



Rizzetta & Company

# **Copperspring Community Development District**

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## **Board of Supervisors' Meeting September 9, 2025**

**District Office:  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544  
813.994-1001**

**[www.copperspringcdd.org](http://www.copperspringcdd.org)**

# **COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

Hilton Garden Inn, Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, FL 33588  
[www.copperspringcdd.org](http://www.copperspringcdd.org)

## **District Board of Supervisors**

Trevor Singh	Chairman
Christina Cruz	Vice Chairman
Uberty Macias	Assistant Secretary
Tamaria Swartzbeck	Assistant Secretary
Kelly Evans	Assistant Secretary

<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
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<b>District Counsel</b>	Kathryn Hopkinson	Straley, Robin & Vericker
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<b>District Engineer</b>	David Hamstra	Pegasus Engineering, LLC
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**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) 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.

# 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](http://www.copperspringcdd.org)

September 2, 2025

**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, September 9, 2025 at 11:00 a.m.**, at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588. The following is the tentative agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A.** Field Inspection Services Report .....Tab 1
    - i. Consideration of Root Barrier Proposal .....Tab 2
  - B.** Irrigation Report.....Tab 3
  - C.** District Counsel
    - i. Consideration of Cost Sharing Agreement for Root Barrier Proposal (Under Separate Cover)
  - D.** District Engineer
  - E.** District Manager .....Tab 4
    - i. Discussion of 2025/2026 EGIS Insurance & Invoice
- 4. BUSINESS ITEMS**
  - A.** Consideration of First Addendum to the Contract for District Management Services .....Tab 5
  - B.** Consideration of First Addendum to the Contract for Professional Technology Services.....Tab 6
  - C.** Consideration of Proposals to Replace Monument Lighting....Tab 7
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of the Minutes of the Regular Meeting held on August 12, 2025.....Tab 8
  - B.** Consideration of Operation and Maintenance Expenditures for July 2025.....Tab 9

- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](mailto:scraft@rizzetta.com).

Sincerely,  
*Sean Craft*  
Sean Craft  
District Manager

## **Tab 1**

# COPPERSPRING

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## LANDSCAPE INSPECTION REPORT



August 15, 2025  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Copperspring Blvd

## General Updates, Recent & Upcoming Maintenance Events

- Please ensure that all pond and drainage outlets are string-trimmed regularly. Keeping these areas clear is essential to maintaining proper water flow.
- Please stay on top of weedy growth during these rainy months, as Florida's climate creates ideal conditions for unwanted plant material to thrive.

The following are action items for Redtree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. Along the east side of Copperspring Blvd, there are a few turf areas showing decline and developing into bare spots. While the exact cause would require a soil sample, it appears that erosion is occurring and weeds are beginning to encroach. Please eradicate the weeds and plan to overseed this area in the fall. (Pic 1a, 1b>)



2. It's unclear what happened here, but an irrigation lid was damaged and left behind. Please ensure crews are edging carefully around both irrigation and electrical boxes to prevent further damage. Replace lid. (Pic 2>)
3. Checking the fakahatchee grasses, they are still browning, but I did not see any active spider mites present. Continue to monitor.

4. Behind the fakahatchee grasses, there is a heavy amount of weedy growth. Although this area may be challenging to access, please do your best to remove it, as these weeds will spread seeds if left unmanaged.





# Copperspring Blvd, Pond A, Mailbox Kiosk

5. The torpedo weeds are beginning to seed, and if left unmanaged, they will be nearly impossible to eradicate. Please address this promptly. (Pic 5)



6. Noted some washout developing behind the Schilling's Hollies on the north end of the mail kiosk area. Recommend having an irrigation technician check the sprinkler heads in this section to determine if adjustments are needed. (Pic 6)



7. Observed some turf decline in the mail kiosk area, with a pesticide sign present, suggesting possible herbicide activity affecting the turf weeds. Recommend continued monitoring and planning a turf buildup program for the fall to restore density. (Pic 7>)

8. The in-flows and outflows of the retention basin are not being properly line-trimmed in Pond A. Recommend that the crew address these areas during the next mowing event to ensure proper maintenance and water flow. (Pic 8a, 8b)





# Copperspring Blvd, Moog Rd, Mailbox Kiosk

9. In the variegated jasmine beds, Nutsedge and torpedo grass are beginning to establish. Recommend hand removal to prevent further spread. (Pic 9)

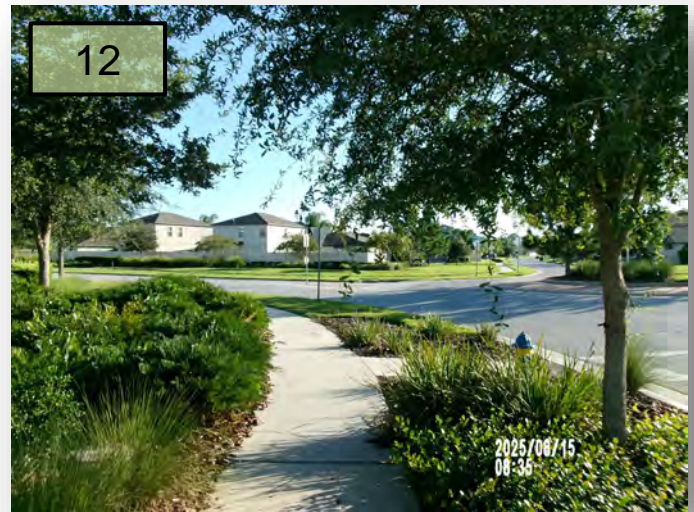


10. In the parking lot of the mail kiosk, the Confederate Jasmine bed, remove dead material to allow the existing stems to regrow and spread throughout the bed. This will promote healthier coverage and overall plant vigor. (Pic 10)



11. Observed decline in the Burford Holly (Ilex cornuta 'Burfordii') plantings. Recommend inspecting irrigation and checking for girdling roots to identify potential causes of stress and prevent further loss. (Pic 11>)
12. Begin limbing up overhanging branches along the walkways, starting at the intersection of...

... Moog Dr and Copperspring Blvd. This will improve clearance and pedestrian safety along the paths. (Pic 12)



13. On Hanover Dr, while it is understood that there is no irrigation on the hill slopes, it is recommended to confirm whether a plan is in place to thicken the turf on the flatter areas this fall. I recommend establishing an aeration plan and installing cool-season turf seeds to improve soil health and promote dense, resilient turf growth. Then, monitoring to ensure successful turf establishment. (Pic 13a>, 13b>)

14. **Observed two vehicles parked within the Hanover Drive right-of-way. A towing sign is present in the area. Recommend monitoring and enforcing parking restrictions as needed.**





15. Recommend scheduling a visit to trim and cut back areas where preserve is encroaching into turf areas. This will help maintain clear boundaries. (Pic 15)



16. In the variegated jasmine bed along Golden Shiner (southbound), detail the bed by removing encroaching turf and hand-pulling Nutsedge. Cut out any dead plant material to promote regrowth and help thicken coverage in this area. (Pic 16)



17. In the same area (from Pic 16), the other planting beds are in good condition. The crew has clearly improved the area, with Flax Lilies and Crape Myrtles well-maintained and cleaned up.
18. The planting beds at the Soaring Osprey and Madison entrance are showing improvement; however, Nutsedge and creeping turfgrass continue to encroach within the beds. Recommend continued hand removal and maintenance to control these species.
19. Just north of the Soaring Osprey entrance, at least 1 Muhly Grass is struggling, and 3 others are declining or appear dead. Recommend removing the dead plants and preparing the bed for replacement plantings. (Pic 19>)





# Madison St, Hanover Dr, Spider Lily Way

20. As this may have been taken care of already, in the Firebush shrub beds along Madison Drive (southbound), large weeds exceeding my height are present. Recommend hand-pulling these weeds and detailing the remaining bed to maintain plant health and appearance. (Pic 20)



21. In this same area above (Pic 20), during the next detailing event, have the crew address the area within the Muhly Grasses where Beggarsticks continue to emerge. These weeds are difficult to remove completely due to the delicate stems, so careful hand removal is recommended.

22. Three vehicles continue to park on the grass in this area. The signage has not yet been posted. The turf in this section is severely damaged and unlikely to....



...recover replacement may be necessary once parking on the right-of-way ceases. Monitoring of the area will continue. (Pic 22)



23. At the park on Spider Lily Way, the Burford Hollies require detailing. Grasses are encroaching and growing taller than the shrubs, and should be removed to maintain plant health and appearance. (Pic 23)



24. The same bed as noted above appears to be missing plant material. Clarification is needed on whether the original planting design should be followed or if the board prefers new plant material selections.

25. At the park along Spider Lily Way, the Schilling Hollies are heavily impacted by torpedo grass and Nutsedge. Recommend detailing these beds throughout the... (nxt pg)



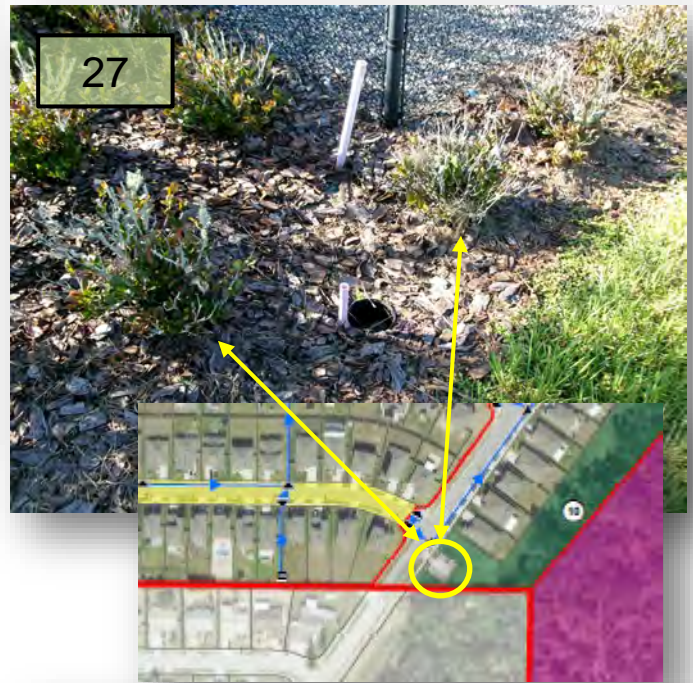


# Spider Lily Way, Emerald Spring Loop

(cont.)... to control the invasive growth and improve overall appearance. (Pic 25)



...ment and improve plant vigor, it is recommended to lightly tip-prune these areas. Please add this task to the maintenance detail list for routine attention. (Pic 27)



26. The turf throughout the park on Spider Lily Way is heavily infested with a variety of turf weeds, including Oxalis, Nutsedge, Crabgrass, and Florida snow, among others. I recommend developing a plan to eradicate these weeds and develop a turf building program during the upcoming cooler months; properly aerating the turf, overseeding using cool seasonal grasses, fertilize, irrigate and continue to mow the turf to promote healthy growth. (Pic 26a, 26b>)



27. Around the Pasco County fence, lichen has been observed growing along the tips of the Burford hollies. While not harmful, its presence may indicate slowed growth at the terminals. To promote healthier develop....

28. Along the fenced-off area in Pasco County, the Fakahatchee grasses are exhibiting signs of stress, with noticeable browning and curling of the blades. Please confirm whether these plants have been diagnosed and treated. If not, assess and treat immediately to prevent further decline and ensure restoration of healthy growth. (Pic 28>)

29. A tall, weedy plant resembling... (nxt pg)



# Emerald Spring Loop

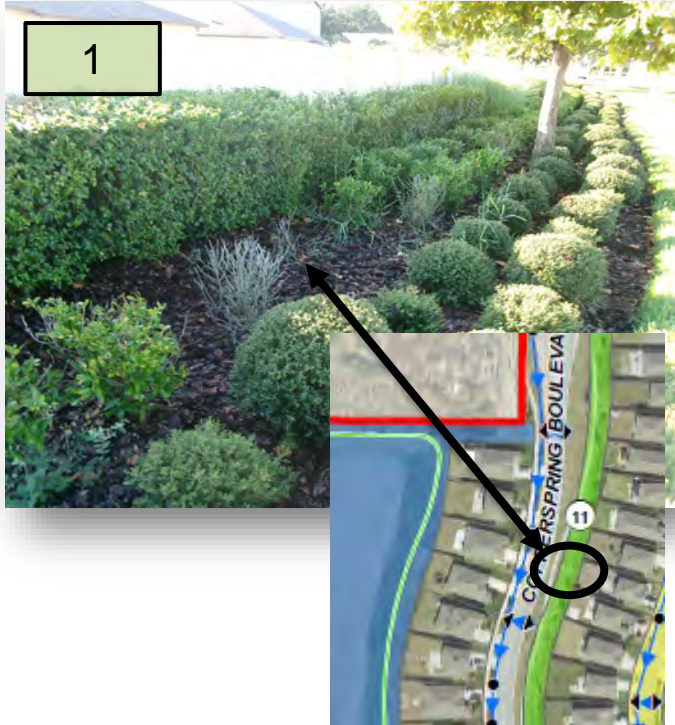
(cont.) ...Caesar's Weed has been spotted. Please remove the unwanted plant material immediately to prevent spread, they can grow up to 10 feet tall. (Pic 29a, 29b>)





# Proposals

1. Please provide a proposal for six (6) FULL Burford Hollies (*Ilex cornuta 'Burfordii'*) to replace the dead shrubs in the planting bed along Copperspring Blvd. (Pic 1)



3. Recommend providing a proposal for five (5) FULL 5-gallon Flax Lilies (*Dianella spp.*) and six (6) FULL 1-gallon Confederate Jasmines (*Trachelospermum jasminoides*) to be installed in the corner planting bed at the roundabout of Copperspring Blvd and Moog Rd. This installation will balance the existing plantings and mirror the opposite side of the bed for visual consistency. (Pic 3)



2. Recommend providing a proposal for three (3) FULL 5-Gallon Silver Buttonwoods (*Conocarpus erectus 'Sericeus'*) to be installed in the mail kiosk planting bed. While keeping it simple This will balance the existing plantings and mirror the opposite side of the bed for visual consistency. (Pic 2a, 2b>)





# Proposals

4. The Dwarf Fakahatchee Grasses (*Tripsacum floridana*) have not recovered from the previous pruning. Please provide a proposal to prep the planting bed, spray with preemergent, and replace with 20 (twenty) FULL 3-gallon pots. (Pic 4)



## Tab 2



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**August 26, 2025**

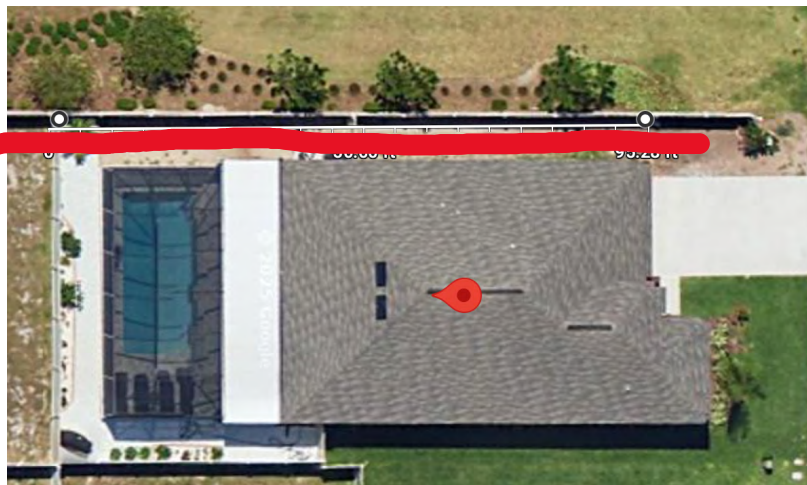
**Root Barrier Installation Proposal**

**For**

**7143 Emerald Springs Loop**

**Attn: Sean Craft**

**[SCraft@rizzetta.com](mailto:SCraft@rizzetta.com)**



- Root prune all roots in target area
- Install 95 lb **DeepRoot Tree Root Barrier** 24" deep
- Does not include any root extraction outside of working area
- Not responsible for any underground utilities, irrigation or sod remediation
- Includes all materials, labor, hauling and dump fees

**Total: \$6,500.00**

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Authorized By:

Date:

**Any irrigation repairs or sod remediation needed will be billed time and materials**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679



## **Tab 3**



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## August 2025

Date: Aug 19, 2025 7:14 am  
Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Copperspring - Main
Location	
Model	
Modules	37
Controller ID	181896

Water Days as of Aug 19, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Tue , Thur , Sat
Program D	

Notes
Zone 20, small leak in drip line

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-Around monument @ SR 54	Pass										
Minor adjustments												
2	D / MJ - Monument sign & plant beds	Pass										
All good												
3	B-Trees near SR 54	Pass										
All good												
4	D-By timer and bed along	Pass										
All good												
5	S-cl off SR 54	Pass										
Minor adjustments												
6	S-Exit side to SR 54	Pass										
All good												
7	S-Entry side SR 54	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
8	S-Water Hemlock to SR 54	Pass										
All good												
9	S- Northside of Water Hemlock Way	Pass										
All good												
10	S-Gainer Springs off West Side Water	Pass										
Minor adjustments												
11	D-Northside of Water Hammock Way	Pass										
All good												
12	R- East side of Coppersprings	Pass										
All good												
13	D-East side of Coppersprings	Pass										
All good												
14	S-Between SW & RD Coppersprings	Pass										
All good												
15	D- East side Coppersprings Boulevard	Pass										
All good												
16	S-Between SW & RD Coppersprings	Pass										
All good												
17	R-West side, along palm trees	Pass										
All good												
18	B-Coppersprings Boulevard, east side	Pass										
All good												
19	B-Coppersprings Boulevard	Pass										
All good												
20	D-East side of Coppersprings	Pass						1				



	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Drip leak												
21	R-East side, Coppersprings Boulevard	Pass										
All good												
22	D-Coppersprings Boulevard	Pass										
All good												
23	R-East side - Coppersprings Boulevard	Pass										
All good												
24	D- Coppersprings Boulevard	Pass										
All good												
25	D-copper springs	Pass										
All good												
26	S-Northeast side Coppersprings	Pass										
Minor adjustments												
27	D-Coppersprings Boulevard, east side	Pass										
All good												
28	R- Along Coppersprings Boulevard,	Pass										
All good												
29	S-Along Coppersprings Boulevard,	Pass										
Minor adjustments												
30	D-Coppersprings Boulevard, east side	Pass										
All good												
31	S-Coppersprings Boulevard, by	Pass										
All good												
32		Pass										
33	S-Emerald Springs Loop	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
34	R-Emerald Springs Loop	Pass										
All good												
35	D-Roundabout island and walkway to	Pass										
All good												
36	S-Coppersprings Boulevard by	Pass										
All good												
37	S- Coppersprings Road roundaabout	Pass										
All good												
38	D-SE corner mail boxes	Pass										
All good												
39	S-Moog Road	Pass										
All good												
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										
51		Pass										
52		Pass										
53		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
54		Pass										
55		Pass										
56		Pass										
57		Pass										
58		Pass										
59		Pass										
60	B-Lift station Moog Road	Pass										
All good												
61	D-Lift station Moog Road	Pass										
All good												
62		Pass										
63		Pass										
64		Pass										
65		Pass										
66		Pass										
67		Pass										
68		Pass										
69		Pass										
70		Pass										
71		Pass										
72		Pass										
73		Pass										
74		Pass										
75		Pass										





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## August 2025

Date: Aug 19, 2025 1:08 pm  
Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Emerald Spring Loop Park
Location	
Model	
Modules	5
Controller ID	181891

Water Days as of Aug 19, 2025	
Program A	Tue , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S-Northside park	Pass										
All good												
2	S-East perimeter	Pass										
All good												
3	D-East side	Pass										
All good												
4	R-Northside park	Pass										
All good												
5	R-Middle park	Pass										
All good												
6	R-Park	Pass										
All good												
7	R-By timer	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
All good												
8	S-Along Road	Pass										
Minor adjustments												
9	B-Trees	Pass										
All good												
10	D-Beds	Pass										
All good												
11		Pass										



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## August 2025

Date: Aug 19, 2025 1:57 pm  
Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Spider Lily Way
Location	
Model	
Modules	6
Controller ID	181887

Water Days as of Aug 19, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
All good

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D-East side of park	Pass										
All good												
2	B-Trees & Hanover Dr.	Pass										
3	S-Along road	Pass										
All good												
4	S-Along sidewalk	Pass										
All good												
5	R-Along sidewalk	Pass										
All good												
6	R-Park	Pass										
All good												
7	R-Park	Pass										
All good												



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	R-Park	Pass										
All good												
9	R-East perimeter	Pass										
All good												
10	D-Along fence	Pass										
All good												
11	D-Along sidewalk and timer bed	Pass									In	
All good												
12		Pass										



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## August 2025

Date: Aug 19, 2025 1:58 pm  
Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Madison Street & 6019 Soaring Osprey Way
Location	
Model	
Modules	6
Controller ID	181910

Water Days as of Aug 19, 2025	
Program A	Tue , Sat
Program B	
Program C	
Program D	

Notes
Minor adjustments as needed.

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	No wire	Pass										
2	R-School side	Pass										
All good												
3	S-Soaring Osprey Way	Pass										
All good												
4	D-School side bed	Pass										
All good												
5	B-Madison Street	Pass										
All good												
6	D-Timer bed	Pass										
Drip all good												
7	R-Timer side	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	S-Soaring Osprey Way	Pass										
Minor adjustments												
9	D-Golden Shiner Lane	Pass										
Drip all good												
10	R-Golden Shiner Lane	Pass										
All good												
11	S-Golden Shiner Lane	Pass										
Minor adjustments												
12		Pass										



## Tab 4



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 14<sup>th</sup>, 2025 @ 11AM

## District Manager's Report

September 9

# 2025

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### FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment  
Balance: \$318,383

Reserve Fund Cash & Investment  
Balance: \$40,604

Debt Service Fund Investment  
Balance: \$675,572

**Total Cash and Investment  
Balances: \$1,029,559**

**General Fund Expense Variance: \$53,973 Under Budget**

## **Tab 5**



## FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

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This First Addendum to the Contract for District Management Services (this "**Addendum**"), is made and entered into as of the 1<sup>st</sup> day of October, 2025 (the "**Effective Date**"), by and between **Copperspring Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**Consultant**").

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

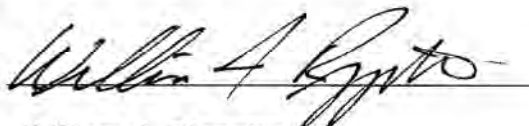
*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY:



PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

August 7, 2025

**COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

BY:

\_\_\_\_\_

PRINTED NAME:

\_\_\_\_\_

TITLE:

Chairman/Vice Chairman

DATE:

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**Exhibit B  
Schedule of Fees**

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,998.33	\$23,980
Administrative:	\$448.42	\$5,381
Accounting:	\$1,803.33	\$21,640
Financial & Revenue Collections:	\$360.58	\$4,327
Assessment Roll <sup>(1)</sup>		\$6,025
<b>Total Standard On-Going Services:</b>	<b>\$4,610.67</b>	<b>\$61,353</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.



<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

#### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

## **Tab 6**



## FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

---

This First Addendum to the Contract for Professional Technology Services (this "**Addendum**"), is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Copperspring Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Incorporated**, a Florida corporation (the "**Consultant**").

### RECITALS

**WHEREAS**, the District and Rizzetta Technology Services, LLC entered into the Contract for Professional Technology Services dated September 29, 2019 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District consented to an assignment of the Contract to the Consultant on November 9, 2021; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant desire to add **Exhibit C** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit C** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit C** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

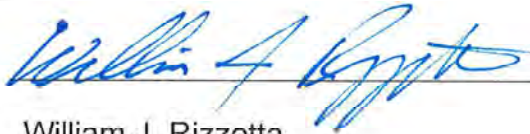
2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY:



PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

8/7/2025

**COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

**Exhibit B – Schedule of Fees**  
**Exhibit C – Human Trafficking Affidavit**



Rizzetta & Company

2021-07-27 – WJR/RPS

**EXHIBIT B**  
Schedule of Fees

**Standard On-Going Services** will be billed in advance monthly pursuant to the following schedule:

			<b>MONTHLY</b>
Website Compliance and Management:			\$ 110.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	0	x \$20.00	\$ 00.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
<b>Total Standard On-Going Services:</b>			<b>\$ <u>110.00</u></b>



Rizzetta & Company

2021-07-27 – WJR/RPS



EXHIBIT C  
**Affidavit for Anti-Human Trafficking**  
 Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Copperspring Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

  
 Signature of Affiant

Sworn before me on August 7, 2025

  
 Notary Public Signature



SCOTT A. BRIZENDINE  
 Commission # HH 620801  
 Expires January 25, 2029

Notary Stamp



Rizzetta & Company

2021-07-27 – WJR/RPS

## **Tab 7**

Stellar Electrical Services LLC

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

Estimate

Date	Estimate #
8/18/2025	08182025001

Name / Address
Copperspring CDD

Project

Description	Qty	U/M	Rate	Total
SR54 Monument Main Sign Floodlight Lighting Fixture Heads and Riser Posts Replacement				
Labor	12		95.00	1,140.00
Service Charge	1		95.00	95.00
Fuel Surcharge	1		8.97	8.97
Estimated Material – Quantity.– Four Spray Paint and Primer PVC Bonding Dark Bronze Color – Qty. One Black Vinyl Tape Standard – Qty. Four LED Flood Light Fixture, 30 Watt, 3000 Lumen, Exterior Grade, 4000K, 120v– Qty. Four 4in. PVC SCH40 Heavy Wall Conduit (Monument Sign Light Fixture Riser Post) – Qty. Four 4in. PVC SCH40 Heavy Wall Conduit Caps – Qty. 28 Feet AWG #12 UF Cable 3 Conductor – And all other wire connectors and hardware necessary for this installation.	1		650.00	650.00
			<b>Total</b>	

Stellar Electrical Services LLC

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

# Estimate

Date	Estimate #
8/18/2025	08182025001

Name / Address
Copperspring CDD

				Project
Description	Qty	U/M	Rate	Total
<p>-This proposal is for the procurement and installation of the commercial grade material items listed above at the Monument sign located at 3980 Copperspring Blvd, New Port Richey, FL . The existing fixtures are mounted at ground level. This is causing plant life to grow over the fixtures and where exposed, causing a large shadow to cast onto the main part of the sign due to their low mounting angle. This proposal includes the material and labor to replace the existing ground level mounting posts with new Three-foot riser posts to elevate the fixtures past the concrete base. This will add greater illumination to the sign while eliminating shadow casting and plant life overgrowth. The monument sign floodlight fixtures and mounting posts shall be replaced with new LED 30-watt 4000 lumen 120 Volt flood light fixtures. The new four-inch by three-foot PVC posts shall be installed to match the height of the sign base, which is approximately three-feet to the top of the conduit from final grade level. The new posts and mounting caps shall be painted dark bronze in color unless otherwise advise prior to the installation. The monument sign's Floodlight controlling dusk to dawn sensor shall be replaced with new 120 Volt 1800 Watt's capability.</p> <p>Payments are due upon receipt. If additional time and material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be advised of the additional costs.</p> <p>-This proposal is valid for Thirty (30) days from the date shown at the top of the estimate.</p> <p>-I have reviewed the attached items and confirm that they meet my requirements. I accept this estimate and all its contents and wish to move forward with the repair.</p>				
			<b>Total</b>	



Stellar Electrical Services LLC

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

Estimate

Date	Estimate #
8/18/2025	08182025001

Name / Address
Copperspring CDD

Project

Description	Qty	U/M	Rate	Total
Printed Name Signed Name Date				
			<b>Total</b>	\$1,893.97







**Ground Level  
Floodlight**



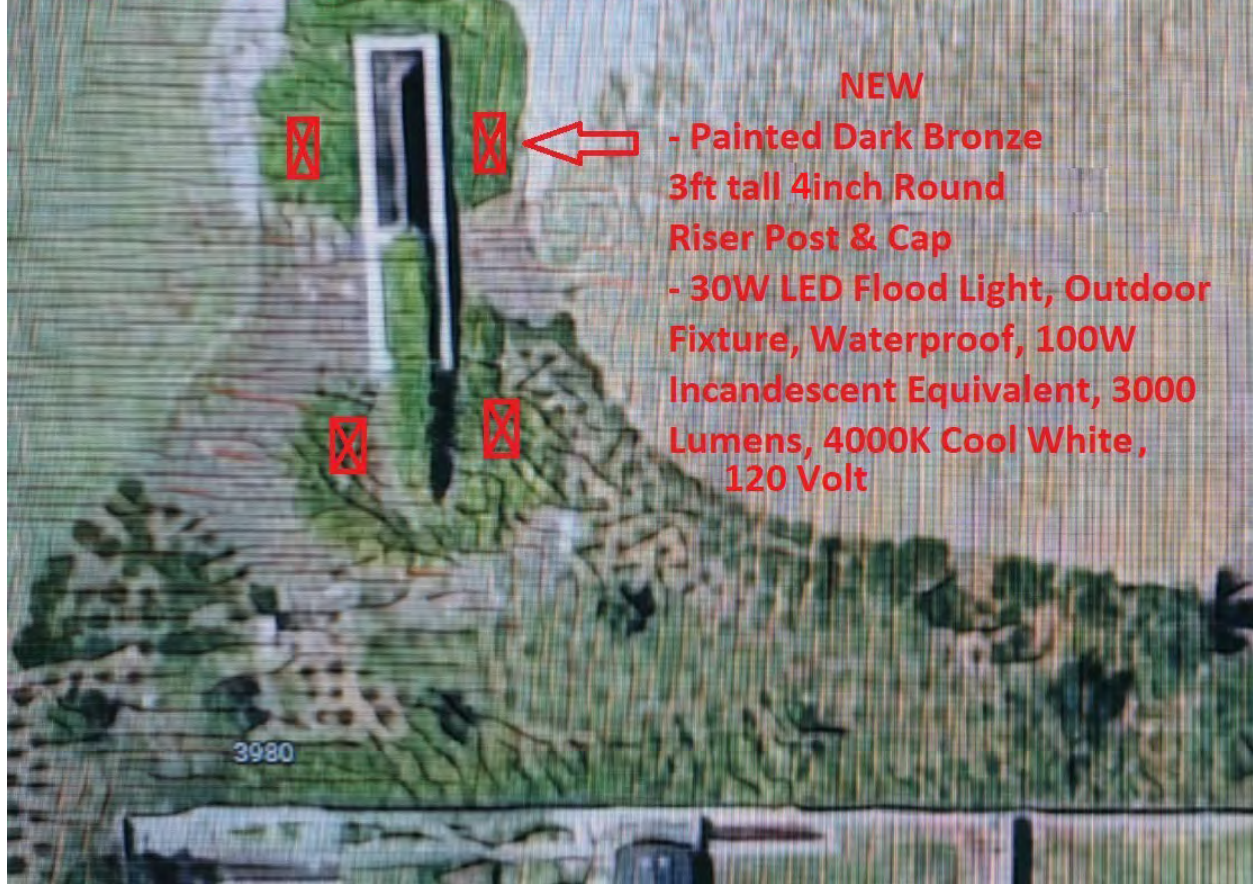








**Copperspring CDD, SR54 Monument Sign, Main Sign 120v Flood  
Light Fixture Replacement With New 3ft Riser Posts**



Stellar Electrical Services LLC

PO Box 6972  
 Spring Hill, FL 34611  
 813-603-7514  
 EC13007514

# Estimate

Date	Estimate #
8/18/2025	08182025002

Name / Address
Copperspring CDD

				Project
Description	Qty	U/M	Rate	Total
SR54 Monument Low Voltage Landscape Spotlight Lighting, New Riser Posts, Conduit, Wire, And Transformer Replacement				
Labor	28		95.00	2,660.00
Service Charge	1		95.00	95.00
Fuel Surcharge	3		8.97	26.91
Estimated Material – Quantity.– Seven Spray Paint and Primer PVC Bonding Dark Bronze Color – Qty. two Black Vinyl Tape Standard – Qty. 100-Watt, 12-Volt Low-Voltage, Plug-In, Weather Rated, Dusk to Dawn Capable, Transformer - Qty. Seven LED Brass Spotlight, Weather Rated IP65, 8 watt, 500 lumen, Integrated LED Lamp– Qty. Seven 3in. PVC SCH40 Heavy Wall Conduit (Light Fixture Riser Post) – Qty. Seven 3in. PVC SCH40 Heavy Wall Conduit Caps – Qty. 250 feet 12-2 Low-Voltage Cable Conductor – Qty. 210 feet 3/4 Electrical PVC Conduit - And all other wire connectors and hardware necessary for this installation.	1		1,950.00	1,950.00
		<b>Total</b>		

Stellar Electrical Services LLC

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

# Estimate

Date	Estimate #
8/18/2025	08182025002

Name / Address
Copperspring CDD

				Project
Description	Qty	U/M	Rate	Total
-This proposal is for the procurement and installation of the commercial grade material items listed above for the Landscape Lighting located at 3980 Copperspring Blvd, New Port Richey, FL. The existing landscape low-voltage Spotlight fixtures are mounted at ground level. This is causing plant life to grow over the fixtures and the fixtures to be broken by maintenance crew while working throughout the landscape area due to their concealment. This proposal includes the material and labor to replace the existing broken and non-working spotlight fixtures with new and replace the existing ground level mounting posts with new Three-foot riser posts to elevate the fixtures past the plant life. This will add greater illumination to the highlighted landscape tree while eliminating the plant life overgrowth with greater visibility of the Spotlight locations to the maintenance crew. The quantity Seven tree landscape Spotlight Fixtures and Mounting Posts shall be replaced with new LED Brass Spotlights, Weather Rated IP65, 8-watt, 500 lumens, Integrated LED Lamp. The new posts and mounting caps shall be painted dark bronze in color unless otherwise advised prior to the installation. The 100-Watt, 12-Volt Low-Voltage, Plug-In, Dusk to Dawn Capable Transformer shall be replaced with new. The existing cut and damaged 12-2 low-voltage wire shall be replaced with new six inch deep trenched 3/4 Electrical PVC Conduit from all Seven landscape Spotlight Locations. New 12-2 low-voltage cable shall be pulled through the 3/4 pvc conduit and installed to the new spotlight mounting post and terminated to the new spotlight fixtures. This will eliminate any future accidental cut wires by the maintenance crew.				
			<b>Total</b>	



Stellar Electrical Services LLC

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

Estimate

Date	Estimate #
8/18/2025	08182025002

Name / Address
Copperspring CDD

Project

Description	Qty	U/M	Rate	Total
<p>Payments are due upon receipt. If additional time and material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be advised of the additional costs.</p> <p>-This proposal is valid for Thirty (30) days from the date shown at the top of the estimate.</p> <p>-I have reviewed the attached items and confirm that they meet my requirements. I accept this estimate and all its contents and wish to move forward with the repair.</p> <p>Printed Name Signed Name Date</p>				
			<b>Total</b>	\$4,731.91









**Broken Spotlight**



**Cut Wire**

















## Copperspring CDD, S.R.54 Monument Sign, Landscape Area

### 12v Low Voltage, Spot Lighting Replacement With New 3ft Riser Posts





## 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, August 12, 2025, at 11:00 a.m.** at the Hilton Garden Inn, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Trevor Singh	<b>Board Supervisor, Chairman</b>
Tamaria Swartzbeck	<b>Board Supervisor, Assistant Secretary</b>
Kelly Evans	<b>Board Supervisor, Assistant Secretary</b>
Uberty Macias	<b>Board Supervisor, Assistant Secretary</b>

Also Present were:

Sean Craft	<b>District Manager, Rizzetta &amp; Company</b>
Kathryn Hopkinson	<b>District Counsel, Straley Robin Vericker</b>
David Hamstra	<b>District Engineer, Pegasus Engineering (<i>via call</i>)</b>
Pete Lucadano	<b>Representative, Red Tree Landscaping</b>
John Burkett	<b>Representative, Red Tree Landscaping</b>
John Toborg	<b>Manager, LIS, Rizzetta &amp; Company</b>

Audience	Present
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board approved a motion to enter into a cost sharing agreement with the residents of 7143 Emerald Spring Loop to address the issue of encroaching tree roots originating from the CDD side of the fence line and impacting the homeowner's property. Red Tree to provide a proposal for a root barrier and District Counsel to then prepare a legal agreement between the district and the homeowners to share the costs, with both to be added to the September agenda for Board Consideration at that time. The vote was 3-1 in favor, with Supervisor Evans voting against the motion.

On a Motion by Ms. Swartzbeck, seconded by Mr. Singh, with a majority in favor except for Ms. Evans, the Board of Supervisors approved a cost sharing agreement between the district and the residents of 7143 Emerald Spring Loop, as stated above, for the Copperspring Community Development District.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Nothing to report.

**B. District Engineer**

Mr. Hamstra shared his report with the Board.

**C. Field Inspection Services Report**

The Board reviewed the report. It was noted that several cars were parked on district property at Hanover Road, preventing the landscaping crew from performing their duties. Ms. Hopkinson will prepare a new towing agreement/policy for the September meeting.

**i. Landscaper Response to Field Inspection Report**

The Board reviewed the report.

**D. Irrigation Report**

The Board reviewed the report.

**E. District Manager**

Mr. Craft reviewed the District Manager's report and reminded the Board that the next meeting regular is scheduled for September 9, 2025, at 11:00 a.m. at the Hilton Garden Inn, Tampa

**i. Presentation of 2<sup>nd</sup> Quarter Website Compliance Audit Report**

Mr. Craft also reviewed the 2<sup>nd</sup> Quarter Website Compliance Audit Report with the Board stating that the report showed no negative findings.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025-2026  
Final Budget**

Mr. Craft reviewed the Fiscal Year 2025-2026 Final Budget with the Board.

On a Motion by Ms. Evans, seconded by Mr. Singh, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 Final Budget, for the Copperspring Community Development District.

There were no comments.



On a Motion by Ms. Evans, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 Final Budget, for the Copperspring Community Development District.

**i. Consideration of Resolution 2025-08; Adopting Fiscal Year 2025-2026 Final Budget**

On a Motion by Ms. Swartzbeck, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved Resolution 2025-08 Adopting Fiscal Year 2025-2026 Final Budget, for the Copperspring Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025-2026 Assessments**

On a Motion by Ms. Evans, seconded by Mr. Singh, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 Assessments, for the Copperspring Community Development District.

There were no comments.

On a Motion by Ms. Swartzbeck, seconded by Ms. Evans, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 Assessments, for the Copperspring Community Development District.

**i. Consideration of Resolution 2025-09; Levying Assessments for Fiscal Year 2025-2026**

On a Motion by Ms. Swartzbeck, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2025-09 Levying Assessments for Fiscal Year 2025-2026, for the Copperspring Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-10; Setting the Meeting Schedule for Fiscal Year 2025-2026**

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved Resolution 2025-10 Setting the Meeting Schedule for Fiscal Year 2025-2026, for the Copperspring Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2024-2025 Goals & Objectives Report**

On a Motion by Mr. Singh, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Goals & Objectives Report for Fiscal Year 2024-2025, for the Copperspring Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Regular Meeting held on July 8, 2025**

On a Motion by Ms. Swartzbeck, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on July 8, 2025, as amended, for the Copperspring Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for April and  
June 2025**

On a Motion by Ms. Swartzbeck, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the June 2025 (\$10,647.78) Operation and Maintenance Expenditures, for the Copperspring Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Supervisor Swartzbeck requested that the PCSO expand their patrols beyond Copperspring Boulevard and Moog Road. Supervisor Singh stated that he would communicate this to the officers checking in at the beginning of their community patrols.

Supervisor Macias requested a proposal to repair a light outage at the monument on State Road 54.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors adjourned the meeting at 11:53 a.m. for the Copperspring Community Development District.

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

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

## Tab 9



# Copperspring Community Development District

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District Office · Wesley Chapel, Florida · (813) 944-1001  
Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614  
[www.copperspringcdd.org](http://www.copperspringcdd.org)

## **Operations and Maintenance Expenditures July 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$27,567.32**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina M Cruz	100565	CC070825	Board of Supervisors Meeting 07/08/25	\$200.00
Duke Energy	20250702-1	9100 9446 4850 05/25 ACH	00 Copperspring Blvd Lite PH 3 05/25	\$233.77
Duke Energy	20250707-1	9100 8753 4531 05/25 ACH	3980 Copperspring BLVD Irrigation/ Lites 05/25	\$30.80
Duke Energy	20250708-1	9100 8753 4911 06/25 ACH	6575 Moog Road Mailbox 06/25	\$30.80
Duke Energy	20250709-1	9100 8753 4713 06/25 ACH	000 Copperspring Blvd Lights 06/25	\$605.00
Duke Energy	20250711-1	9100 8753 4531 06/25 ACH	3980 Copperspring BLVD Irrigation/ Lites 06/25	\$30.80
Kelly Evans	100566	KE070825-249	Board of Supervisors Meeting 07/08/25	\$200.00
Pasco County Utilities	100567	22661491	3950 River Otter Lane 06/25	\$135.28
Pasco County Utilities	100567	22661492	6557 Water Hemlock Way 06/25	\$14.58
Pasco County Utilities	100567	22661639	6258 Spider Lily Way 06/25	\$94.77
Pasco County Utilities	100567	22661851	3980 Soaring Osprey Way 06/25	\$83.43
Pasco County Utilities	100574	22661494	3707 Copperspring Blvd 06/25	\$499.77
Pasco Sheriff's Office	100576	I-20258-12110	Community Security 07/25	\$464.00
Pegasus Engineering, LLC	100572	227952	Engineering Services - 03/25/25 - 05/03/25	\$5,885.90

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pinnacle Holdings - XIV, LLC	100573	071825 Pinnacle	08/12/2025 BOS Meeting 07/25	\$203.33
RedTree Landscape Systems, LLC	100564	30520	General Grounds Maintenance 07/25	\$12,137.50
RedTree Landscape Systems, LLC	100575	30853	Irrigation repairs 07/25	\$57.50
Rizzetta & Company, Inc.	100563	INV0000100466	District Management Fees 07/25	\$5,600.09
Straley Robin Vericker	100568	26826	Legal Services 06/25	\$520.00
Tamaria A Swartzbeck	100569	TS070825	Board of Supervisors Meeting 07/08/25	\$200.00
The Observer Group, Inc.	100570	25-01350P	Legal Advertising 07/25	\$140.00
Trevor Singh	100571	TS070825	Board of Supervisors Meeting 07/08/25	<u>\$200.00</u>
<b>Report Total</b>				<b><u>\$ 27,567.32</u></b>