 Cisternas suggested making a motion now and revising it at a later date if necessary. Mr. Magee noted he will hold off  
333 on the real estate document until the next meeting. Supervisor Wagner noted that the move will only add expenses for  
334 the Board. Supervisor Griffin noted that someone on the HOA Board should speak with Steadfast. Chairwoman  
335 LaBarbera noted that if they're taking two lots, they might as well take all three. Mr. Magee agreed to halt the letter of  
336 understanding and reach out to the HOA attorney to let him know. Supervisor Cisternas confirmed that she would inform  
337 the HOA that they would take the Trilby lot, and would build something there at their cost, and they would want to know  
338 if the Snowdonia lot 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, Jr. presented the Clubhouse and Amenities Report. He informed the Board that Madeline left for  
342 another opportunity, but they have a new hire named Olivia. He noted that they have had to write 3 incident reports since  
343 the last meeting. One of them pertained to Little Lenny's Italian Ice. Mr. Looknanan, Jr. reported that the sheriff was  
344 called to the resident's truck because a parent was concerned because he had been allowing kids to go into his truck to  
345 pick up toys. The Sherriff department had a talk with him, finding that he hadn't done anything wrong, but that he's not  
346 allowed to let the kids into his truck. Mr. Looknanan, Jr. reported on an issue regarding an adolescent being bullied by  
347 other adolescents. One situation escalated into an altercation, and the kid was seen being chased through Snowdonia  
348 by the other kids. Chairwoman LaBarbera informed the Board that the kid being bullied lives on her street, and though the  
349 kids wouldn't speak to her, they did say enough to Danny for him to infer that the boy was instigating the issues.  
350 Chairwoman LaBarbera commended Danny for going above and beyond in his attempts to keep the kid safe. Mr.  
351 Looknanan, Jr. informed the Board that ECS started replacing the cameras. He reported that the other incident had  
352 involved two kids, aged 6 and 4, left alone at the playground. Other kids on the playground retrieved a team member  
353 who brought the kids inside and questioned them about their parents. He reported that one of the kids said their father  
354 was tired, so he let them go to the playground. The mother didn't answer when they called. They informed the father that  
355 he cannot leave kids aged 6 and 4 alone on the playground.

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

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

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

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

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

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

402 **Griffin** shared that his neighbor runs used car business and has old cars in his yard, driveway, and neighbor's yard, and  
403 the HOA hasn't done anything in the years it has been like that. Supervisor Cisternas suggested that the property manager  
404 might just think all those people live there. Supervisor **Griffin** gave more examples of items that haven't been taken care  
405 of. Supervisor Cisternas noted that she attends a lot of the HOA meetings, and they have over 120 open violations that  
406 all need to be dealt with; while following stringent guidelines. Supervisor **Griffin** shared his understanding, noting that  
407 he had been on an HOA board. Supervisor Cisternas detailed her involvement with the HOA. Chairwoman LaBarbera  
408 expressed criticism over the perceived decision for the HOA to build a little house on **Snowdonia** when the property  
409 manager isn't on site long enough to drive the community every day.

410 Supervisor Cisternas issued a disclaimer, informing the Board that the house on the lot was an idea from a long time  
411 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  
412 idea was that the property manager could be on-site everyday if she had an office. The Board largely agreed that the  
413 multicolored lights should only be on for the week of the holiday.

414 **IV. Administrative Items**

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

417 Chairwoman LaBarbera stated Line 209 needed to be removed.

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

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

423 Supervisor Berdequez noted that line 155, the spelling of drought was incorrect.

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

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

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

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

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

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

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

436 No audience members were present.

437

438 **VI. Supervisor Request**



EXHIBIT 21

[RETURN TO AGENDA](#)

1 **MINUTES OF 04/09/2026 REGULAR MEETING**  
2 **CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Concord Station Community Development District was held  
5 Thursday, April 9th, 2026, at 6:30 p.m. at the Concord Station Amenity Center, 18636 Mentmore Blvd., Land O’Lakes,  
6 Florida 34638. The public was able to listen and/or participate in person or live via Zoom.  
7

8 **I. Call to Order / Roll Call**

9 The meeting was called to order by Ms. Thibault. Roll was called, and a quorum was confirmed with the following  
10 Supervisors present:

- 11 Jessica LaBarbera (via virtual means)..... Board of Supervisors, Chairwoman  
12 Randall Griffin.....Board of Supervisors, Vice Chairman  
13 Marcela Cisternas ..... Board of Supervisors, Assistant Secretary  
14 Kevin Wagner ..... Board of Supervisors, Assistant Secretary  
15 Fred Berdeguez..... Board of Supervisors, Assistant Secretary

16 Also present were:

- 17 Patricia Thibault .....District Management, Anchor Stone Management  
18 Mark Looknanan, Jr..... Amenity Manager, Concord Station CDD  
19 Kevin Hiller ..... Account Manager, Steadfast  
20 Yovani Cordero (via virtual means) .....Irrigation Manager, Steadfast  
21 Kyle Magee (via virtual means) ..... District Counsel, Kutak Rock  
22 Kyle Wilson .....Account Manager, Solitude  
23 Emelina Robinson .....Account Manager, Solitude  
24

25 **Opening Remarks and Attendance Notes**

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

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

29 A resident expressed concerns over the motorized vehicles and the conservation area encroaching on the cul-de-sac  
30 where she has resided for the last 12 years. She noted that the motorbikes go down the back of the property to get to the  
31 lake, mentioning that it’s the motorcycles, dirt bikes, and e-bikes constantly popping wheelies and going 30-40 miles an  
32 hour back and forth behind the property. The resident inquired about enforcement of the community bylaws prohibiting  
33 motorized vehicles on the property, noting observations of individuals walking near her fence line during early morning  
34 hours. Chairwoman LaBarbera informed the resident that this issue had been addressed many times and there is nothing  
35 they can do unless she can identify the people who are travelling behind her fence. The resident asked about posting  
36 signs, to which Chairwoman LaBarbera noted that they do have signs saying ‘no motorized vehicles’ but they don’t stop  
37 anyone. The resident asked about the easement, for example, blocking it off so the people would lose access. Chairwoman  
38 LaBarbera noted that the easement serves as an access point for District staff and vendors and therefore could not be  
39 blocked off. She advised the resident to call the police when situations arise.

40 **III. Professional Vendor Presentations**

41 **A. District Engineering Report – Stantec Project Manager – Greg Woodcock**

42 Mr. Woodcock presented his report and informed the Board that the first phase of the erosion control project identified  
43 during the maintenance inspections had been completed. He noted that ponds D4, S3, and S9 were also completed by  
44 ADS. Mr. Woodcock advised that he had checked the budget regarding the amount they have remaining versus what they  
45 have coming up for the next fiscal year for drainage improvements and repairs.

46 Mr. Woodcock informed the Board that he will be reviewing the reserve study to see what they have established for  
47 pond erosion, pavement, etc., to be brought up during the budget time frame. He reiterated that he recommended \$75,000  
48 for the stormwater budget, not to include the parking lot or anything else. Mr. Woodcock noted that Mr. Looknanan had  
49 received a favorable proposal and that they would coordinate further on the matter. Mr. Woodcock further advised that  
50 he and his team would like to be onsite during the pipe excavation to ensure the work is completed properly and fully  
51 repaired to avoid future issues.

52 **Solitude Lake Management**

53  
54 **1. Waterway Inspection Report – Emelina Robinson and Kyle Wilson**

55 Ms. Robinson presented the Solitude Lake Report, noting the sites look good, and they saw the normal amounts of  
56 growth, though their priority is staying on top of the shoreline and submerged growth through the ponds. She issued a  
57 reminder to the Board that residents throwing potted plants, lawn clippings, and tree trimmings in the ponds can cause  
58 blockages. Ms. Robinson noted that they had spotted some erosion on site F5 towards the homeowner shoreline, and a  
59 broken flow structure on site M2 that could cause blockage if not repaired. Supervisor Cisternas asked about D1 and D5,  
60 the ponds on Drexel and Mentmore, noting that there was a lot of trash suddenly showing up. Mr. Wilson noted he  
61 thought it might be because of the water level dipping and the strong winds they've been getting. He confirmed that if it  
62 rains, some of that garbage is going to flow into the flow structures and into the pond. Ms. Robinson confirmed she  
63 would let a technician know about the trash. Supervisor Griffin asked if Mr. Woodcock should be looking at the soil that  
64 is out around the corners of the drains/concrete pads. Solitude confirmed, yes, that should be looked at. Supervisor Griffin  
65 noted that in the pictures included in the report, there are probably 6 or more areas that need to be looked at. Mr. Wilson  
66 noted that in next month's report, he'll have a full inspection of the community and can get the Board an exact number  
67 of the broken and cracked flow structures they'll need to repair. He advised that they could throw concrete bags under  
68 there, as they'll solidify when they are wet. He did caution that this is not a foolproof solution, as he has seen the bags  
69 fail a little, but when they are stacked as the bags tend to fall into the pond if they are not perfectly straight. Mr. Wilson  
70 advised riprap to be the best solution to make sure it's built strong. Chairwoman LaBarbera noted that ponds F1 and F2  
71 need to be looked at, based on the pictures. Ms. Robinson noted that she is the one in the community monthly, so she is  
72 able to prioritize the flow structures if that's what the Board wants. Chairwoman LaBarbera also noted that M2 and M3  
73 look pretty bad. She noted if Ms. Robinson could capture the flow structure in the picture with the pond, that would be  
74 sufficient.

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

76 **1. Irrigation Maintenance Report**

77 Mr. Hiller reported on Steadfast details, having found that they were able to get a few of the approved flowers  
78 planted. He reported that he had looked back at the contract and counted all of the beds, noting that the contract stated  
79 3,200 annuals per changeout, which did not match his counts. Mr. Hiller advised that it should be 800 per change out,  
80 not 3,200. He also noted that the contract stated 3,200 per planting, which is not possible. He reported that weekly service  
81 began that week, with pond maintenance crews mowing the ponds throughout the day and scheduled to complete the  
82 work the following day.

83 Mr. Hiller advised that a lot of the older plant material had been failing, likely due to irrigation, and that it could be  
84 a good idea to replant or redo the area once irrigation is up and running. He reported that they replaced 3 valves, and the  
85 glue was not 100% dry yet so any pressure on the box before the glue dries would crack it. Supervisor Griffin asked if  
86 they could put stakes in the ground, or something to keep that area safe. Mr. Hiller confirmed that they could put  
87 something up temporarily or install a permanent fixture there if they wanted to. He passed the floor to Ms. Cordero.

88

89

## 2. Landscape Daily Logs

90 Ms. Cordero began her presentation by reporting that she had 3 proposals that were approved by the Board last  
91 month, one of which was timer (1) for \$480, to wire track 5 valves. She noted Jeanette was in the field last Thursday and  
92 was able to locate 4 of the 6 valves. She advised that they were uncertain whether the remaining two valves were present,  
93 as Jeanette wire-tracked the entire wire path and was unable to locate them. She noted they could be buried, or the wires  
94 could have been cut if the valves were on battery timers. Ms. Cordero advised that they were going to give it another  
95 try next week to see if they can find the other two, but without the original plans or the wires being connected to the path,  
96 it will be significantly more difficult to find those valves. She reported that four of the six zones are operating on the  
97 timer. The broken rotor on timer 2, on Tuckerton Drive, was repaired for the amount of \$365. The lateral line on Zone 4  
98 was also repaired. Ms. Cordero advised that her team was able to complete these projects in about an hour and a half,  
99 meaning the proposed parts and labor will be lower than the original proposal. She reported that her team has been  
100 working on Timer 3, the clubhouse timer, throughout the week, with Jeanette and Brian beginning their inspection on  
101 Monday. Ms. Cordero noted that within 3 hours, they had found the problem as to why the valves at the clubhouse were  
102 not communicating with the clock. She explained that a single wire path runs from the clock to the first set of valves,  
103 which she noted may have been the three valves that were run over and subsequently blew out. She advised that they  
104 were going to have them repaired first thing tomorrow morning, so they don't stay like that over the weekend. She added  
105 that from that set of valves going across the street, the wire was not operational, so they ran a new one above the ground  
106 from the junction box at the stop sign on the exit side of Dunstable Drive back to the controller. Once they did that, Ms.  
107 Cordero noted that they were able to operate every single zone off of the controller. She informed the Board that she  
108 walked Mr. Looknanan through everything they had found on Monday and Wednesday. She noted that she wasn't sure  
109 how many decoders were replaced by the previous vendor, but they had to warranty out 10 decoders that weren't working.  
110 Ms. Cordero also noted that she was able to get confirmation from Dave Bolard, from Hunter Industries, regarding an  
111 inspection as soon as they have everything running at 100 percent. She reported that her team had replaced several valves,  
112 valve boxes, and conducted an inspection into all the zones today, having found 10 to 12 heads that were completely  
113 broken or had faulty seals, and completing a lot of adjustments and nozzle replacements. Ms. Cordero advised that there  
114 are 2 sections that are still not communicating with the clock: Dunstable Drive, just past the basketball court, and by the  
115 playground. She reported that there are about 5 to 6 valves along Mentmore that went unaccounted for in the initial  
116 inspection that they still have been unable to locate. Ms. Cordero advised that they would have to run new wire from the  
117 controller all the way down to the valves in order to get power to them. Supervisor Griffin asked if all of this was being  
118 mapped, to which Ms. Cordero confirmed, yes. She elaborated that Jeanette was able to map out the valves that she was  
119 able to find in her inspection. She advised that they have one more day per the proposal to finish any outstanding work  
120 included in the proposal, and that regarding the wire that needs to be run, she noted they might have to jack and bore to  
121 get the zones working off of the timer. Ms. Cordero did express trepidation at the use of this method, noting that if the  
122 wire were to go bad again in the future, they would have to cut through the asphalt again, which isn't ideal in such a busy  
123 section of the community. Mr. Hiller elaborated, noting that the wire deteriorated because there wasn't a sleeve running  
124 in the ground, something they would need to rectify when they fix it.

125 Mr. Hiller reported on the new SWFWMD (Southwest Florida Water Management District) restrictions, noting that  
126 they are on Phase 3 watering restrictions, meaning they are limited to water in a 4-hour window one day a week due to  
127 the severe drought. He noted they will have to work out what they can do for the high priority areas in the 4 hours,  
128 something they'll have to be careful about as SWFWMD is skipping over warnings and fining at first offense. He noted  
129 their old plant material should handle the drought, but he was worried about the new plant material. Ms. Thibault asked  
130 if they were in a high-vis area, and they had a hypothetical 20-by-5-area that needed new turf, could they hit the water  
131 variants as they wanted for 30 days? Mr. Hiller noted that they just installed around 10 pallets inside of Connerton, which  
132 was under \$500 and they watered every day for the first 30 days. Supervisor Berdeguez asked if they could plant the  
133 flowers yet. Mr. Hiller advised them to let Ms. Cordero finish going through everything and plant the flowers when they  
134 are closer to rainy season. He also advised as to certain annuals they can install that offer more longevity. Supervisor  
135 Berdeguez asked what days they are in the community. Mr. Hiller advised that they're there on Tuesday and Wednesday  
136 and that there is a separate pond crew that comes out weekly. Chairwoman LaBarbera asked if they have a map of what

137 they do on what days, which Mr. Hiller answered, yes, he has a trim map which means he sections off the property and  
138 color codes what needs to be done weekly. He confirmed that once a pattern is established, he will be able to provide a  
139 map for their use. Chairwoman LaBarbera asked if they also trim up anything that's hanging when they mow the  
140 easements, which Mr. Hiller confirmed that they do, though they are still learning the property. He advised that if there  
141 are areas that need to be looked at, to let him know. Supervisor Cisternas asked Ms. Cordero about an attachment in  
142 Exhibit 3 about Buckinghamshire Park, wondering if the flower bed and tree in the picture will be able to receive water  
143 if the drip line was capped. Ms. Cordero replied that they had capped those lines because they were watering the mulch,  
144 which did not need it, but if they were to put plants in, they could uncap the line and put a new drip line in. Ms. Cordero  
145 confirmed that the existing tree should still be receiving water. Supervisor Berdeguez asked Ms. Cordero if she had  
146 looked at Umberland. She responded that she was not aware of the area but would add it to the list. Supervisor Cisternas  
147 advised that she had taken pictures of the Buckinghamshire area and emailed them, that way the team could know exactly  
148 what area she was referring to. Mr. Hiller noted that he hoped the homeowners don't get upset about their presence in  
149 the easement.

150 **3. Consideration for Approval of the Proposal for Fertilization of Turf, Shrubs, Palms, and Insect Control -**  
151 **\$2,808**

152 Ms. Thibault advised that the contract requires that the vendor present the proposal in advance of the Fert and Chem  
153 application. Chairwoman LaBarbera asked if fertilizer was necessary with the lack of watering. Mr. Hiller advised that  
154 the fertilizer is sulfur coated and has about a 3-month release, and any little bit of rain they get would activate it. He  
155 noted they could wait until the irrigation is back up and running, but if they get any rain, 30 to 40 minutes, that would be  
156 enough to release the chemical. Supervisor Cisternas asked if the control of insects includes fire ants. Mr. Hiller  
157 responded, no, as fire ants are not an ornamental pest. He noted that when they spray insecticide in the grass, that would  
158 kill those ants, however, the only way to establish full control is to use a product, which is usually very expensive and  
159 not safe for all of the children running around. Mr. Hiller noted that he and his team carry ant bait and would take care  
160 of any ant mounds they come across as a complimentary service. Supervisor Cisternas noted that they get a large number  
161 of fire ants every year. Mr. Hiller noted that in an area that doesn't have a lot of community traffic, they could put down  
162 something to smoke out the ants. Chairwoman LaBarbera used Waterford as an example. Mr. Hiller recommended only  
163 laying product in the field if they have the irrigation set up, otherwise he would not feel comfortable doing that. He also  
164 suggested Amdro Ant Block to take care of the individual ant problems.

165 Supervisor Cisternas suggested waiting to make a decision on the proposal until next month's meeting to see what  
166 happens with the rain, though Mr. Hiller confirmed it will break down and start binding to the soil. Supervisor Wagner  
167 asked if there is any harm in letting the pellets sit on the turf, which Mr. Hiller denied, stating that the fertilizer would  
168 not burn the turf.

169 On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board  
170 Approved the Proposal for Fertilization of Turf, Shrubs, Palms, and Insect Control at \$2,808 for the Concord Station  
171 Community Development District.

172 Mr. Hiller noted that when they treat cinch bugs, they often have to switch up the chemicals because the ants tend  
173 to build up a tolerance.

174 **D. Presentation of Team Deliverables -**

175 Ms. Thibault informed the Board that she is had an update on the certificate of insurance from Suncoast Pools, noting  
176 that she had received everything except for the months between 7.15 and 8.15 of 2025, but that the team is still calling  
177 an emailing about it. Chairwoman LaBarbera asked if the deliverables document could also be sent in Excel and Ms.  
178 Thibault agreed.

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**E. Kutak Rock – District Counsel – Kyle Magee**

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Mr. Magee noted that most of the items were covered throughout the agenda with the exception of the update on Anchor Stone. Mr. Magee reported that they had sent a response to their last correspondence but have not received any response, leaving them in a holding pattern. Supervisor Cisternas informed Mr. Magee that the tot lot on the corner of Snowdonia and Mentmore belongs to the CDD, not the HOA. She explained that the miscommunication must've happened years ago when the conversation about swapping the lots first arose. Supervisor Cisternas advised that the HOA would still like to transfer the tot lot and small lot in Trilby, and they would be willing to accommodate the CDD if they wish to put up a pergola with a few benches in the small lot in Trilby. Mr. Magee reiterated what Supervisor Cisternas had reported, noting that the third lot the Board discussed at the last meeting is already owned by the CDD. Mr. Magee agreed to reach out to the HOA attorney and restart the process. He noted they would aim to get the Trilby lot expenses covered alongside the tot lot. Supervisor Wagner noted that building something on the land would need to be a separate conversation as the homeowners might not want that transfer to happen. He advised that since none of the homeowners were present, they should not move forward with that decision yet. Supervisor Cisternas suggested that the Board make a decision now because they would want to put the correct verbiage in the contract to ensure that the expenses are covered. Supervisor Wagner noted that they could change the verbiage to commit or not commit. The Chairwoman also expressed her view that amenities such as a gazebo could be used by residents for sitting or walking their dogs and requested that such language be included in the agreement. Supervisor Cisternas agreed that if she lived there, she wouldn't mind having a small area with some benches. Chairwoman LaBarbera raised a concern that it might become a hangout spot for kids at night. Supervisor Wagner reiterated that they need to be strategic with whatever they do. Mr. Magee advised that they use language to agree that the HOA will commit to a not-to-exceed amount, though they will need to have an idea of what they want to put on the lot in order to generate that number. The Board hypothesized the cost of putting up a gazebo and benches. Supervisor Berdeguetz suggested they take it to the community to see what they might want. Supervisor Wagner asked how long the deal is good for. Supervisor Griffin suggested conducting a survey of the homeowners to gather what they want. Mr. Magee noted that if they need to rush this, Ms. Thibault or Mr. Woodcock can send out the survey and gather some proposals, though he recommended taking more time if they are able to. Supervisor Griffin noted that \$25,000 would likely only cover the initial placement of something with no maintenance. He hypothesized it would be closer to \$40,000 to \$50,000. Mr. Magee noted that there doesn't appear to be any rush on the district's part to accept the HOA deal. He advised taking the time to have a better idea of what they might want to put in that space. Supervisor Griffin asked if Mr. Magee could start constructing the wording while holding off on the dollar amount. Supervisor Cisternas asked Mr. Looknanan if he had any idea how much it might cost to place a gazebo or something similar in the area. Mr. Looknanan responded that an honest contractor would build it at \$25,000, noting concrete and wood as the materials they would likely use. Chairwoman LaBarbera and Supervisor Berdeguetz suggested setting a not-to-exceed at \$50,000, as it would be easier to negotiate down if needed. Ms. Thibault confirmed the direction to Mr. Magee. He confirmed he would reopen the conversation with the HOA lawyer.

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**F. Clubhouse and Amenities Manager – 7:38**

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

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Mr. Looknanan presented the Clubhouse and Amenities Report. He informed the Board that per the operation summary, everything has been running smoothly at the clubhouse. He commended his team, noting that there is room for improvement, but overall, they've been doing well. Mr. Looknanan noted he had sent out a community note addressing the electrical scooters because he had been present for the last accident where an adolescent got hit at the Mentmore and Sunlake intersection. Supervisor Griffin asked if the adolescent was crossing the intersection, which Mr. Looknanan confirmed he was in the right of way. He noted the woman driving had a red light and she did not come to check on the adolescent after impact, though a nurse passing by did. He stated the police went out and spoke to the woman, but they didn't take down her information or issue any form of consequence. Mr. Looknanan noted he had also had to speak to adolescents riding their electrical bikes on the sidewalk, informing them they can't do that. Supervisor

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226 Cisternas noted that these kids pose a danger to pedestrians. Mr. Looknanan reported they are enforcing the age  
227 requirements of people interested in community amenities. For example, they have been telling kids older than 12 to  
228 leave the playground, and under 16 without a parent to leave the basketball court and the pool. Supervisor Cisternas  
229 asked what method they're using to verify ages, mentioning the honor system. Mr. Looknanan confirmed that is what  
230 they were using the honor system. Mr. Looknanan advised that they use the free version of Mailchimp to send out  
231 announcements, but it limits them to 24/48 hours and limits the amount of people they can send announcements to. Mr.  
232 Looknanan reported that the standard Mailchimp membership is \$45 a month, and it would allow them to add more  
233 people to the blast they send out and the availability to send blasts out more often. For \$45, they could send 18,000  
234 emails. Supervisor Cisternas noted with two emails per household for 1,500 homes, they wouldn't get anywhere near  
235 that number. Supervisor Griffin found that for \$27 a month, they would be able to send 15,000 emails. Mr. Looknanan  
236 confirmed that would be enough. Chairwoman LaBarbera asked approximately how many emails they send a month,  
237 which Mr. Looknanan replied, 2 to 3. Supervisor Cisternas noted that she will often receive messages asking her to send  
238 a reminder for events going on in the community, as they cannot send another email blast. Supervisor Wagner informed  
239 the Board what 'audiences' meant, noting it's the distribution list of their audiences.

240 On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Cisternas, WITH ALL IN FAVOR, the Board  
241 Approved the Increase of \$27 to the Budget for Mailchimp Usage for the Concord Station Community Development  
242 District.

243 Mr. Looknanan noted he had sent an email to the Board and Ms. Thibault about purchasing their own bounce house  
244 obstacle course. He included insurance under Exhibit 9. Mr. Looknanan presented his reasons for the purchase, noting  
245 that the insurance company found an issue with liability, but they are held liable for anything that happens when they  
246 rent bounce houses anyway. He advised that they are very safe and that the one he was looking at was \$1,250. Supervisor  
247 Griffin asked how much they pay to rent a bounce house. Mr. Looknanan informed him, between \$300 and \$400.  
248 Supervisor Griffin noted if they rent 3 to 4 times a year, it's paid for. Chairwoman LaBarbera noted they could host pop-  
249 up events as well. Supervisor Cisternas asked for details on the obstacle part of the bounce house, which Mr. Looknanan  
250 was able to provide. He noted that the one he was looking at had a section for bouncing and an obstacle course section.  
251 Supervisor Cisternas asked if they could add water to it in the summer, which Mr. Looknanan confirmed. Supervisor  
252 Berdeguez questioned the validity of the insurance company's concerns, which Ms. Thibault noted is why she has reached  
253 out to them about it. She noted that she didn't think any of the other districts or small cities insured by Egis have purchased  
254 a bounce house. Supervisor Cisternas noted that the Board has listened to guidance from the insurance company before  
255 and decided not to take their counsel into advice, citing a specific suggestion from the supervisor who previously held  
256 her seat to add soccer nets to an area in the community. She noted the Board took a risk then and that it paid off. Supervisor  
257 Griffin noted that the liability comes from two things: that it doesn't blow away or lift off the ground, and whether it is  
258 being manned when it is being used. Chairwoman LaBarbera noted that even if someone from the company stood there,  
259 they would still have the liability. Supervisor Griffin noted that the liability would be on him if he had something set up  
260 in his driveway. He also noted that someone has to man it if there is an event, likely someone on the amenity team.

261 Chairwoman LaBarbera noted they could do a bounce house/movie event. Supervisor Cisternas noted they could  
262 pull it out for situations where the splash pad may be closed. The Board discussed the motion, noting Mr. Looknanan  
263 would need to shop around for a commercial-grade bounce house. Chairwoman LaBarbera noted that if they think about  
264 how often they rent bounce houses, they'll recover in 2 years, but if they think about how often they will use it, they'll  
265 recover in 1. Supervisor Cisternas asked where the money for this would be coming from, which Ms. Thibault advised  
266 it could come out of Capital outlay. She noted it would not be coming from the events budget.

267 On a MOTION by Supervisor Cisternas, SECONDED by Supervisor Griffin, WITH ALL IN FAVOR, the Board Agreed  
268 to allow Mr. Looknanan to Purchase a Commercial Grade Bounce House Not to Exceed \$3,000

269 The Board noted this amenity will only be available to residents. Mr. Magee recommended getting a liability waiver  
270 for anyone using the bounce house. Chairwoman LaBarbera noted the skating rink has a QR code that opens the waiver

271 for residents to electronically sign it. Supervisor Cisternas advised that they could order paper bracelets off Amazon and  
272 only give them out if parents have signed the waiver. Mr. Magee confirmed he will send over the liability waiver.

273 Mr. Looknanan reported on the spring event, the Small Business Expo, noting that they had high attendance and the  
274 total cost was \$4,147.06. Supervisor Cisternas noted that was about what they had budgeted for the event, which Mr.  
275 Looknanan confirmed. He noted that the spring event is the costliest because of the petting zoo. Supervisor Cisternas  
276 reported on the animals available at the event, noting they had a donkey, a pig, a goat, and sheep. Mr. Looknanan advised  
277 on the future events planned, noting his proposed date of June 27<sup>th</sup> for the summer event. He noted they are going to call  
278 it the Summer Splash Bash, and they're thinking of making it a foam party, with a DJ, and the bounce obstacle house  
279 with water. Mr. Looknanan noted they'll have a balloon competition where people would have to throw and catch the  
280 water balloons, cornhole, hot dogs, and a few other unmentioned list items. Supervisor Cisternas shared her view, noting  
281 that this would be a good weekend in between Father's Day and the 4<sup>th</sup> of July. Mr. Looknanan reported on the Halloween  
282 event, noting that they want to do an Oktoberfest event, and have everyone dress up like they do in Germany, and serve  
283 most of what they do in Germany without the alcohol. Mr. Looknanan suggested hosting it the first week of October, as  
284 a family event. Chairwoman LaBarbera noted they could do an Oktoberfest/Fall festival event. The Board discussed  
285 hayride options.

286 Supervisor Cisternas noted the chess club proposal. Mr. Looknanan explained that a resident in Drexel wanted to form  
287 a chess club. He noted that they already have a family game night, but if she wanted to combine the chess club with that,  
288 he would propose it to the Board. Supervisor Cisternas asked if they would have to pay for the chessboards and  
289 clock/timer. Mr. Looknanan noted he would get back to her about it.

290 Mr. Looknanan noted that the tree encroachment onto residents' properties is the main concern he is receiving. He  
291 noted that he was providing the guidance they provided to the residents following the retreat. He has been advising them  
292 that they have the right to self-preserve their property by way of cutting down roots. He noted the other concern he had  
293 was leaves and debris blocking the drainage in the roads. He advised that he had spoken to Mr. Woodcock about it.  
294 Chairwoman LaBarbera reported that a resident jumped the sidewalk in his truck and dumped several bags of leaves into  
295 the conservation area. She noted she had walked up to him and informed him he couldn't do that. She reported that he  
296 said he had been doing it for years and she is the only person who has ever stopped him. He had elaborated, noting that  
297 the leaves were biodegradable and would look nice once he spread them out. Chairwoman LaBarbera noted that when  
298 she came back out, it actually did look very nice. Supervisor Cisternas shared her view that cutting the branches and  
299 leaving them there, like the people who cut back the conservation do, is different from spreading a bunch of leaves. She  
300 noted that oak leaves do not disintegrate as she has had to clean a bunch of them from her yard every weekend. She  
301 confessed that she used to blow the leaves into the street when a few of them would end up in her yard. Chairwoman  
302 LaBarbera noted that people have been blowing their leaves into the drain. Supervisor Griffin advised that there is nothing  
303 they as a CDD can do about it. Chairwoman LaBarbera noted it is their responsibility once the leaves pass a certain part  
304 of the drain. She noted Supervisor Griffin's point; it is an HOA responsibility as the HOA should be driving around and  
305 making sure the leaves are getting picked up. Mr. Looknanan asked about picking up leaves next to the drain, and whether  
306 they should contract someone to do so. Supervisor Griffin suggested they leave it alone and let residents deal with the  
307 stray leaves.

308 **2. Consideration for Approval of Trenching/Boring of Camera Pole Proposal - \$3,510**

309 Mr. Looknanan reported on the current progress updates on the security camera installation. He noted ECS had  
310 installed the interior cameras and most of the exterior cameras. He advised that they only had 4 cameras left to install by  
311 the playground at the west end. Mr. Looknanan explained that the conduits for the cameras, the cables, don't carry any  
312 power. They were looking for power to put lights on top of the poles. He noted that there are 3 poles with no power,  
313 because the power goes to the timer, goes out of the timer, and breaks. He confirmed it is on his task list to repair.  
314 Supervisor Griffin asked if they could connect the lights to the power source for the camera. Mr. Looknanan noted he  
315 could use the conduit, but it is different power source. He advised that the cameras are low power and run similarly to a  
316 cable going to a TV. Ms. Thibault confirmed that all but 4 of the cameras had been set up. Supervisor Griffin asked why

317 this wasn't included in their original proposal, which Mr. Looknanan noted was because they had thought there was  
318 already a conduit they could use to run it from that pole to the other pole. He noted those cameras have not worked for  
319 an unidentifiable period of time.

320 On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Berdeguez, WITH ALL IN FAVOR, the Board  
321 Approved the Trenching/Boring of Camera Pole Proposal for \$3,510 for the Concord Station Community Development  
322 District.

323 Mr. Looknanan noted the locations of the 4 cameras. He reported that the clubhouse exterior painting was completed  
324 at \$1,659.89, and the splashpad cleaning and recoat was completed at \$3,117.62. The Board noted the painting and  
325 recoating looked very nice. He reported that the tile cleaning and regrouting was completed, that the gym TVs were  
326 installed, and that the white fence by the pool equipment was completed.

327 Mr. Looknanan reported that the water fountain at the Sunlake and Mentmore Intersection has been fixed, and that  
328 there are 3 alligators in that pond. He reported that 2 monument lights had gone out because their cables had been cut,  
329 likely by Steadfast. He noted those had been fixed as well. Mr. Looknanan reported that the pool gate had worn-out  
330 hinges, but they have replaced them at the original gate and the one at the playground. He advised that they are replacing  
331 the shower curtains for the restrooms. Supervisor Cisternas noted that \$50 for 2 shower curtains seems expensive. Mr.  
332 Looknanan noted they had purchased commercial liners and gone with the color brown. He reported that the volleyball  
333 and soccer nets need to be replaced, and that everything in yellow on the Amenity report needed to be reviewed in case  
334 the Board did not want anything done. Otherwise, he planned to proceed with correcting or completing highlighted  
335 yellow. He advised they were going to paint the wood the same color as the poles. Supervisor Cisternas noted she did  
336 not have any objections, just a question as to why the pergola with a solar panel was not included in the yellow category.  
337 Mr. Looknanan noted that is because he was still looking into the cost. Supervisor Griffin asked if the lamination of the  
338 pool would be a higher priority because they are due for an inspection. Mr. Looknanan advised that it would be done  
339 Monday and he could present a copy of what they built.

340 Ms. Thibault advised that she would forward a budget to the Board at next month's meeting for them to adopt in  
341 June. She requested they come up with a high dollar mark for all of these projects so that she can estimate what their  
342 remaining find balance might be for any carry-forward amounts. Mr. Looknanan confirmed he would complete that task  
343 over the next few days.

344 Mr. Looknanan presented the items in blue, beginning with the clubhouse asphalt repair. He noted that ADS had  
345 submitted an estimate for \$18,800 a few months ago, but he went to another company, which charged him \$7,550 to  
346 complete all the repairs of all the holes, and paint the parking lot. He noted this estimate was given to him in December  
347 so it may have gone up. Ms. Thibault asked if Westshore Paving does sidewalks. The Board discussed the not-to-exceed  
348 amount.

349 On a MOTION by Supervisor Cisternas, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board  
350 Approved Mr. Looknanan to initiate the Asphalt Work in the Parking Lot of the Clubhouse with a Not to Exceed Amount  
351 of \$12,000 for the Concord Station Community Development District.

352 Supervisor Wagner noted it would be best to get this done before summer break. Supervisor Cisternas asked Mr.  
353 Looknanan to have Danny send a message to the community advising the days the parking lot will be closed when the  
354 work is in progress. Mr. Looknanan noted he was informed it would take 3 days.

355 Mr. Looknanan asked for authorization to do a comparison into how much it would cost to repair versus replace the  
356 pool deck furniture. He noted some of the furniture needs to be replaced, like a few of the cracked tables. Supervisor  
357 Griffin noted it would be good to get quotes for both options. Mr. Looknanan reported his team had looked into the  
358 installation of windbreaker nets at the tennis court, noting that it would cost about \$1,250 to cover the entire court, just

359 for the material. Chairwoman LaBarbera noted the chain link fence had curled at the bottom. Supervisor Cisternas noted  
360 she did not have any issues with the windbreaker proposal.

361 On a MOTION by Supervisor Cisternas, SECONDED by Chairwoman LaBarbera, WITH ALL IN FAVOR, the Board  
362 Approved Mr. Looknanan to Proceed with \$1,250 for the Purchase of the Windbreaker Nets to be Installed by the  
363 Concord Station Amenity Team for the Tennis Courts for the Concord Station Community Development District.

364 Supervisor Griffin asked Mr. Looknanan what is being used to connect it to the chain link fence. Mr. Looknanan  
365 advised they could use tie straps/zip ties. Supervisor Griffin noted those will disintegrate over time, to which Mr.  
366 Looknanan confirmed he would do more research.

367 Mr. Looknanan reported on the court fencing repairs, noting it is for the tennis and basketball courts. He informed  
368 the Board that he didn't know if repairs would be feasible or if they would have to be replaced. Supervisor Griffin noted  
369 they would have to drill into the asphalt, pull the fence back, and then use something to go back into the asphalt because  
370 they wouldn't hold in the ground. Mr. Looknanan asked if the Board would want to repair the fence that's already installed  
371 or if they were looking to re-fence the area. Supervisor Griffin noted that re-fencing the area would be expensive and  
372 would need to be a planned for the future. Supervisor Griffin asked if the hand dryers are still out of service. Chairwoman  
373 LaBarbera noted they had to put something in the handicap stall as well, either paper towels or a hand dryer. Supervisor  
374 Griffin noted it is scary to have paper towels in the bathroom because kids go in there and take them. Chairwoman  
375 LaBarbera asked if there was a changing table in the men's handicap stall. Mr. Looknanan noted that there is not,  
376 prompting Chairwoman LaBarbera to suggest they put one in there. Supervisor Wagner noted there is a changing table  
377 in the men's room by the shower, to which Chairwoman LaBarbera noted as long as there is a changing table in the men's  
378 room in good condition, they do not need to add a new one. Mr. Looknanan advised that his team is working on the solar  
379 panel project, noting that it's a long project and he and Juan have worked on several other items in the last week.  
380 Supervisor Cisternas shared that she did not mean to suggest that the amenity team isn't busy, but that that item had been  
381 on the waiting list for the community for at least 4 or 5 years. Mr. Looknanan asked if the new concierge person, Olivia,  
382 could have her hours extended so she could help them do the work outside, which he noted she was something she  
383 wanted. Supervisor Griffin asked how many hours a week Lauren works, which Mr. Looknanan responded, informing  
384 the Board that on average they both work 20 hours a week, with the exception of events when they do work more, but  
385 never exceed 29 hours. Chairwoman LaBarbera noted that they should always have two people on staff working on the  
386 weekend; one management and one staff member. She noted that one day she was there, a party had been going on at the  
387 pool, and a kid had leapt out of a tree and there was no way for Lauren to have managed that by herself. She noted that  
388 at least for summer they should have 2 people there in the summer. Mr. Looknanan noted that he works a lot of hours  
389 there already, and Danny works daily, so he requested that instead of a member of management, it could be 2 proficient  
390 staff members. Chairwoman LaBarbera noted that the reason she said management is because they need someone with  
391 confidence an authority to be able to go outside and remove people from the premises if need be. She noted she didn't  
392 know Lauren's personality and whether or not she could put her foot down. She also noted that Lauren had informed her  
393 that Mr. Looknanan is there all the time. Ms. Thibault noted that once they exceed 29 hours, they would have to budget  
394 to include benefits and a monthly stipend for that employee. The Board discussed the hour limit per week, finding that  
395 Olivia works closer to 29 hours a week. Supervisor Wagner asked how it will affect them by the end of the year if they  
396 have to go over budget to afford to extend her hours. Ms. Thibault noted she would have to take a look at that and see  
397 where they are with the hours. She noted they were sticking to under 30 hours a week, because they don't have to pay  
398 insurance for part timers at that rate. Mr. Looknanan noted the maintenance team had saved around \$100,000 in the last  
399 year doing the work themselves. He asked how they can transfer those funds to be able to pay an employee for more  
400 hours. Supervisor Wagner noted that last year's savings had already been accrued and moved into fund balance and it  
401 doesn't carry over. He noted an instance like Juan doing something for \$2,500 that a contractor said would cost \$10,000  
402 in cost avoidance to the District. He noted that, going forward, they work with Mr. Looknanan and Ms. Thibault to  
403 develop the budget and determine the anticipated costs. He noted that they can't carry the savings over from something  
404 they budgeted, especially toward salaries because that's their biggest expense. Supervisor Griffin noted that Mr.  
405 Looknanan was looking at it from a layman perspective. Supervisor Wagner noted these conversations are usually had

406 when the budget is decided. Supervisor Griffin noted that he didn't think there was one person on the Board that would  
407 say Mr. Looknanan's team has not exponentially helped the community. Ms. Thibault noted they are under budget now  
408 for that purpose. Chairwoman LaBarber asked how many hours they're looking at giving her and noted they could  
409 calculate the cost of the insurance and the stipend and bring it all back to the next meeting. She emphasized the  
410 importance of having a clear understanding of how many hours they would be looking for, especially since they are under  
411 budget. She suggested they may be able to bring themselves to budget and have room to increase the hours. Supervisor  
412 Wagner noted that this is a challenging conversation to have during the middle of the year because they're about 5 to 6  
413 months in, also noting that if they follow through with this, they will have a financial impact next year, especially  
414 including raises. He also noted hating being 100% at budget and that if they go up to budget this year, they'll be pushing  
415 it up next year by 4 to 6 percent. He noted it is a challenging operational conversation better discussed during budget  
416 season. Ms. Thibault suggested getting together and mapping it out for the next month. Supervisor Griffin asked how  
417 many hours Mr. Looknanan was thinking about offering per week, which he noted to be close to 40. Supervisor Wagner  
418 noted that would be a significant increase in budget. Chairwoman LaBarbera noted that they need to have 2 people there  
419 in the summer. Supervisor Wagner noted that they only collect \$1.7 million a year plus interest. Supervisor Cisternas  
420 asked if Olivia would need the insurance, however, Ms. Thibault noted they are required to give her the stipend. She also  
421 noted that they have 3 full-time team members right now, Danny, Nate, and Juan, and 2 part-time team members, Lauren  
422 and Olivia.

423 **IV. District Manager 9:01**

424 **1. Discussion on Past Due Invoice for MPLC**

425 Ms. Thibault noted that she had reached out to Mr. Magee about this topic. She noted they had also sent a notice of  
426 termination but was informed it was outside the termination window to terminate and they still owe payment. Mr. Magee  
427 advised that based on the contract, the notice of termination needed to be in December, meaning the district did miss the  
428 window to terminate for this year's term. He advised that there aren't any grounds for the district to withhold payment  
429 and recommended that they make use of the license. Supervisor Griffin asked if someone from the licensing company  
430 told them they can't terminate, which Ms. Thibault confirmed. She noted she had sent them a notice of termination, as  
431 she had been verbally advised that there shouldn't be a problem with it, only for them to have a problem once the notice  
432 was submitted. Mr. Magee noted they can terminate for the 2027 term, but they are stuck with it for now. Supervisor  
433 Berdeguez asked about the \$3,800 which Ms. Thibault explained was because they owe for 2 years. She advised they've  
434 already paid for 2025, so now they owe about \$2,000. She confirmed when she sends the payment, she'll include the  
435 notice of termination again. Chairwoman LaBarbera asked if they could have one certified. Supervisor Wagner asked  
436 when they'll plan the movie nights and how often.

437 Ms. Thibault confirmed she will bring a budget template to the next meeting, after working with Mr. Looknanan on  
438 projects and staff requirements. She noted the Board will have to adopt the preliminary budget at their June 11<sup>th</sup> meeting.  
439 She also noted that the only fluctuation will likely be on the reserve study funding, as they were about \$275,000  
440 underfunded. Ms. Thibault explained that they had paid for some of the items from that study out of the general fund.  
441 For example, the TVs Mr. Looknanan replaced as well as the pond erosion. She noted she could turn the reserve study  
442 into an excel equation that would calculate what the proportionate share is, based on what they have already funded. Ms.  
443 Thibault advised that Mr. Looknanan had addressed items on the reserve study in-house and the list would need to be  
444 adjusted for these items. Supervisor Wagner noted they will need to have a legitimate discussion about increasing the  
445 fees as a board and noted they will also have to determine if it goes up 3 percent or 5 percent. She stated she will project  
446 both options for the board, so that they can see the impact to assessments at 3 and 5 percent. Supervisor Griffin noted he  
447 had been there for 7 years and hadn't seen assessments increase. Chairwoman LaBarbera noted they had raised fees by  
448 \$116 for the playground, though it was presented as \$262. Supervisor Wagner noted that was about 10 percent. Ms.  
449 Thibault confirmed she had sent some items to Mr. Woodcock for him to look at. Supervisor Wagner asked if it would  
450 be wise for them to update the current reserve study because there are differences in cost now. Ms. Thibault continued  
451 with his point, noting that the reserve was made in 2024, but with the market as it is, there have been and will continue

452 to be significant increases. She confirmed she can reach out and ask if they can update her and that it should be between  
453 \$3,500 and \$5,000 for a new study. Ms. Thibault suggested that she could grab a new reserve study with a not-to-exceed  
454 amount. Chairwoman LaBarbera noted, and the Board agreed, she would like to know but she would also like to save  
455 that money. Ms. Thibault suggested that based on the FY 24 numbers, she could impact a 15 percent increase in Excel.  
456 Supervisor Wagner and Supervisor Griffin suggested going to 20 percent as they would be looking for the new year. Ms.  
457 Thibault stated she would send it to Mr. Looknanan so he can confirm what has been done.

458 Ms. Thibault advised the Board that she did get a call from a resident about alligators fighting in her backyard. She  
459 confirmed the address was on Alexandria Lee Court, and since they were in excess of 4 feet, they gave permission to  
460 Fish & Wildlife to take care of it. Supervisor Cisternas asked if someone went to confirm or validate that. She noted that  
461 all of the houses that back the pond have fences. Ms. Thibault reported that the trapper ,who harvested the alligators, had  
462 noted the gators had moved to the pond next door. Supervisor Cisternas questioned how the alligators got in, and which  
463 pond they moved to. Ms. Thibault confirmed she had been told the pond right next to the original pond.

464 **V. Administrative Items**

465 **A. Consideration for Acceptance – January 2026 Unaudited Financial Statements**

466 On a MOTION by Chairwoman LaBarbera, SECONDED by Supervisor Wagner, WITH ALL IN FAVOR, the Board  
467 Accepted the February 2026 Unaudited Financial Statements for the Concord Station Community Development District.

468 Ms. Thibault noted they have been trending favorably overall in the budget. She stated that they do need to discuss  
469 capital projects, monies, etc for FY 2027.

470 **B. Consideration for Approval – The Minutes of the Board of Supervisors of the Concord Station CDD Held**  
471 **March 12, 2026**

472 Chairwoman LaBarbera noted that line 87 should have been the number 3,000, not the price; line 347 Snowdonia was  
473 misspelled; Mr. Looknanan’s name was misspelled throughout all of the minutes; line 347-348 stated Mr. Looknanan  
474 was waiting to hear back from the Sheriff that did not belong there; lines 357-359 regarding the Easter event needed to  
475 be revamped as it did not make sense; Sylvie should be Trilby, line 409 Snowdonia was misspelled, and lines 401-413,  
476 she asked for the Board’s opinion on the approval. Chairwoman LaBarbera noted there was a lot of criticism of the HOA  
477 and suggested that did not need to be a part of their minutes. Supervisor Berdeguez noted it was discussed. Chairwoman  
478 LaBarbera noted she wasn’t sure if they wanted that memorialized in their minutes. Supervisor Berdeguez noted that was  
479 in reference to the lights and should be fine. Chairwoman LaBarbera stated that was fine, noting that she mentioned those  
480 lines because there wasn’t CDD discussion, everyone just went on a tangent about the HOA, and that part of the minutes  
481 was wrapped up with a statement about the lights. Supervisor Wagner shared his changes, noting that lines 403, 405, and  
482 407, were statements from Supervisor Griffin. Ms. Thibault confirmed they will redo the changes and bring the minutes  
483 back.

484 **VI. Audience Comments – New Business – (Limited to 3 minutes per individual)**

485 No audience members were present.

486 **VII. Supervisor Request**

487 **C. Discussion on Buckinghamshire Drive Fence**

488 Supervisor Cisternas reminded the Board that they had previously had a conversation where they all agreed to refer  
489 homeowners who came to talk about the Buckinghamshire fence to the HOA. She noted they went to the HOA, which  
490 was going to send violations to those homeowners. Supervisor Cisternas noted she visited the fence and it was not covered  
491 in mildew; it was orange with rust from the water. She posed a conversation to the Board, noting a homeowner could  
492 claim that the district’s sprinklers have damaged their fence. She stated that the fence could be cleaned but it will never  
493 be as white as it was originally, noting that she doesn’t believe it would be fair for the homeowner to get a letter from the

494 HOA saying they have to clean their fence when they (the CDD) caused the damage. Supervisor Cisternas noted there  
495 were only a few fence panels that were impacted, so she proposed that instead of maintaining a back-and-forth  
496 conversation, the CDD potentially acknowledge that they have damaged the fence and place bushes in front of the 5 to  
497 6 panels and leave it at that. She noted that if someone were to clean it, it would likely be orange again in a few months  
498 due to the sprinklers. Chairwoman LaBarbera suggested placing something behind the sprinklers to stop the water from  
499 going backwards. Supervisor Cisternas noted they had tried that with the sidewalks, and paid someone to clean it, and it  
500 still went back to orange a few months later. Supervisor Griffin asked if the chemical used on the sidewalk could be used  
501 on the fence. Chairwoman LaBarbera noted that the lawn company has removed spots from her fence. Though she  
502 couldn't recall the name of the solvent they had used, she noted it was a very common chemical. Supervisor Cisternas  
503 noted she had asked a company that does power washing about it, and they had advised that there is a chemical that  
504 would significantly fade the rust, but it would not remove it entirely. She noted it removed the mildew but not all of the  
505 rust. Supervisor Berdeguez suggested using bleach. Supervisor Cisternas noted the chemical had a chalky feel to it.  
506 Supervisor Wagner expressed his surprise that the water hit the fence. Supervisor Cisternas advised that she had requested  
507 the HOA property manager hold the violation letters until she had been able to talk to the Board. She asked if it would  
508 be alright for them to ask Mr. Looknanan to look into a chemical that could possibly remove the rust, noting that if there  
509 is not a chemical that can remove it, to have a conversation about the next steps. Supervisor Griffin wondered if Suncoast  
510 would be able to clean the rust off. Supervisor Berdeguez noted that the people who have mildew get letters, and the  
511 people who have rust do not. Supervisor Griffin suggested they address it at the next meeting depending on what Mr.  
512 Looknanan is able to find out. Supervisor Griffin noted Suncoast should be cleaning the pavers as it is part of their  
513 contract.

514 B. Discussion on the Tot Lot

515 Supervisor Cisternas noted they have signs that say no fishing at many of the ponds, but people still fish right next  
516 to the signs. Supervisor Berdeguez noted that some of the no fishing signs had gone up because of the gators. Supervisor  
517 Wagner asked if Chairwoman LaBarbera was asking if they should find the guidelines to verify whether fishing was  
518 allowed, which she confirmed. Chairwoman LaBarbera suggested taking the signs down or not enforcing them. She  
519 noted she was in favor of people fishing in the ponds as long as they pick up their trash and take their things with them,  
520 it isn't a problem for them to catch-and-release fish in the ponds. Supervisor Cisternas suggested people should not be  
521 fishing in the 2 ponds that face the community, as they leave stuff behind and park on the grass. Chairwoman LaBarbera  
522 noted there is a boy in her neighborhood who loves to go fishing, rides his bike around, and picks up all his trash. She  
523 suggested sending out a newsletter reminding people to pick up their trash as she shared that she would hate to take away  
524 something so wholesome. Supervisor Cisternas noted that it's not being taken away if they weren't supposed to have it  
525 in the first place. Chairwoman LaBarbera countered that according to their guidelines, they are supposed to have access  
526 to that activity. Supervisor Cisternas suggested finding out what the guidelines say. Mr. Magee advised that it would  
527 likely be in the district's best interest to have the signs match the guidelines or vice versa. He also advised that they  
528 would only have to have a public hearing if there are fees associated with changing the fishing policy. Otherwise, they  
529 could change the policy without advertising it, as long as the update is added to the website. Ms. Thibault confirmed she  
530 could look through the files to see. Chairwoman LaBarbera confirmed she could do some digging as well. Mr. Magee  
531 advised that his firm usually includes those rules in the amenity guidelines/amenity policies, which should be on the  
532 website. He confirmed he would take a look as well. Supervisor Berdeguez noted that the last update was in 2020.

533 Supervisor Cisternas asked Mr. Looknanan if Danny could have access to the app that controls the lights on the  
534 monuments, as they are often not matching, or one is off. She noted that he has to walk over and physically fix it. Mr.  
535 Looknanan noted that every time he changes the lights, he has an issue with it. Supervisor Berdeguez suggested calling  
536 Blueway and having them show him a more efficient way. Mr. Looknanan noted he can change them.

537 Supervisor Cisternas asked if Mr. Looknanan if he had heard from Natalie, the woman who was trying to run a  
538 summer camp and have the campers use the community pool. She explained that Mr. Looknanan sent an email out about  
539 a woman who had placed an advertisement on the community's Facebook page for a summer camp. She noted that one

540 of the activities the woman was promoting was bringing the children to the community pool. Supervisor Cisternas  
541 explained that the woman would charge for the summer camp and host it out of her house. She noted that Mr. Looknanan  
542 had stated he had reached out to her for additional information. He noted that she did respond, and that in her response  
543 she expressed awareness that she would not be violating any of the clubhouse rules, but that she would have the right to  
544 4 guests, which would consist of 4 children at a time. Supervisor Cisternas noted that statement was inaccurate, she can  
545 bring up to 4 people, not her family plus 4 guests. Mr. Looknanan advised that the rule is 4 guests and does not include  
546 the resident's family. Chairwoman LaBarbera noted she could say that all of the kids are her kids. Supervisor Cisternas  
547 countered that residents have to register how many people are in their household with the clubhouse. Chairwoman  
548 LaBarbera noted that she had not updated the records for her household. She noted that watching 8 kids is a lot.  
549 Chairwoman LaBarbera noted that now they could say that they are aware that she would potentially violate the policy.  
550 Ms. Thibault asked how they would know. Supervisor Cisternas noted she could come in, but not with guests because  
551 she is charging to bring them in. Chairwoman LaBarbera noted that they don't know who her kids are. Supervisor  
552 Berdeguez noted that their names are listed, but Chairwoman LaBarbera noted that wouldn't work. She hypothesized  
553 that the lady would come in with 4 kids she'll claim are hers, and her husband would come in with another 4. Supervisor  
554 Griffin suggested that it might not be an issue as she'll likely spend a couple of hours there and be gone. He noted they  
555 would monitor the pool anyway. Chairwoman LaBarbera noted that their only options are to let her do it or turn off her  
556 access to the amenities for the days she had planned to run the camp. Supervisor Cisternas noted they would need to have  
557 a valid reason to do that, which Chairwoman LaBarbera agreed with. Mr. Magee noted that he would have to look at  
558 their amenity policy. Supervisor Cisternas noted there are actually 3 options for that time frame: they let her come in  
559 with her guests, they let her come in without her guests, or they turn off her access so she can't come in. She noted the  
560 latter option is the most concerning as she wasn't sure if they have valid reasons to terminate her access for that time  
561 frame. Mr. Magee confirmed he can bring this back to the May meeting.

562 Ms. Thibault noted that for the first time in her history of being a CDD manager, she had been approached 4 times  
563 that week by people wanting payoffs on their bonds. She noted they had wanted legal estoppel to pay off their bond by  
564 the 18<sup>th</sup>. Ms. Thibault advised that providing legal estoppel incurs a charge of \$150, because it is a legal document stating  
565 how much they owe their bond on. She noted they all wanted estimates but did not seem to understand that the 2005  
566 bond was refunded in 2016 and that the 2016 bond paid for the amenity center. She advised that there was new money  
567 drawn for the new bond, which pushed the term out 30 years. She noted a lot of people have been arguing with her about  
568 their bonds being paid off, so she had been sending them the audit as proof that she is telling the truth about the bond.  
569 She stated that the people complained about the length of the document she sent them, though she had cited which pages  
570 they needed to look at. Ms. Thibault asked the Board if she could send an email blast explaining the bond and informing  
571 the residents about their estimate options through Mailchimp. She noted that the woman she had spoken to today had  
572 stated she better not have anything from her when she gets the estimate. Ms. Thibault explained that she had sent the  
573 document to audit, which included a layman's paragraph on the audit as independent confirmation of what she was  
574 saying. She noted that she'd like to send this information out to the residents via Mailchimp. She noted that she had  
575 informed a man that the CDD does not require an individual resident to approve a bond. Supervisor Cisternas suggested  
576 that it might be better to include it on the website with a link to the short document and a disclaimer that the estimate is  
577 free, but if they want the official payoff sample, it would be \$150 and here is the email of who to contact for this.  
578 Supervisor Cisternas noted that a lot of people got rattled by the initial Facebook post a woman had made regarding the  
579 bonds, though she has since deleted the thread. She explained that her reasoning for suggesting the website was because  
580 a lot of people argue that they are not on the distribution list for the Clubhouse newsletter, so they would likely argue  
581 that they never received that message. She noted that this was that information can live on the website for whoever needs  
582 it 6 months to a year from now. Supervisor Wagner agreed that putting it on the website would be best. He noted it would  
583 be important to add time frames for how long people can expect to get their estimate. Supervisor Cisternas asked how  
584 they would pay for the legal document. Ms. Thibault noted that they can send a check or come by the clubhouse and pay  
585 via Square. She asked if Square charges a percentage to pay/a processing fee. Mr. Looknanan noted that as soon as they  
586 send that out, everyone will be at the clubhouse looking to pay. Ms. Thibault asked if they could take payment on Square,  
587 that way she will only inform people who reach out for an estimate that they can pay by card. She asked if they wanted

