

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.copperspringcdd.org

May 3, 2021

**Board of Supervisors
Copperspring Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, May 11, 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 agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Presentation of Arbitrage Report.....Tab 1
 - B. Consideration of Bush Hogging ProposalTab 2
 - C. Ratification of Bush HoggingTab 3
 - D. Acceptance of Phase 3 Plat and Quit Claim Deed.....Tab 4
 - E. Acceptance of Phase 2 Quit Claim DeedTab 5
 - F. Presentation of Fiscal Year 2021-2022 Proposed BudgetTab 6
 - G. Consideration of Resolution 2021-02; Approving
Fiscal Year 2021-2022 Proposed Budget and
Setting Public HearingTab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting
Held on March 9, 2021Tab 8
 - B. Consideration of Operation and Maintenance Expenditures
February & March 2021Tab 9
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. Landscape and Irrigation Report (under separate cover)
 - D. District Manager
 - i. Announcement Regarding Number of Registered Voters ...Tab 10
- 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,

Debby Wallace

Debby Wallace

Regional District Manager

Tab 4

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Dana Crosby Collier
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

(Reserved for Recording office)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made on _____, 2021, by **LENNAR HOMES, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 700 NW 107th Avenue, Suite 400, Miami, Florida 33172, in favor of the **COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property described as follows in Pasco County, Florida ("**Property**"):

Tract "A-1", Tract "B-5", Tract "B-6", Tract "B-7", and Tract "B-8", of Copperspring Phase 3, according to the plat thereof, as recorded in Plat Book 85, Page 36, of the Public Records of Pasco County, Florida.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon and all easements, reservations and other rights whatsoever related thereto, reserved unto Grantor on the aforesaid plat.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

(This Deed was prepared at the request of the parties without the benefit of a title search.)

THIS IS A CONVEYANCE OF PROPERTY BY GRANTOR, A DEVELOPER, TO THE GRANTEE, A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Lennar Homes, LLC, a Florida limited liability company

(Witness 1 – Signature)

By: _____

By: _____

Its: _____

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as _____ of Lennar Homes, LLC, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Florida Public Notary Signature

Notary Stamp

Tab 5

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Dana Crosby Collier
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

(Reserved for Recording office)

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WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property described as follows in Pasco County, Florida ("**Property**"):

Tract “A-1”, Tract “B-5”, Tract “B-8”, and Tract “P-4”, of Copperspring Phase 2, according to the plat thereof, as recorded in Plat Book 81, Page 84, of the Public Records of Pasco County, Florida.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon and all easements, reservations and other rights whatsoever related thereto, reserved unto Grantor on the aforesaid plat.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

(This Deed was prepared at the request of the parties without the benefit of a title search.)

THIS IS A CONVEYANCE OF PROPERTY BY GRANTOR, A DEVELOPER, TO THE GRANTEE, A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Lennar Homes, LLC, a Florida limited liability company

(Witness 1 – Signature)

By: _____

By: _____

Its: _____

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as _____ of Lennar Homes, LLC, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Florida Public Notary Signature

Notary Stamp

Tab 7

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2021/2022; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Copperspring Community Development District (“**District**”) prior to June 15, 2021 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 13, 2021

HOUR: 9:00 a.m.

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 11, 2021.

Attest:

**Copperspring Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2021/2022

Tab 8

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, 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, 33544.

Present were:

Kelly Evans	Board Supervisor, Chairman
Pete Williams	Board Supervisor, Assistant Secretary
Chris Smith	Board Supervisor, Assistant Secretary

Also Present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Debby Wallace	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin Vericker <i>(via conference call)</i>

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wallace 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 Resolution 2021-01,
Designating an Assistant Secretary**

Ms. Wallace presented and reviewed Resolution 2021-01, Designating an Assistant Secretary. She stated that the resolution would be adding Debby Wallace as an Assistant Secretary for signature purposes.

On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2021-01, Designating an Assistant Secretary (Debby Wallace) for Copperspring Community Development District.

42 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year September 30,**
43 **2020 Audit**
44

45 Ms. Wallace presented the Fiscal Year September 30, 2020 audit to the Board of
46 Supervisors.
47

On a Motion by Mr. Williams, seconded by Mr. Smith, with all in favor, the Board of Supervisors accepted the Fiscal Year September 30, 2020 audit as presented for Copperspring Community Development District.

48
49 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
50 **Regular Meeting held on January 12, 2021**
51

52 Ms. Wallace presented the minutes of the regular meeting held on January 12, 2021
53 to the Board of Supervisors.
54

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 January 12, 2021 as presented for Copperspring Community Development District.

55
56 **SIXTH ORDER OF BUSINESS** **Consideration of Operation and**
57 **Maintenance Expenditures for December**
58 **2020 and January 2021**
59

60 Ms. Wallace presented the December 2020 and January 2021 expenditures to the
61 Board of Supervisors.
62

On a Motion by Ms. Evans, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for December 2020 (\$73,909.27) and January 2021 (\$43,681.03) as presented, for Copperspring Community Development District.

63
64 **SEVENTH ORDER OF BUSINESS** **Presentation of E-Verify Legislative Memo**
65

66 Mr. Vericker presented and reviewed the E-Verify Legislative Memo. He entertained
67 the Board members' questions.
68

On a Motion by Mr. Williams, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the E-Verify Legislative Memo as presented for Copperspring Community Development District.

69
70
71 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

72

District Counsel

73

No report.

74

75

District Engineer

76

Not present.

77

78

District Manager

79

Ms. Wallace reminded the Board of Supervisors of the next meeting scheduled for April 13, 2021 at 9:00 a.m. Ms. Wallace discussed the meeting schedule for budget season. The Board requested May and July for the proposed budget and final budget/public hearing dates.

80

81

Ms. Evans discussed renting a space for the final budget public hearing.

82

83

NINTH ORDER OF BUSINESS

Supervisor Comments

84

85

Ms. Evans requested that monthly expenses go to her first to be reviewed and approved before being paid. Ms. Wallace said she would send to Ms. Evans prior to processing for payment.

86

87

Ms. Evans asked that monthly reports from Greenview be added to the agenda each month.

88

89

TENTH ORDER OF BUSINESS

Adjournment

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

92

93

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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 9:18 a.m. for Copperspring Community Development District.

100

101

102

103

Assistant Secretary

Chairman/Vice Chairman

Tab 9

Copperspring Community Development District

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

Operations and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,571.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clearview Land Design, P.L.	000168	21-00193	Engineer Services 01/21	\$ 307.50
Clearview Land Design, P.L.	000177	21-00427	Engineer Services 02/21	\$ 205.00
Duke Energy	000174	36528 75505 01/21	3980 Copperspring Blvd 01/21	\$ 21.48
Duke Energy	000178	39411 32380 01/21	000 Copperspring Blvd Lite 01/21	\$ 564.17
Duke Energy	000174	40535 43127 01/21	6575 Moog Rd, Mailbox 01/21	\$ 28.47
Duke Energy	000173	85188 51064 01/21	6258 Spider Lily Way 01/21	\$ 16.23
Duke Energy	000174	92718 61547 01/21	000 SR 54 NPR Street Lights 01/21	\$ 802.40
Fieldstone Landscape Services	000179	8717	Maintenance for Turnover Phase 2 Park & Lift Station 02/21	\$ 2,239.03
Fieldstone Landscape Services	000179	8718	Landscape Maintenance 02/21	\$ 7,385.00
Grau & Associates	000175	20268	Audit FYE 09/30/20	\$ 2,500.00
IPFS Corporation	000169	022821	4th Installment on Commercial Insurance 02/21	\$ 1,102.92
Pasco County Utilities Services Branch	000176	14543472	3950 River Otter Lane - Irrigation 01/21	\$ 86.26
Pasco County Utilities Services Branch	000176	14543473	6557 Water Hemlock Way - Irrigation 01/21	\$ 1,168.00

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

February 1, 2021 Through February 28, 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	000176	14543474	6484 Moog Road - Irrigation 01/21	\$ 9.99
Pasco County Utilities Services Branch	000176	14543475	3707 Copperspring Blvd - Irrigation 01/21	\$ 1,397.50
Pasco County Utilities Services Branch	000176	14543476	6258 Spider Lily Way 01/21	\$ 4,736.72
Rizzetta & Company, Inc.	000170	INV0000055981	District Management Fees 02/21	\$ 3,941.66
Rizzetta Technology Services	000171	INV0000006778	Website Hosting Services 02/21	\$ 100.00
Straley Robin Vericker	000172	19358	General Legal Services 01/21	\$ 958.95
Report Total				<u>\$ 27,571.28</u>

Copperspring Community Development District

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

Operations and Maintenance Expenditures March 2021 For Board Approval

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

The total items being presented: **\$18,447.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	000188	36528 75505 02/21	3980 Copperspring Blvd 02/21	\$ 21.84
Duke Energy	000191	39411 32380 02/21	000 Copperspring Blvd Lite 02/21	\$ 564.14
Duke Energy	000191	40535 43127 02/21	6575 Moog Rd, Mailbox 02/21	\$ 27.59
Duke Energy	000185	85188 51064 02/21	6258 Spider Lily Way 02/21	\$ 15.96
F Peter Williams	000187	PW030921	Board of Supervisors Meeting 03/09/21	\$ 200.00
Fieldstone Landscape Services	000180	8961	Irrigation Repairs 02/21	\$ 65.00
Fieldstone Landscape Services	000189	9108	Maintenance for Turnover Phase 2 Park & Lift Station 03/21	\$ 2,239.04
Fieldstone Landscape Services	000189	9109	Landscape Maintenance 03/21	\$ 7,385.00
Fieldstone Landscape Services	000189	9350	Irrigation Repairs 03/21	\$ 65.00
Grau & Associates	000186	20339	Audit FYE 09/30/20	\$ 700.00
IPFS Corporation	000181	033021	5th Installment on Commercial Insurance 03/21	\$ 1,102.92
Pasco County Utilities Services Branch	000190	14674283	6258 Spider Lily Way 02/21	\$ 1,090.22
Rizzetta & Company, Inc.	000182	INV0000056949	District Management Fees 03/21	\$ 3,941.66

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services	000183	INV0000006878	Website Hosting Services 03/21	\$ 100.00
Straley Robin Vericker	000184	19467	General Legal Services 01/21	\$ 136.00
Straley Robin Vericker	000192	19596	General Legal Services 03/21	<u>\$ 793.00</u>
Report Total				<u>\$ 18,447.37</u>