



Rizzetta & Company

# **Copperspring Community Development District**

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## **Board of Supervisors' Meeting October 13, 2020**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1001**

**COPPERSPRING CDD  
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Kelly Evans Laura Coffey Lori Campagana Chris Smith Pete Williams	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	Brian Surak	Clearview Land

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

October 5, 2020

**Board of Supervisors  
Copperspring Community  
Development District**

**AGENDA**

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Copperspring Community Development District will be held on Tuesday, October 13, 2020 at 9:00 a.m., to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Meeting held on July 14, 2020.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures For June & July 2020.....Tab 2
- 4. BUSINESS ITEMS**
  - A. Discussion on Landscape Maintenance
  - B. Discussion on Phase 3 Re-Opening
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Matthew Huber*  
Matthew Huber  
District Manager

# Tab 1



44 Mr. Huber presented the April & May 2020 expenditures to the Board of Supervisors.  
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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for April 2020 (\$6,416.62) and May 2020 (\$2,476.12) for Copperspring Community Development District.

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48 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adopting Fiscal Year**  
49 **2020/2021 Budget**  
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51 Mr. Huber asked the Board for a Motion to Open the Public Hearing on Adopting Fiscal  
52 Year 2020/2021 Budget.  
53

54 A brief discussion ensued regarding the un-platted lots in the District. It was determined  
55 that there are 147 un-platted lots in Phase 2 and 134 un-platted lots in Phase 3.  
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On a Motion by Mr. Williams, seconded by Ms. Campagna, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Fiscal Year 2020/2021 Budget, for Copperspring Community Development District.

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58 There were no public comments at this time.  
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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Fiscal Year 2020/2021 Budget, for Copperspring Community Development District.

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61 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2020-05,**  
62 **Adopting Fiscal Year 2020/2021 Budget**  
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64 Mr. Huber presented Resolution 2020-05, Adopting Fiscal Year 2020/2021 Budget to  
65 the Board of Supervisors.  
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On a Motion by Mr. Williams, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2020-05, Adopting Fiscal Year 2020/2021 Budget, for Copperspring Community Development District.

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68 **SIXTH ORDER OF BUSINESS** **Public Hearing on Adopting Levy of**  
69 **Assessments for Fiscal Year 2020/2021**  
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71 Mr. Huber asked the Board for a Motion to Open the Public Hearing on Adopting Levy  
72 of Assessments for Fiscal Year 2020/2021.  
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74 The Board received comments from the audience.

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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2020/2021, for Copperspring Community Development District.

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There were no public comments at this time.

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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2020/2021, for Copperspring Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06,  
Adopting Levy of Assessment for Fiscal  
Year 2020/2021**

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Mr. Huber presented Resolution 2020-06, Adopting Levy of Assessments for Fiscal Year 2020/2021 to the Board of Supervisors.

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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors adopted Resolution 2020-06, Adopting Levy of Assessment for Fiscal Year 2020/2021, for Copperspring Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-07,  
Adopting the Fiscal Year 2020/2021  
Meeting Schedule**

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Mr. Huber presented Resolution 2020-07, Adopting Fiscal Year 2020/2021 Meeting Schedule to the Board of Supervisors.

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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors adopted Resolution 2020-07, Adopting Fiscal Year 2020/2021 Meeting Schedule, for Copperspring Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Developer Funding  
Agreement**

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On a Motion by Ms. Campagna, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Developer Funding Agreement for Copperspring Community Development District.

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**TENTH ORDER OF BUSINESS**

**Ratification of Final Audit for Fiscal Year ending September 30, 2019**

Mr. Williams presented the Final Audit for Fiscal Year ending September 30, 2019 to the Board and resident audience.

On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Final Audit for Fiscal Year ending September 30, 2019 for Copperspring Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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**District Counsel**

No report.

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**District Engineer**

No report.

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**District Manager**

Mr. Huber reminded the Board of Supervisors of the next meeting scheduled for August 11, 2020 at 9:00 a.m.

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**TWELFTH ORDER OF BUSINESS**

**Supervisor Comments**

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Ms. Evans stated that landscaping and plants at the entrance are dead and should be covered under the Fieldstone warranty.

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**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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Mr. Huber stated that there were no other matters to come before the Board of Supervisors at this time.

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On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors adjourned the meeting at 10:53 a.m., for Copperspring Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



## **Tab 2**

# Copperspring Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operations and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,714.36**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Copperspring Community Development District

## Paid Operation and Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clearview Land Design, P.L.	000068	20-00627	Engineer Services 03/20	\$ 307.50
Clearview Land Design, P.L.	000068	20-00836	Engineer Services 03/20	\$ 424.18
Duke Energy	000069	36528 75505 05/20	3980 Copperspring Blvd 05/20	\$ 17.92
Duke Energy	000069	40535 43127 06/20	6575 Moog Rd, Mailbox 06/20	\$ 29.05
Duke Energy	000069	92718 61547 05/20	000 SR 54 NPR Street Lights 05/20	\$ 806.77
Duke Energy	000069	97196 39576 05-20	0000 Little Rd Lite, Mitchell 54 W 05/20	\$ 1,242.54
Fieldstone Landscape Services	000070	4155	Landscape Maintenance 03/20	\$ 3,525.85
Fieldstone Landscape Services	000070	4293	Irrigation Repairs 02/20	\$ 92.25
Fieldstone Landscape Services	000070	4699	Landscape Maintenance 04/20	\$ 3,525.84
Fieldstone Landscape Services	000070	5037	Irrigation Repairs 04/20	\$ 260.50
Pasco County Utilities Services Branch	000071	051920	Water Bill for Irrigation at CDD 03/20 & 04/20	\$ 19,817.88
Pasco County Utilities Services Branch	000071	061720	13515988 3707 Copperspring Blvd - Irrigation 04/20	\$ 43.13
Rizzetta & Company, Inc.	000072	INV0000049231	District Management Fees 05/20	\$ 3,850.00

# Copperspring Community Development District

## Paid Operation and Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services	000073	INV0000005765	Website Hosting Services 05/20	\$ 100.00
Straley Robin Vericker	000074	18159	General Legal Services 03/20	\$ 925.20
Straley Robin Vericker	000074	18272	General Legal Services 04/20	<u>\$ 745.75</u>
<b>Report Total</b>				<b><u>\$ 35,714.36</u></b>

# Copperspring Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operations and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,890.11**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Copperspring Community Development District

## Paid Operation and Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clearview Land Design, P.L.	000075	20-01040	Engineer Services 04/20	\$ 1,139.54
Duke Energy	000085	36528 75505 06/20	3980 Copperspring Blvd 06/20	\$ 20.84
Duke Energy	000085	40535 43127 07/20	6575 Moog Rd, Mailbox 07/20	\$ 33.44
Duke Energy	000076	92718 61547 06/20	000 SR 54 NPR Street Lights 06/20	\$ 806.89
Duke Energy	000076	97196 39576 06/20	0000 Little Rd Lite, Mitchell 54 W 06/20	\$ 1,242.75
F Peter Williams	000087	PW071420	Board of Supervisors Meeting 07/14/20	\$ 200.00
Fieldstone Landscape Services	000077	5056	Landscape Maintenance 05/20	\$ 5,169.79
Fieldstone Landscape Services	000077	5202	Irrigation Repairs 05/20	\$ 328.25
Jayman Enterprises LLC	000078	1144	Pressure Wash Sidewalk Across from Amenity Center 05/20	\$ 175.00
McDermitt Davis	000079	45374	Accounting/Audit Services FYE 09/30/19	\$ 4,000.00
Pasco County Utilities Services Branch	000080	13515985	3950 River Otter Lane - Irrigation 05/20	\$ 211.48
Pasco County Utilities Services Branch	000086	13515987	6484 Moog Road - Irrigation 07/20	\$ 9.84
Rizzetta & Company, Inc.	000081	INV0000050114	District Management Fees 06/20	\$ 3,850.00

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	000081	INV0000050810	Mass Mailing 06/20	\$ 167.19
Rizzetta Technology Services	000082	INV0000005866	Website Hosting Services 06/20	\$ 100.00
Straley Robin Vericker	000083	18391	General Legal Services 05/20	\$ 593.50
Times Publishing Company	000084	0000088146 06/24/20	Legal Advertising Acct# 202058 06/20	\$ 133.60
Times Publishing Company	000084	0000088167 06/17/20	Legal Advertising Acct# 202058 06/20	\$ 536.00
Times Publishing Company	000084	0000092726 07/01/20	Legal Advertising Acct# 202058 07/20	\$ <u>172.00</u>
<b>Report Total</b>				<b>\$ <u>18,890.11</u></b>