



Rizzetta & Company

# Copperspring Community Development District

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**Board of Supervisors' Meeting  
March 9, 2021**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

# **COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

Offices of Rizzetta and Company  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

## **District Board of Supervisors**

Kelly Evans	Chairman
Laura Coffey	Vice Chairman
Lori Campagana	Assistant Secretary
Chris Smith	Assistant Secretary
Pete Williams	Assistant Secretary

**District Manager**                      Matthew Huber                      Rizzetta & Company, Inc.

**District Counsel**                      John Vericker                      Straley, Robin & Vericker

**District Engineer**                      Brian Surak                      Clearview Land Design

**All Cellular phones and pagers must be turned off 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) 933-5571. 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.

March 1, 2021

**Board of Supervisors  
Copperspring Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, March 9, 2021 at 9:00 a.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the tentative agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2021-01, Designating an Assistant Secretary.....Tab 1
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Meeting held on January 12, 2021.....Tab 2
  - B. Consideration of Operation and Maintenance Expenditures December 2020 and January 2021.....Tab 3
- 5. STAFF REPORTS**
  - A. District Counsel
    1. Presentation of E-Verify Legislative Memo.....Tab 4
  - B. Interim Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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) 933-5571.

Sincerely,  
*Matthew Huber*  
Regional District Manager

# Tab 1

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Copperspring Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) previously appointed certain Assistant Secretaries of the District in order to facilitate the carrying out of District business; and

**WHEREAS**, the Board now desires to designate a new Assistant Secretary of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.**                  Debby Wallace           is hereby appointed Assistant Secretary.

**Section 2.**        This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

**COPPERSPRING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

## **Tab 2**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**COPPERSPRING  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Copperspring Community Development District was held on **Tuesday, January 12, 2021, at 9:01 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, 33544.

Present were:

Kelly Evans	<b>Board Supervisor, Chairman</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>
Lori Campagna	<b>Board Supervisor, Assistant Secretary</b>
Chris Smith	<b>Board Supervisor, Assistant Secretary</b>

Also Present were:

Laura Coffey	<b>Board Supervisor, Vice Chair</b> <i>(via conference call)</i>
Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley, Robin Vericker</b> <i>(via conference call)</i>
Brian Surak	<b>District Engineer, Clearview Land Design</b> <i>(via conference call)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Amtec's Proposal for Arbitrage Reports**

Mr. Huber presented Amtec's proposal for Arbitrage Reports for Special Assessments Bonds, Series 2019.

On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Amtec's proposal for Arbitrage Reports (5 years at \$450.00/annually; \$2,250.00 in total) for Copperspring Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Fieldstone Addendum  
for Turnover of Phase 2 and Lift Station**

Mr. Huber presented Fieldstone Landscape's addendum for the turnover of Phase 2 and the lift station.

On a Motion by Ms. Evans, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved Fieldstone Landscape's Addendum for Turnover of Phase 2 and Lift Station for Copperspring Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Solar Radar  
Feedback Signage**

Mr. Huber presented and reviewed RadarSign's proposal for a solar radar feedback signage. A discussion ensued.

On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved RadarSign's proposal for Solar Radar Feedback Signage (\$4,660.00) for Copperspring Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Traffic  
Enforcement**

A discussion was held regarding traffic enforcement.

On a Motion by Mr. Williams, seconded by Ms. Campagna, with all in favor, the Board of Supervisors authorized District staff to proceed with traffic enforcement for Copperspring Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Regular Meeting held on October 13, 2020**

Mr. Huber presented the minutes of the regular meeting held on October 13, 2020 to the Board of Supervisors.

On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on October 13, 2020 as presented for Copperspring Community Development District.



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72 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**  
73 **Maintenance Expenditures for August,**  
74 **September, October and November 2020**  
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76 Mr. Huber presented the August, September, October and November 2020  
77 expenditures to the Board of Supervisors. A discussion was held regarding several invoices  
78 and the services they represent. Mr. Huber noted that two Duke Energy invoices were still  
79 showing the traffic signal at Mitchell Ranch CDD and that these had been removed from the  
80 August and September expenses.  
81

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 August (\$19,397.98), September (\$19,687.54), October (\$56,244.78) and November 2020 (\$2,555.26) as discussed for Copperspring Community Development District.

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83 **NINTH ORDER OF BUSINESS** **Landscape Report/Update**  
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85 Mr. Huber presented a landscape update from Fieldstone. He stated that the email in  
86 the agenda form Fieldstone outlines issues with fungus and cold frost. Mr. Huber will meet  
87 with another vendor to obtain a second opinion.  
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On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors authorized District staff to give Fieldstone Landscape a 30-day notice in writing for Copperspring Community Development District.

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90 **TENTH ORDER OF BUSINESS** **Staff Reports**  
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92 **District Counsel**  
93 No report.

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95 **District Engineer**  
96 Not present. Mr. Huber stated that he would work with Mr. Surak on speed sign placement  
97 and traffic enforcement.

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99 **District Manager**  
100 Mr. Huber reminded the Board of Supervisors of the next meeting scheduled for February 9,  
101 2021 at 9:00 a.m. Mr. Huber and Ms. Evans will work on the fiscal year 2021/2022 budget in  
102 March.

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105 **ELEVENTH ORDER OF BUSINESS** **Supervisor Comments**  
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107 Mr. Huber asked if there were any Supervisor comments. There were none at this time.  
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109 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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111 Mr. Huber stated that there were no other matters to come before the Board of  
112 Supervisors at this time.  
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On a Motion by Ms. Campagna, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 9:22 a.m. for Copperspring Community Development District.

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

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Chairman/Vice Chairman

DRAFT

# Tab 3

# Copperspring Community Development District

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

## Operations and Maintenance Expenditures December 2020 For Board Approval

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

The total items being presented: **\$73,909.27**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Copperspring Community Development District

## Paid Operation and Maintenance Expenditures

December 1, 2020 Through December 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.	000138	20-02217	Engineer Services 10/20	\$ 1,332.50
Duke Energy	000154	31039 29196 11/20	000 Copperspring Blvd Lite 11/20	\$ 1,066.29
Duke Energy	000147	36528 75505 11/20	3980 Copperspring Blvd 11/20	\$ 21.25
Duke Energy	000147	40535 43127 11/20	6575 Moog Rd, Mailbox 11/20	\$ 27.81
Duke Energy	000146	85188 51064 11/20	6258 Spider Lily Way 11/20	\$ 31.36
Duke Energy	000147	92718 61547 11/20	000 SR 54 NPR Street Lights 11/20	\$ 806.94
Fieldstone Landscape Services	000139	6547	Landscape Maintenance 09/20	\$ 7,385.42
Fieldstone Landscape Services	000139	6917	Landscape Maintenance 10/20	\$ 7,385.41
Fieldstone Landscape Services	000148	7355	Landscape Maintenance 11/20	\$ 7,385.42
Fieldstone Landscape Services	000148	7626	Maintenance for Turnover Phase 2 Park & Lift Station 11/20	\$ 2,239.04
Fieldstone Landscape Services	000148	7829	Landscape Maintenance 12/20	\$ 7,385.41
Fieldstone Landscape Services	000148	7830	Maintenance for Turnover Phase 2 Park & Lift Station 12/20	\$ 2,239.03
Grau & Associates	000140	W42502095S35	Audit FYE 09/30/2020	\$ 26.00

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio, LTD	000141	18964	Annual Website Services/ADA Compliance FY20/21	\$ 1,537.50
IPFS Corporation	CD001	CD001	1st Payment on Insurance Note	\$ 1,102.92
IPFS Corporation	000149	123020	2nd Installment on Commercial Insurance	\$ 1,102.92
Pasco County Utilities Services Branch	000142	14158124	6557 Water Hemlock Way - Irrigation 10/20	\$ 3,352.50
Pasco County Utilities Services Branch	000142	14158126	3707 Copperspring Blvd - Irrigation 10/20	\$ 3,905.00
Pasco County Utilities Services Branch	000142	14158127	6258 Spider Lily Way 10/20	\$ 1,552.30
Pasco County Utilities Services Branch	000150	14278699	3950 River Otter Lane - Irrigation 11/20	\$ 418.72
Pasco County Utilities Services Branch	000150	14278700	6557 Water Hemlock Way - Irrigation 11/20	\$ 4,746.50
Pasco County Utilities Services Branch	000150	14278701	6484 Moog Road - Irrigation 11/20	\$ 9.99
Pasco County Utilities Services Branch	000150	14278702	3707 Copperspring Blvd - Irrigation 11/20	\$ 5,180.00
Pasco County Utilities Services Branch	000150	14278703	6258 Spider Lily Way 11/20	\$ 4,660.22
Rizzetta & Company, Inc.	000143	INV0000054188	District Management Fees 11/20	\$ 3,941.66
Rizzetta & Company, Inc.	000151	INV0000054665	District Management Fees 12/20	\$ 3,941.66

# Copperspring Community Development District

## Paid Operation and Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services	000144	INV0000006476	Website Hosting Services 11/20	\$ 100.00
Rizzetta Technology Services	000152	INV0000006579	Website Hosting Services 12/20	\$ 100.00
Straley Robin Vericker	000145	19008	General Legal Services 10/20	\$ 834.00
Straley Robin Vericker	000153	19145	General Legal Services 11/20	<u>\$ 91.50</u>
<b>Report Total</b>				<b><u>\$ 73,909.27</u></b>

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# Copperspring Community Development District

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

## Operations and Maintenance Expenditures January 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2021 through January 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,681.03**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	000165	36528 75505 12/20	3980 Copperspring Blvd 12/20	\$ 22.22
Duke Energy	000155	39411 32380	000 Copperspring Blvd Lite 12/20	\$ 28.00
Duke Energy	000165	39411 32380 12/20	000 Copperspring Blvd Lite 12/20	\$ 564.17
Duke Energy	000165	40535 43127 12/20	6575 Moog Rd, Mailbox 12/20	\$ 30.17
Duke Energy	000158	85188 51064 12/20	6258 Spider Lily Way 12/20	\$ 15.31
Duke Energy	000160	92718 61547 12/20	000 SR 54 NPR Street Lights 12/20	\$ 802.40
F Peter Williams	000164	PW011221	Board of Supervisors Meeting 01/12/21	\$ 200.00
Fieldstone Landscape Services	000166	8200	Landscape Maintenance 01/21	\$ 7,385.42
Fieldstone Landscape Services	000166	8201	Maintenance for Turnover Phase 2 Park & Lift Station 01/21	\$ 2,239.04
Fieldstone Landscape Services	000161	8374	Irrigation Repairs 12/20	\$ 113.03
IPFS Corporation	000159	013021	3rd Installment on Commercial Insurance 01/21	\$ 1,102.92
Pasco County Utilities Services Branch	000167	14033038	6557 Water Hemlock Way - Irrigation 09/20	\$ 11,159.26
Pasco County Utilities Services Branch	000167	14417600	3950 River Otter Lane - Irrigation 12/20	\$ 435.72

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities Services Branch	000167	14417601	6557 Water Hemlock Way - Irrigation 12/20	\$ 2,570.50
Pasco County Utilities Services Branch	000167	14417602	6484 Moog Road - Irrigation 12/20	\$ 9.99
Pasco County Utilities Services Branch	000167	14417603	3707 Copperspring Blvd - Irrigation 12/20	\$ 3,046.50
Pasco County Utilities Services Branch	000167	14417604	6258 Spider Lily Way 12/20	\$ 4,711.22
Rizzetta & Company, Inc.	000156	INV0000055443	District Management Fees 01/21	\$ 3,941.66
Rizzetta & Company, Inc.	000162	INV0000055582	Annual Dissemination Services 01/21	\$ 5,000.00
Rizzetta Technology Services	000157	INV0000006679	Website Hosting Services 01/21	\$ 100.00
Straley Robin Vericker	000163	19251	General Legal Services 12/20	<u>\$ 203.50</u>
<b>Report Total</b>				<b><u>\$ 43,681.03</u></b>