



Rizzetta & Company

Copperspring Community Development District

Board of Supervisors' Meeting October 14, 2025

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

www.copperspringcdd.org

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Hilton Garden Inn, Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, FL 33588
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

District Manager	Sean Craft	Rizzetta & Company, Inc.
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District Counsel	Kathryn Hopkinson	Straley, Robin & Vericker
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District Engineer	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

October 6, 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, October 14, 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 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. Landscaper Response to Field Inspection
Services Report (Under Separate Cover)
 - B.** Irrigation Report Tab 2
 - C.** District Counsel
 - i. Consideration of Resolution 2026-01; Adopting Updated
Parking and Towing Policies..... Tab 3
 - D.** District Engineer
 - E.** District Manager..... Tab 4
- 4. BUSINESS ITEMS**
 - A.** Ratification of FY 2025-2026 EGIS Insurance
Renewal..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Regular
Meeting held on September 9, 2025 Tab 6
 - B.** Consideration of Operation and Maintenance
Expenditures for August 2025..... Tab 7
- 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.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

COPPERSPRING

LANDSCAPE INSPECTION REPORT



September 19, 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. The planting bed near the Copperspring sign is looking much improved. However, there are still some weedy plants growing within the Coontie palms. During the next detailing visit, please have a crew member remove the unwanted growth from within the palms. (Pic 1)



The Coontie palms are overgrown with various weedy grasses. Please address this during the next visit. (Pic 3a>, 3b>)



2. Under the Copperspring sign, the soil is extremely dry and the annuals are wilting. I notified a RedTree team member during the inspection, and since RedTree was on site at the time, I assumed the issue was being addressed. Could you please confirm whether this was corrected prior to the weekend? (Pic 2a>, 2b>)



3. On the opposite side of the Copperspring sign, the planting bed requires detailing....



Copperspring Blvd, Water Hemlock Way

4. In the same planting bed as noted in item #3, there appears to be ongoing work, likely electrical, as indicated by the grey piping. RedTree, please monitor the surrounding plant material and the area closely, as the plants may experience stress following this work. (Pic 4a>, 4b>, 4c>)



5. In the same planting bed as above, a Brazilian Peppertree is beginning to emerge within the Fakahatchee grasses just east of the coontie palms. Please remove this immediately before the invasive tree becomes established.
6. As I walked down Copperspring, I noticed the planting beds have greatly improved since my last visit. Please keep up the good work and continue the weeding efforts that are clearly making a positive impact.
7. Walking east on Water Hemlock Way, I noticed more weedy grasses emerging within the hollies than last month. The bed overall also has small patches of zoysia sprouting through the mulch. Please treat these areas promptly before they go to seed. (Pic 7>)

Copperspring Blvd, Water Hemlock Way

8. During my visit, I noticed a bumblebee actively working its way around the native firebush shrub. This is a great reminder of why keeping the beds properly weeded is so important to support healthy plant growth and pollinator activity. (Pic 8)



11. Along the Gainer Springs green space, the turf appeared stressed and dry when I took photos on 09/19. Has this area improved since my last visit? Can you confirm if this was a irrigation issue? (Pic 11)



9. Please schedule a date to perform palm tree maintenance throughout the property. This should include limbing up, trimming out dead fronds, and removing spent flowers and fruit. (Pic 9>)



10. It appears the Muhly grasses were trimmed, but the debris was left behind in the planting bed. Please remind the crew that all debris should be removed after trimming unless otherwise specified. (Pic 10>)



Gainer Springs, Water Hemlock Way, Copperspring Blvd

12. In the same green space along Gainer Springs, it appears debris was not properly blown out of the beds. Clippings were left scattered across the mulch and on the plant material. Please ensure this is corrected during future visits. (Pic 12a, 12b, 12c)



13. Moving back to Water Hemlock, the south planting bed is bare and contains string-trimmed weedy plant material. Please prepare this bed, including prepping the area with pre-emergent (Pre-M), and think of plants to fill in these areas. (Pic 13)



14. In the same bed as noted in item #13, the Flax lilies have grassy weeds growing around their base. Please have the crew hand-pull these, as the weeds are now taller than 3".

15. Another area was noted where clippings were left behind instead of being blown out of the beds. From a distance, the variegated jasmine appeared to be dying or declining as a result. Please ensure this does not happen again unless specifically instructed otherwise.

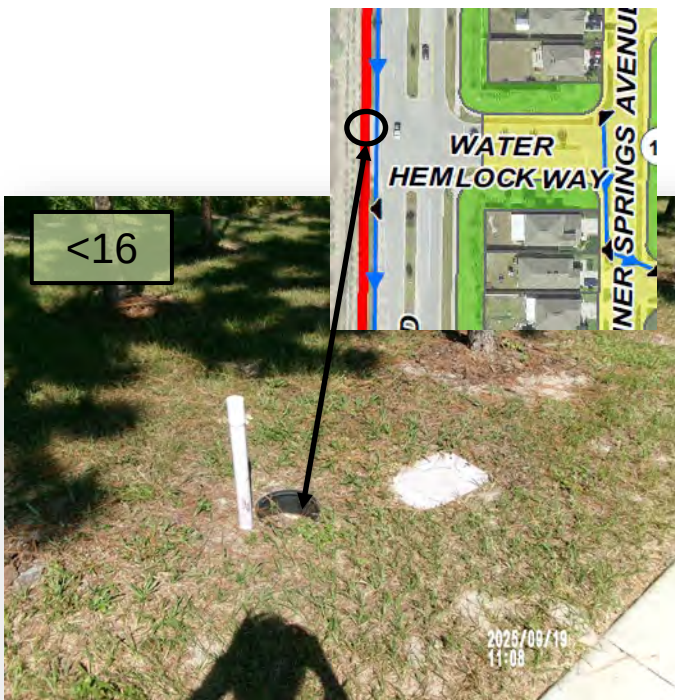
16. Along Copperspring Blvd, a circular irrigation lid is missing. Please bring a replacement and install it promptly. Additionally, in this same area I noticed quite a bit of trash debris strung around. Please have the crews continue to pick up debris as they see it. (Pic 16>)

Copperspring Blvd, Mail Kiosk

17. The Fakahatchee grasses on Copperspring are showing damage from spider mites. Although no active mites were observed, the browning leaves are likely a result of their previous activity. Please schedule a day to trim out all brown foliage throughout the property. (Pic 17)



18. The Firebush shrubs along Copperspring show active spider mite presence and associated damage. Please treat the shrubs accordingly and trim out any branches that are too damaged to remain. This information was sent over to RedTree, the day it was discovered. Was this treated? (Pic 18>)



19. If this has not already been addressed, please trim the Firebush shrubs below the fence line and shape them to a more uniform appearance. (Pic 19)



20. Behind the mail kiosk area, the turf is becoming dry and spotty, which may be due to the die-off of warm-season turf weeds. Please inspect the area and treat as needed.



21. The in/out flow structures are still not being line-trimmed. As a result, water is pooling, creating ideal breeding conditions for mosquitoes and an obstruction for proper water flow. Please ensure these areas are properly trimmed and maintained. (Pic 21>)

22. Near the mail kiosk parking area, some white powdery mildew was observed on the Muhly grasses. Please treat the affected areas accordingly. (Pic 22>)

Mail Kiosk, Golden Shiner Ln, Soaring Osprey Way

23. Another irrigation lid is missing near the mail kiosk. This one is smaller than usual, approximately 6" in diameter. Please bring a replacement and install it during the next visit. (Pic 23)



24. Along Golden Shiner, the jasmine beds and flax lilies are showing signs of invasive growth, specifically nutsedge and torpedo grass. On the next visit, please detail the area thoroughly by pulling these grasses and removing all debris to maintain a clean and healthy landscape. (Pic 24)



25. Additionally, palm trees in the same area as #24 require lifting and trimming to maintain proper clearance and aesthetics. (Pic 25)



26. Detail the hedges along the residents' fence on Golden Shiner by thoroughly plucking weeds; surrounding weedy grasses are currently growing taller than the hedge line and need to be managed.
27. Under the Copperspring sign on Soaring Osprey Way, the small annual bed needs to be cleaned up, as spurge and (next pg)



Soaring Osprey Way

(cont.)nutsedge are beginning to establish and should be removed to maintain a neat appearance. (Pic 27)



....material is becoming unruly; please have the crew trim out dead branches, remove any weedy debris at the base, clear out dumped palm fronds, and selectively prune limbs to open up the plants and improve airflow. (Pic 30a, 30b>, 30c>)



28. Along Soaring Osprey, beggarstick weeds are growing through the tops of the firebush shrubs; these should be pulled from the base to prevent regrowth and maintain the health and appearance of the shrubs. (Pic 28)



29. The planting bed along Soaring Osprey is beginning to look unkempt, with torpedograss growing within the muhly grasses, beggarstick making an appearance, and large mounds of torpedograss surrounding the Buford hollies; please detail this bed thoroughly to restore its clean and maintained condition. (Pic 29a>, 29b>)



30. At the southern end of Hanover, on the east side of the street, a small clump of plant....



Hanover Dr, Emerald Spring Loop



32. On Emerald Springs near the pump station, turf clippings have been blown into the planting beds and a 6" irrigation lid is missing (see arrow below); please have the crew adjust the mowing direction to prevent clippings from entering the beds and replace the missing lid to ensure proper system coverage. (Pic 32)



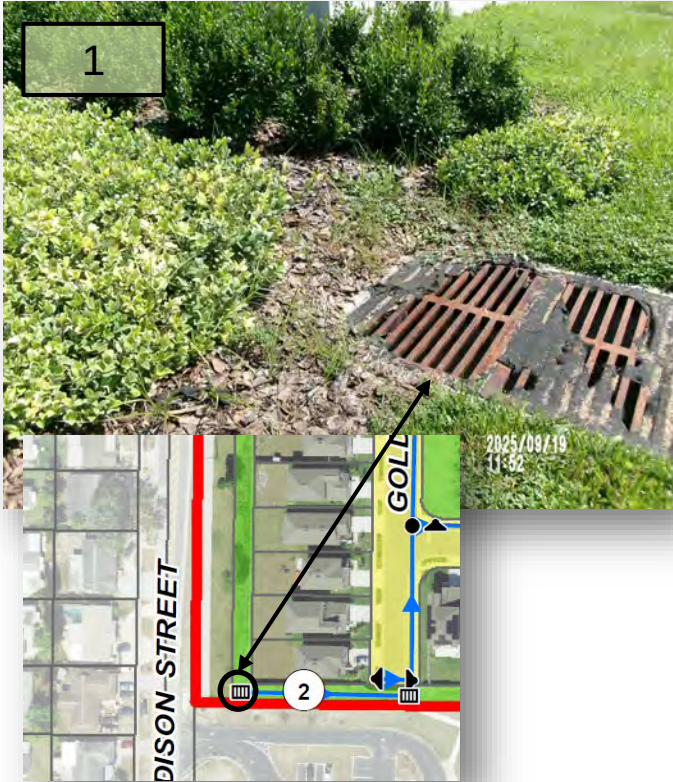
33. Along the same bed area as noted in item #32, the fakahatchee grasses are not recovering; we should consider a replacement plant design during the cooler months. In the meantime, RedTree, please continue removing weedy growth and maintain the tidiness of this bed.

31. Along Hanover, grass clippings were left behind, which needs to be addressed; please remove the clippings and clean out the planting beds, as weedy growth is sprouting along the concrete edges and contributing to an untidy appearance. (Pic 31a, 31b>)



Proposals

1. At the southern tip of the CDD maintenance section, the fabric covering the grate has deteriorated, potentially allowing trash and debris to enter the sewer system; RedTree, would you be able to provide a proposal to replace the fabric and restore proper coverage? (Pic 1)



Tab 2



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Wet Check (Sod & Annuals)

Date: Sep 22, 2025 1:41 pm
Inspector: Norbet Webb

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 Sep 22, 2025	
Program A	Mon , Fri
Program B	Tue , Thur
Program C	Tue , Sat
Program D	

Notes
Checked the irrigaiton to the annuals at the monuments
Checked coverage for dry areas of sod

	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										
2	D / Mj - Monument sign & plant beds	Pass										
3	B-Trees near SR 54	Pass										
4	D-By timer and bed along	Pass										
5	S-cl off SR 54	Pass										
6	S-Exit side to SR 54	Pass										
7	S-Entry side SR 54	Pass										
8	S-Water Hemlock to SR 54	Pass										
9	S- Northside of Water Hemlock Way	Pass										
10	S-Gainer Springs off West Side Water	Pass										
11	D-Northside of Water Hammock Way	Pass										
12	R- East side of Coppersprings	Pass										
13	D-East side of Coppersprings	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
14	S-Between SW & RD Coppersprings	Pass										
15	D- East side Coppersprings Boulevard	Pass										
16	S-Between SW & RD Coppersprings	Pass										
17	R-West side, along palm trees	Pass										
18	B-Coppersprings Boulevard, east side	Pass										
19	B-Coppersprings Boulevard	Pass										
20	D-East side of Coppersprings	Pass										
21	R-East side, Coppersprings Boulevard	Pass										
22	D-Coppersprings Boulevard	Pass										
23	R-East side - Coppersprings Boulevard	Pass										
24	D- Coppersprings Boulevard	Pass										
25	D-copper springs	Pass										
26	S-Northeast side Coppersprings	Pass										
27	D-Coppersprings Boulevard, east side	Pass										
28	R- Along Coppersprings Boulevard,	Pass										
29	S-Along Coppersprings Boulevard,	Pass										
30	D-Coppersprings Boulevard, east side	Pass										
31	S-Coppersprings Boulevard, by	Pass										
32		Pass										
33	S-Emerald Springs Loop	Pass										
34	R-Emerald Springs Loop	Pass										
35	D-Roundabout island and walkway to	Pass										
36	S-Coppersprings Boulevard by	Pass										
37	S- Coppersprings Road roundaabout	Pass										
38	D-SE corner mail boxes	Pass										
39	S-Moog Road	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
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										
54		Pass										
55		Pass										
56		Pass										
57		Pass										
58		Pass										
59		Pass										
60	B-Lift station Moog Road	Pass										
61	D-Lift station Moog Road	Pass										
62		Pass										
63		Pass										
64		Pass										
65		Pass										

Zone #1 - 09-22-25 12:42 pm CDT



Zone #2 - 09-22-25 12:45 pm CDT



Low pressure

Zone #3 - 09-22-25 12:47 pm CDT



Zone #4 - 09-22-25 12:49 pm CDT



Zone #5 - 09-22-25 12:50 pm CDT



Zone #6 - 09-22-25 12:51 pm CDT



Zone #7 - 09-22-25 12:53 pm CDT



Zone #8 - 09-22-25 12:54 pm CDT



Zone #9 - 09-22-25 12:58 pm CDT



Zone #10 - 09-22-25 12:59 pm CDT



Zone #11 - 09-22-25 1:01 pm CDT



Zone #12 - 09-22-25 1:02 pm CDT





September Inspection 2025

Date: Sep 10, 2025 9:18 am
Inspector: John Moylan

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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 Sep 10, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Tue , Thur , Sat
Program D	

Notes
Zones 35 & 38 both had drip leaks.
Adjustments made as needed

	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										
All good												
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										
All good												
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										
All good												
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										
Minor adjustments												
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										

	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
All good												
21	R-East side, Coppersprings Boulevard	Pass										
All good												
22	D-Coppersprings Boulevard	Pass										
All good												
23	R-East side - Coppersprings Boulevard	Pass										
Minor adjustments												
24	D- Coppersprings Boulevard	Pass										
All good												
25	D-copper springs	Pass										
All good												
26	S-Northeast side Coppersprings	Pass										
All good												
27	D-Coppersprings Boulevard, east side	Pass										
All good												
28	R- Along Coppersprings Boulevard,	Pass										
All good												
29	S-Along Coppersprings Boulevard,	Pass										
All good												
30	D-Coppersprings Boulevard, east side	Pass										
All good												
31	S-Coppersprings Boulevard, by	Pass										
Minor adjustments												
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						1				
Drip leak												
36	S-Coppersprings Boulevard by	Pass										
All good												
37	S- Coppersprings Road roundaabout	Pass										
All good												
38	D-SE corner mail boxes	Pass						1				
Drip leak												
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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September Inspection 2025

Date: Sep 11, 2025 11:25 am
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 Sep 11, 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										
Minor adjustments												
4	D-School side bed	Pass										
All good												
5	B-Madison Street	Pass										
All good												
6	D-Timer bed	Pass										
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										
All good												
9	D-Golden Shiner Lane	Pass										
All good												
10	R-Golden Shiner Lane	Pass										
All good												
11	S-Golden Shiner Lane	Pass										
Minor adjustments												
12		Pass										



September Inspection 2025

Date: Sep 10, 2025 7:45 am
Inspector: John Moylan

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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 Sep 10, 2025	
Program A	Tue , Sat
Program B	
Program C	
Program D	

Notes
Adjustments made as needed. Replaced missing 10" green valve box lid.

	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										
Minor adjustments												
5	R-Middle park	Pass										
Minor adjustments												
6	R-Park	Pass										
Minor adjustments												
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
Minor adjustments												
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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September Inspection 2025

Date: Sep 10, 2025 8:12 am
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 Sep 10, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Minor adjustments as needed.

	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										
All good												
3	S-Along road	Pass										
All good												
4	S-Along sidewalk	Pass										
Minor adjustments												
5	R-Along sidewalk	Pass										
Minor adjustments												
6	R-Park	Pass										
Minor adjustments												
7	R-Park	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
All good												
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										
All good												
12		Pass										

Tab 3

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED POLICY REGARDING DISTRICT PROPERTY PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 in Pasco County, Florida;

WHEREAS, the District owns and maintains certain District-owned roads, parking spaces/lots, and common areas throughout its boundaries (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads and other District-owned property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Pasco County, Florida, to tow unauthorized vehicles from District Property;

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Property Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of District Parking and Towing Policies**. The Board hereby adopts the District Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator**.
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the District Parking

and Towing Policy.

- b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).
4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions, or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 14th day of October, 2025

Attest:

**Copperspring
Community Development District**

Name: _____
Assistant Secretary

Trevor Singh
Chair of the Board of Supervisors

Exhibit “A”

Copperspring Community Development District

District Property Parking and Towing Policy

The Copperspring Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District-owned roads, parking spaces/lots, and common areas throughout the District boundary (the “**District Property**”).

The term District Roads includes all District-owned roads, parking spaces/lots, and common areas located within the District’s boundary. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There shall be no parking of vessels on any District Property at any time.
2. There shall be no parking of vehicles in District-owned parking lots/spaces except during permitted hours in accordance with this Policy.
 - a. Vehicles must not be parked in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. Unless authorized in writing, by the District, only vehicles that can fit in a standard parking space are permitted to park in District-owned Parking Spaces. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted at any time.
3. There shall be no parking of vehicles on District-owned roads or on District-owned common areas at any time.
4. The District does not provide any security or monitoring for the District Property and assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property and/or to such vehicles.
5. No overnight (between 12:00 am and 6:00 am) parking is permitted.
6. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
7. Unauthorized parking may result in being towed or reported to the local authorities for trespassing
8. These policies are in addition to, and exclusive of, various state laws, county regulations, or

homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Property in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District Roads.
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District parking areas in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel;
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian;
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.
6. Roam Towing is NOT allowed.

These policies were adopted by Resolution No. 2026-01 on October 14, 2025.

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 10th, 2025 @ 11AM

District Manager's Report

October 14

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment
Balance: \$291,908

Reserve Fund Cash & Investment
Balance: \$40,742

Debt Service Fund Investment
Balance: \$677,814

**Total Cash and Investment
Balances: \$1,010,464**

General Fund Expense Variance: \$46,080 Under Budget

Tab 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Copperspring Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Copperspring Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125428

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$989,850
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$12,869

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Copperspring Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125428

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$12,869
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,826
Public Officials and Employment Practices Liability	\$3,130
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$19,825

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Copperspring Community Development District

Copperspring CODD
(Name of Local Governmental Entity)

By: [Signature]
Signature

Sean Craft
Print Name

Witness By: [Signature]
Signature

SENITTEE BRIJMOHAN
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Copperspring Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | |
|--|--------------|--------------------------|
| ☒ Building and Content TIV | \$989,850 | As per schedule attached |
| ☐ Inland Marine | Not Included | |
| ☐ Auto Physical Damage | Not Included | |

Signature: *Ram Goff* Date: *9/17/25*
Name: *Sen C. A.*
Title: *District Manager*



Property Schedule

Schedule Items Effective As of: 10/01/2025

Copperspring Community Development District

Policy No.: 100125428

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
1	Entry Wall Features		2019	10/01/2025	\$116,133		
	SR 54 & Thys Rd New Port Richy FL 34653		Non combustible	10/01/2026		\$116,133	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
2	Retaining Walls		2019	10/01/2025	\$685,182		
	SR 54 & Thys Rd New Port Richy FL 34653		Non combustible	10/01/2026		\$685,182	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
3	Deck		2022	10/01/2025	\$21,833		
	End of Copperspring Blvd and Moog Rd along a path in the woods. New Port Richy FL 34653		Non combustible	10/01/2026		\$21,833	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
4	(2) Entry Monuments		2022	10/01/2025	\$26,595		
	Madison St/Soaring Osprey Way New Port Richy FL 34653		Non combustible	10/01/2026		\$26,595	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
5	Boundary Fence - PVC \$57,730 and the black chain link is \$2914		2022	10/01/2025	\$70,427		
	Within CDD New Port Richy FL 34653		Non combustible	10/01/2026		\$70,427	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
6	4 Benches @ \$500 each		2022	10/01/2025	\$2,323		
	Moog Rd and Copperspring Blvd along path in woods New Port Richy FL 34653		Non combustible	10/01/2026		\$2,323	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
7	4 picnic tables \$2k each		2022	10/01/2025	\$9,291		
	Moog Rd and Copperspring Blvd along path in woods New Port Richy FL 34653		Non combustible	10/01/2026		\$9,291	

Sign:

Print Name:

Aaron Gelfand

Date:

8/17/25



Property Schedule

Schedule Items Effective As of: 10/01/2025

Copperspring Community Development District

Policy No.: 100125428
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Gazebo over Mail Kiosks		2022	10/01/2025	\$58,066			
	Corner of Moog Rd and Copperspring Blvd. New Port Richy FL 34653		Non combustible	10/01/2026			\$58,066	
			Total:	Building Value \$989,850		Contents Value \$0		Insured Value \$989,850

Sign:

Print Name:

Gary Craft

Date:

8/17/25

Tab 6

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, September 9, 2025, at 11:00 a.m.** at the Hilton Garden Inn, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Trevor Singh	Board Supervisor, Chairman
Christina Cruz	Board Supervisor, Vice-Chairman
Tamaria Swartzbeck	Board Supervisor, Assistant Secretary
Kelly Evans	Board Supervisor, Assistant Secretary
Uberty Macias	Board Supervisor, Assistant Secretary

Also Present were:

Sean Craft	District Manager, Rizzetta & Company
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
John Burkett	Representative, Red Tree Landscaping
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company

Audience	None
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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**

There were no audience members present for comments.

THIRD ORDER OF BUSINESS**Staff Reports****A. Field Inspection Services Report**

The Board reviewed the report and asked for an update on the installation of the additional sod which was approved in July. Red Tree responded by informing the Board that the season's heavy rain delayed sod availability and that they will follow

up with an update on the installation once consistent, high-quality sod becomes available.

i. Consideration of Root Barrier Proposal

The residents indicated that they are no longer interested in pursuing this project and ended further discussion on the matter.

B. Irrigation Report

The Board reviewed the report.

C. District Counsel

The Board tabled Resolution 2025-11 until the October meeting and designated Supervisor Cruz to work with Ms. Hopkinson on coordinating roaming parcels for an updated towing agreement. The Board directed Mr. Craft to reach out to A1 Towing asking them to remove the sign at the amenities center which reads "Mail and Pool Parking only" and to obtain a new proposal for two signs to be placed at the entrance and exit to the parking lot on Moog Road and Copperspring Boulevard which read "No Overnight Parking 11 pm – 6 am".

D. District Engineer

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 October 14, 2025, at 5:00 p.m. at the Hilton Garden Inn, 2155 Northpointe Drive, Lutz, FL 33588. The Board changed the meeting time to 11:00 a.m.

The Board authorized Mr. Craft to approve the EGIS Insurance policy renewal notice for fiscal year 2025-2026 when it becomes available.

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors authorized Mr. Craft to approve the EGIS Insurance policy renewal notice for fiscal year 2025-2026 when it becomes available, for the Copperspring Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of First Addendum to the
Contract for District Management
Services**

Mr. Craft reviewed the First Addendum to the Contract for District Management Services with the Board.

On a Motion by Ms. Swartzbeck, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for District Management Services, for the Copperspring Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration First Addendum to the
Contract for Professional Technology
Services**

Mr. Craft reviewed the First Addendum to the Contract for Professional Technology Services with the Board.

On a Motion by Ms. Cruz, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for Professional Technology Services, for the Copperspring Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals to Replace
Monument Lighting**

The Board approved the two proposals from Stellar Electrical Services to replace the monument lights in the amount of \$6,625.88 on the condition that the vendor remove the service and fuel charge from one of the proposals since they are tied to the same project.

On a Motion by Mr. Macias, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the proposals from Stellar Electrical Services in the amount of \$6,625.88 to replace the monument lighting as stated above, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on August 12, 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 August 12, 2025, as presented, for the Copperspring Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for July 2025**

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the June 2025 (\$27,567.32) Operation and Maintenance Expenditures, for the Copperspring Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Singh requested that District Counsel investigate as to whether Fieldstone Landscaping ever did issue a refund for the sod project which was left incomplete earlier in 2025.

TENTH 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 Ms. Cruz, seconded by Mr. Macias, with all in favor, the Board of Supervisors adjourned the meeting at 11:49 a.m. for the Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 7

Copperspring Community Development District

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

Operations and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented: **\$26,475.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20250804-1	9100 9446 4850 06/25 ACH	00 Copperspring Blvd Lite PH 3 06/25	\$233.77
Duke Energy	20250807-1	9100 8753 4713 07/25 ACH	000 Copperspring Blvd Lights 07/25	\$605.00
Duke Energy	20250822-1	9100 8756 3073 07/25 ACH	6258 Spider Lily Way 07/25	\$30.80
Duke Energy	20250828-1	9100 8756 3263 07/25 ACH	000 States Road 54 Lite 07/25	\$858.44
Kelly Evans	100583	KE081225	Board of Supervisors Meeting 08/12/25	\$200.00
Pasco County Utilities	20250827-1	22852660 07/25 ACH	3950 River Otter Lane 07/25	\$116.63
Pasco County Utilities	20250827-1	22852662 07/25 ACH	6557 Water Hemlock Way 07/25	\$6.48
Pasco County Utilities	20250827-1	22852810 07/25 ACH	6258 Spider Lily Way 07/25	\$77.76
Pinnacle Holdings XIV, LLC	100594	082125 Pinnacle	09/9/2025 BOS Meeting 08/25	\$203.33
RedTree Landscape Systems, LLC	100577	30890	Irrigation repairs 07/25	\$33.00
RedTree Landscape Systems, LLC	100579	119	General Grounds Maintenance 08/25	\$12,137.50
RedTree Landscape Systems, LLC	100581	31003	Irrigation repairs 08/25	\$201.00
RedTree Landscape Systems, LLC	100588	31097	Cut Fallen Tree and Remove from Property 08/25	\$1,650.00
Rizzetta & Company, Inc.	100578	INV0000101194	District Management Fees 08/25	\$5,600.09

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100580	10119-b	Bush Hog Dry Ponds 08/25	\$2,400.00
Straley Robin Vericker	100582	26957	Legal Services 07/25	\$1,660.00
Tamaria A Swartzbeck	100585	TW081225	Board of Supervisors Meeting 08/12/25	\$200.00
The Observer Group, Inc.	100586	25-01763P	Legal Advertising 08/25	\$61.25
Trevor Singh	100587	TS081225	Board of Supervisors Meeting 08/12/25	<u>\$200.00</u>
Report Total				<u>\$ 26,475.05</u>