



Rizzetta & Company

Copperspring Community Development District

Board of Supervisors' Meeting December 9, 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

December 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, December 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 agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Field Inspection Services ReportTab 1
 - i. Landscaper Response to Field Inspection
Services ReportTab 2
 - ii. Consideration of Proposal for Installation
of Viburnum SuspensumTab 3
 - iii. Consideration of Proposal for Installation of
Longleaf Pine TreesTab 4
 - B.** Irrigation ReportTab 5
 - C.** District Counsel
 - i. Review of Signage Prohibiting Hunting in the Community
(Under Separate Cover)
 - ii. Consideration of Resolution 2026-03; No Hunting PolicyTab 6
 - D.** District Engineer
 - E.** District ManagerTab 7
- 4. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2026-02; Notice of
General ElectionTab 8
 - B.** Consideration of Resolution 2026-04; Updated Parking &
Towing PoliciesTab 9
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Regular
Meeting held on November 11, 2025Tab 10

- B. Consideration of Operation and Maintenance
Expenditures for October 2025Tab 11
- 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



November 14, 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

- During these cooler months, please continue to stay proactive with removing any weedy growth. The property is looking good overall, let's keep it up.
- Please replace all broken or missing irrigation lids that may have been damaged during mowing. I observed at least two that need attention during my inspection.

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. At the front entrance of Copperspring Blvd, it appears a vehicle left the roadway and struck two longleaf pines. I reported the incident to RedTree, and John arrived on site within 15 minutes. Unfortunately, both trees sustained significant damage and will need to be removed and replaced. (Pic 1)



.... would look significantly better with a fresh layer of mulch. When is this area scheduled for mulching? Additionally, the ornamental grass cutback ranges in different heights. I understand they will not all be perfectly uniform, but some of the plants look as though the root ball may have been sheared. This could create potential issues as they begin to grow back. (Pic 3a, 3b>)



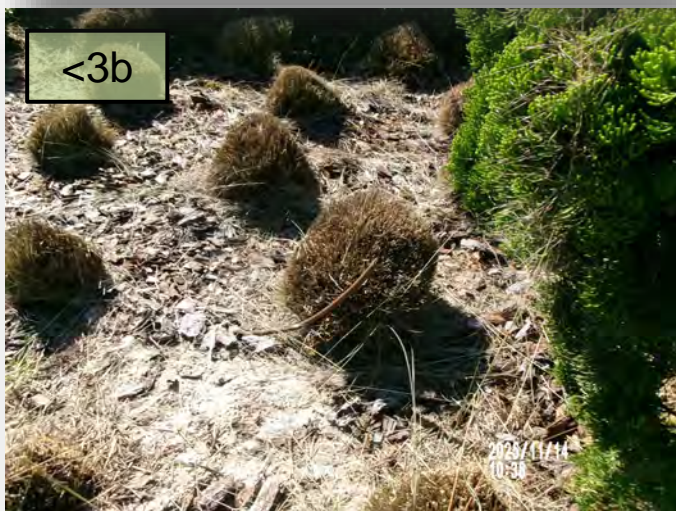
2. The coontie palm beds on the west side of the sign are looking much improved, aside from the two volunteer plants that have grown to roughly four feet in height. The planting beds on the east side, however, still need attention. Pesky Torpedo grass continues to emerge throughout the plant material and should be addressed.
3. The Fakahatchee's have been cut back, but some debris was left behind. This bed....
4. The Virginia creeper is beginning to climb up the Copperspring sign wall. Please remove this species entirely, as this area should remain a jasmine planting bed. (Pic 4>)
5. **Additionally, I noticed a section of dripline that was severed during the cutback. Did the crew notify the irrigation team about the damage, or has this already been repaired?**

Copperspring Blvd, Water Hemlock Way, Gainer Springs Ave

6. After walking down the small hill east of the sign, I noticed the debris from the grasses is significantly heavier in this area. Before mulching this bed, I highly recommend blowing out all debris and then applying the fresh mulch. (Pic 6)



7. At the corner of Copperspring Blvd and Water Hemlock Way, I noticed the same issue as noted in item #6—grasses were trimmed, but the debris was left behind. Please rake or blow out the beds before applying mulch. (Pic 7)



8. I wanted to note the importance of being diligent when leaving straps on trees. If not removed, the tree can grow around the strap. Please ensure all used straps are removed moving forward. (Pic 8)



9. Along the small pocket park strip on Gainer Springs Ave, it appears the crew trimmed the muhly grasses but left the debris where it fell. Please ensure this debris is removed during the next visit. (Pic 9>)

10. Same as noted in item #9—the.... (next page)



Copperspring Blvd, Gainer Springs Ave, Mail Kiosk, Moog Rd

(cont.).... grasses were trimmed but left behind along with debris from the palm cleanings. The edging looks excellent; please clean the bed to help it stand out even more. (Pic 10)



.... juniper is completely brown. I checked for broken limbs or signs of animal damage but found none. Please review this area and report your findings. (Pic 13)



11. At the mail kiosk area, when is the trimming of these lilies scheduled to be completed? They are beginning to look overgrown and would benefit from a proper trim. (Pic 11>)

12. In the variegated jasmine beds throughout the mail kiosk parking lot, there are either tree or palm saplings, as well as some ornamental grasses, growing among the jasmine. Please have the crew remove all unwanted plant material.

13. In one of the bullnose juniper planting beds of the mail kiosk, there is a section where the....



14. Along the sidewalk of Moog Rd, the nutsedge has died off and is ready for removal. Additionally, during the next detailing visit, please remove the dead material from the lilies and trim out any spent fruits in the same bed. (Pic 14a>, 14b>)

15. The irrigation box on the east side of the mail kiosk has been damaged and will need to be repaired. I believe this is an 8-inch circular irrigation valve box. Please confirm the size and proceed with replacement. (Pic 15>)

16. There is a large area of turf weeds dying off on the corner of Copperspring.... (next page)



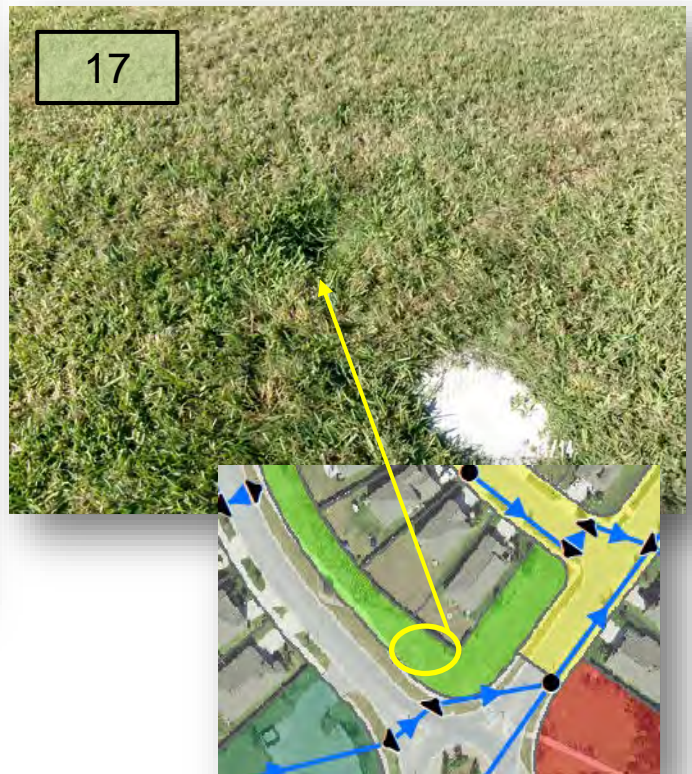
Copperspring Blvd, Mail Kiosk



(Cont.).... Blvd, just before the entrance to the Mail Kiosk, making this area look patchy. Please have a team treat this area with herbicide and overseed to help thicken the turf. (Pic 16)



17. An irrigation lid has fallen into the irrigation valve box. I attempted to lift and adjust it, but it is wedged inside the valve box and will need proper removal. Please complete next site visit as this is hidden and a lawnmower wheel could potentially fall into the hole. (Pic 17)



Copperspring Blvd, Golden Shiner Ln, Spider Lily Way

18. I noticed several 'Carissa' hollies along Copperspring Blvd that are struggling to produce leaves. I pointed them out to John during his site visit. When the crew visits this area, please ensure all debris around these plants is removed. (Pic 18)



19. In Spider Lily Park, a large section of turf has died off, likely due to the decline of warm-season weeds, leaving the area bare. Please treat the remaining turf weeds with herbicide and overseed the park to restore coverage. (Pic 19)



20. The ROW along Golden Shiner Ln is beginning to show a mix of nutsedge and torpedo grass. Additionally, we are losing several sections of variegated jasmine. Why have so many of these plants declined? Please look into suitable replacements,....

.... prepare the affected areas, and treat the turf weeds accordingly. (Pic 20)



21. In the same pocket park referenced in item #20, please spray the area with an appropriate herbicide. There is low-growing weedy material on the mulch and within the flax lilies. Treat these areas accordingly. (Pic 21)



22. When the crew visits the Golden Shiner pocket park, please have them remove the single piece of particle board. I'm not sure where it came from, but it needs to be removed. (Pic 22>)

23. Additionally, same bed please have the crew detail the muhly grasses. I noticed the beginnings of a grapevine, and these tend to grow quickly and take over if not addressed.

Soaring Osprey Way, River otter Ln, Emerald Spring Loop

24. On the south side of Soaring Osprey Way, one of the three pine trees should be evaluated. Approximately 75% of its needles have browned, and it may need to be replaced. For now, please have the AG team assess the tree and determine whether it can make it through another season or if removal is necessary. (Pic 24a, 24b>)



25. At the corner park on River Otter Ln and Emerald Spring Loop, the turf remains patchy and appears to be developing additional bare areas. I understand the turf is entering dormancy, but at this time I highly recommend considering aeration and overseeding with a cool-season grass seed. Then in spring, develop a plan to keep the St. Augustine thriving. (Pic 25a>, 25b>)



26. Additionally, in the month of October; for all Bahia sod, was a complete fertilizer applied based on soil test results, along with a PreM formulated specifically for Bahia turf to address cool-season weeds? For the St. Augustine sod, was a complete fertilizer also applied based on soil tests, along with a PreM treatment? This is lined out in the contract.
27. Lastly, I understand the team is collecting trash debris as they see it; however, during this most recent inspection I noticed a significant amount of trash throughout the property—under shrubs, shredded in mulched beds, and even resting on top of plant material. Please remind the crew to collect all debris, both large and small, as any amount of trash makes the beds appear unfinished and poorly detailed.



Proposals

1. RedTree, please provide a proposal to replace the struggling dwarf viburnums around the Pasco County utility fence. In addition, please include a proposal for Dwarf Pitch Apple (*Autograph Tree* – *Clusia rosea* 'Nana'). I believe these shrubs will be more suitable for this location, as they are well-suited for hedging and require minimal maintenance. (Pic 1)



Tab 2

COPPERSPRING

LANDSCAPE INSPECTION REPORT



November 14, 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

- During these cooler months, please continue to stay proactive with removing any weedy growth. The property is looking good overall, let's keep it up.
- Please replace all broken or missing irrigation lids that may have been damaged during mowing. I observed at least two that need attention during my inspection.

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.... would look significantly better with a fresh layer of mulch. When is this area scheduled for mulching? Additionally, the ornamental grass cutback ranges in different heights. I understand they will not all be perfectly uniform, but some of the plants look as though the root ball may have been sheared. This could create potential issues as they begin to grow back. (Pic 3a, 3b>)



2. The coontie palm beds on the west side of the sign are looking much improved, aside from the two volunteer plants that have grown to roughly four feet in height. The planting beds on the east side, however, still need attention. Pesky Torpedo grass continues to emerge throughout the plant material and should be addressed. - **Completed.**
3. The Fakahatchee's have been cut back, but some debris was left behind. This bed.... - **Completed.**
4. The Virginia creeper is beginning to climb up the Copperspring sign wall. Please remove this species entirely, as this area should remain a jasmine planting bed. (Pic 4>) - **Removed.**
5. Additionally, I noticed a section of dripline that was severed during the cutback. Did the crew notify the irrigation team about the damage, or has this already been repaired? - **Completed.**

Copperspring Blvd, Water Hemlock Way, Gainer Springs Ave

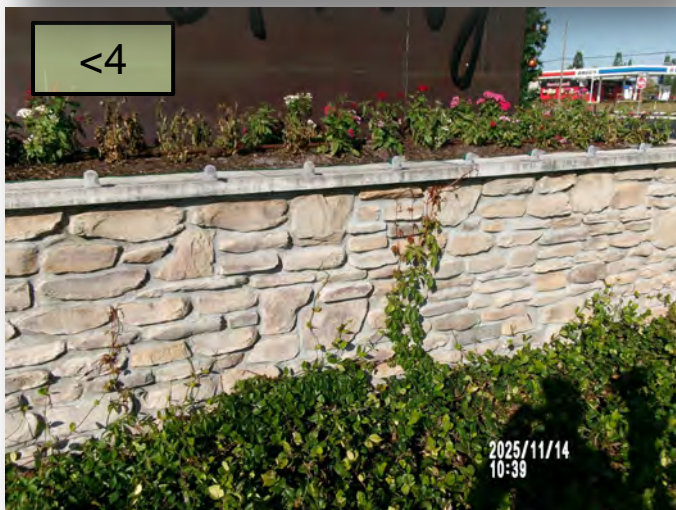
6. After walking down the small hill east of the sign, I noticed the debris from the grasses is significantly heavier in this area. Before mulching this bed, I highly recommend blowing out all debris and then applying the fresh mulch. (Pic 6) - [Completed](#).



7. At the corner of Copperspring Blvd and Water Hemlock Way, I noticed the same issue as noted in item #6—grasses were trimmed, but the debris was left behind. Please rake or blow out the beds before applying mulch. (Pic 7) - [Completed](#).



8. I wanted to note the importance of being diligent when leaving straps on trees. If not removed, the tree can grow around the strap. Please ensure all used straps are removed moving forward. (Pic 8) - [Completed](#).



9. Along the small pocket park strip on Gainer Springs Ave, it appears the crew trimmed the muhly grasses but left the debris where it fell. Please ensure this debris is removed during the next visit. (Pic 9>) - [Completed](#).

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Copperspring Blvd, Gainer Springs Ave, Mail Kiosk, Moog Rd

(cont.).... grasses were trimmed but left behind along with debris from the palm cleanings. The edging looks excellent; please clean the bed to help it stand out even more. (Pic 10) - Completed.



.... juniper is completely brown. I checked for broken limbs or signs of animal damage but found none. Please review this area and report your findings. (Pic 13) - Spider mites.



11. At the mail kiosk area, when is the trimming of these lilies scheduled to be completed? They are beginning to look overgrown and would benefit from a proper trim. (Pic 11>) - In process.

12. In the variegated jasmine beds throughout the mail kiosk parking lot, there are either tree or palm saplings, as well as some ornamental grasses, growing among the jasmine. Please have the crew remove all unwanted plant material. - Completed.



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14. Along the sidewalk of Moog Rd, the nutsedge has died off and is ready for removal. Additionally, during the next detailing visit, please remove the dead material from the lilies and trim out any spent fruits in the same bed. (Pic 14a>, 14b>) - Completed.

15. The irrigation box on the east side of the mail kiosk has been damaged and will need to be repaired. I believe this is an 8-inch circular irrigation valve box. Please confirm the size and proceed with replacement. (Pic 15>) - Completed.

16. There is a large area of turf weeds dying off on the corner of Copperspring.... (next page)



Copperspring Blvd, Mail Kiosk

<14a



<14b



<15



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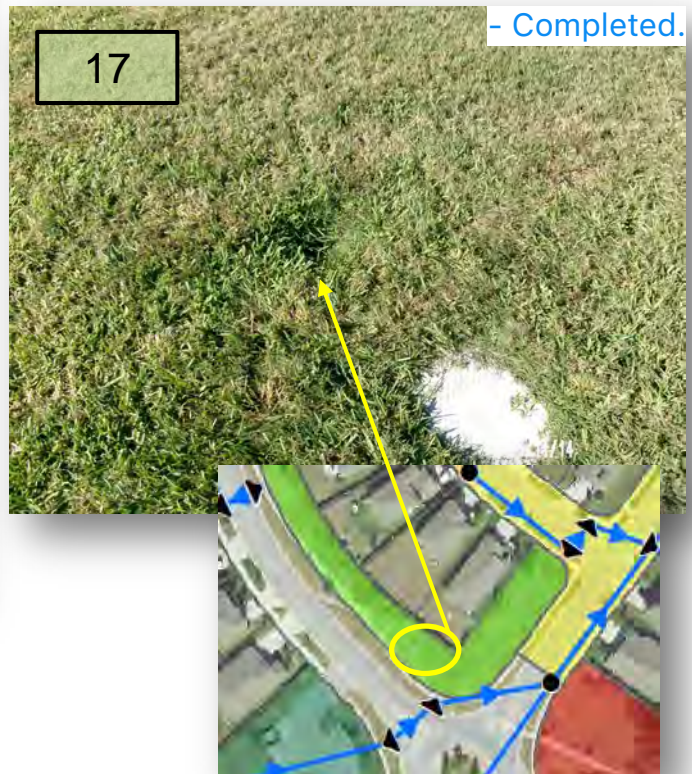
16



PC- Scheduled.

17. An irrigation lid has fallen into the irrigation valve box. I attempted to lift and adjust it, but it is wedged inside the valve box and will need proper removal. Please complete next site visit as this is hidden and a lawnmower wheel could potentially fall into the hole. (Pic 17)

17



- Completed.



Copperspring Blvd, Golden Shiner Ln, Spider Lily Way

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19. In Spider Lily Park, a large section of turf has died off, likely due to the decline of warm-season weeds, leaving the area bare. Please treat the remaining turf weeds with herbicide and overseed the park to restore coverage. (Pic 19) - **Scheduled.**



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22. When the crew visits the Golden Shiner pocket park, please have them remove the single piece of particle board. I'm not sure where it came from, but it needs to be removed. (Pic 22>) - **Completed.**

23. Additionally, same bed please have the crew detail the muhly grasses. I noticed the beginnings of a grapevine, and these tend to grow quickly and take over if not addressed.

- **Completed.**



Soaring Osprey Way, River otter Ln, Emerald Spring Loop

24. On the south side of Soaring Osprey Way, one of the three pine trees should be evaluated. Approximately 75% of its needles have browned, and it may need to be replaced. For now, please have the AG team assess the tree and determine whether it can make it through another season or if removal is necessary. (Pic 24a, 24b>) - [Proposal](#).



25. At the corner park on River Otter Ln and Emerald Spring Loop, the turf remains patchy and appears to be developing additional bare areas. I understand the turf is entering dormancy, but at this time I highly recommend considering aeration and overseeding with a cool-season grass seed. Then in spring, develop a plan to keep the St. Augustine thriving. (Pic 25a>, 25b>)

- [Proposal in progress](#).



26. Additionally, in the month of October; for all Bahia sod, was a complete fertilizer applied based on soil test results, along with a PreM formulated specifically for Bahia turf to address cool-season weeds? For the St. Augustine sod, was a complete fertilizer also applied based on soil tests, along with a PreM treatment? This is lined out in the contract.
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- Completed.



Proposals

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Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

December 2, 2025

Landscape Enhancement Proposal

For

Copperspring CDD

Attention: Sean Craft, District Manager

Option 1:

- Removal and Installation of (11) declining Viburnum Suspensum around the Pasco County utility fence.
- Includes all labor, materials, hauling, and dumping fees.

Total: \$408.00

Option 2:

- Removal of (55) Viburnum Suspensum and replace with (55) 3-gallon Dwarf Pitch Apple (Autograph Tree- Clusia Rosea Nana), around the Pasco County utility fence.
- Includes all labor, materials, hauling, and dumping fees.

Total: \$2,040.00

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

Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

December 2, 2025

Landscape Enhancement Proposal

For

Copperspring CDD

Attention: Sean Craft, District Manager

Scope of Work:

- Remove (2) damaged longleaf pine trees by root extraction.
- Install (2) 30-gallon longleaf pine trees.
- Includes all labor, materials, hauling, and dumping fees.



Total: \$2,350.00

Authorized By:

Date:

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

Tab 5



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November Inspection 2025

Date: Nov 03, 2025 7:18 am

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 Nov 03, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
No Notes; Irrigation inspected and no issues found. Minor adjustments made
Daylight Savings Time adjusted

	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										
Minor adjustments												
2	S-East perimeter	Pass										
Good												
3	D-East side	Pass										
Valve turned off.												
4	R-Northside park	Pass										
Good												
5	R-Middle park	Pass										
Good												
6	R-Park	Pass										
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
Good												
8	S-Along Road	Pass										
Good												
9	B-Trees	Pass										
Good												
10	D-Beds	Pass										
Good												
11		Pass										



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November Inspection 2025

Date: Nov 03, 2025 8:32 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 Nov 03, 2025	
Program A	Every day of the week
Program B	Every day of the week
Program C	
Program D	

Notes
Adjusted the time of day for Daylight Savings Time. Minor adjustments made to one zone. Irrigation is operating properly with good coverage.

	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										
Good												
2	B-Trees & Hanover Dr.	Pass										
Good												
3	S-Along road	Pass										
Good												
4	S-Along sidewalk	Pass										
Good												
5	R-Along sidewalk	Pass										
Good												
6	R-Park	Pass										
Good												
7	R-Park	Pass										

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



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November Inspection 2025

Date: Nov 03, 2025 9:26 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 Nov 03, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
Adjusted the time for Daylight Savings Time; Adjustments made as needed.

	Location	Valve Status	Clogged 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										
Good												
3	S-Soaring Osprey Way	Pass										
Good												
4	D-School side bed	Pass										
Good												
5	B-Madison Street	Pass										
Good												
6	D-Timer bed	Pass										
Good												
7	R-Timer side	Pass										
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										
Good												
9	D-Golden Shiner Lane	Pass										
Good												
10	R-Golden Shiner Lane	Pass										
Good												
11	S-Golden Shiner Lane	Pass										
Good												
12		Pass										



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November Inspection 2025

Date: Nov 03, 2025 9:58 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 Nov 03, 2025	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Tue , Sat
Program D	

Notes
Adjustments made; Zone 36: Replaced 2 nozzles
Daylight Savings time adjusted

	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										
Good												
2	D / MJ - Monument sign & plant beds	Pass										
Good												
3	B-Trees near SR 54	Pass										
Good												
4	D-By timer and bed along	Pass										
Good												
5	S-cl off SR 54	Pass										
Minor adjustments												
6	S-Exit side to SR 54	Pass	1									
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										
Good												
9	S- Northside of Water Hemlock Way	Pass										
Minor adjustments												
10	S-Gainer Springs off West Side Water	Pass										
Good												
11	D-Northside of Water Hammock Way	Pass										
Good												
12	R- East side of Coppersprings	Pass										
Good												
13	D-East side of Coppersprings	Pass										
14	S-Between SW & RD Coppersprings	Pass										
Good												
15	D- East side Coppersprings Boulevard	Pass										
Good												
16	S-Between SW & RD Coppersprings	Pass										
Good												
17	R-West side, along palm trees	Pass	1									
Good												
18	B-Coppersprings Boulevard, east side	Pass										
Good												
19	B-Coppersprings Boulevard	Pass										
Good												
20	D-East side of Coppersprings	Pass										
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
21	R-East side, Coppersprings Boulevard	Pass										
Good												
22	D-Coppersprings Boulevard	Pass										
Good												
23	R-East side - Coppersprings Boulevard	Pass										
Good												
24	D- Coppersprings Boulevard	Pass										
25	D-copper springs	Pass										
Good												
26	S-Northeast side Coppersprings	Pass										
Good												
27	D-Coppersprings Boulevard, east side	Pass										
Good												
28	R- Along Coppersprings Boulevard,	Pass										
Good												
29	S-Along Coppersprings Boulevard,	Pass										
Good												
30	D-Coppersprings Boulevard, east side	Pass										
Good												
31	S-Coppersprings Boulevard, by	Pass										
Minor adjustments												
32		Pass										
33	S-Emerald Springs Loop	Pass										
Minor adjustments												
34	R-Emerald Springs Loop	Pass				1						
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
35	D-Roundabout island and walkway to	Pass										
Good												
36	S-Coppersprings Boulevard by	Pass										
Two nozzles												
37	S- Coppersprings Road roundabout	Pass										
Minor adjustments												
38	D-SE corner mail boxes	Pass										
Good												
39	S-Moog Road	Pass										
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										
54		Pass										
55		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
56		Pass										
57		Pass										
58		Pass										
59		Pass										
60	B-Lift station Moog Road	Pass										
Good												
61	D-Lift station Moog Road	Pass										
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										

Tab 6

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT ADOPTING NO HUNTING POLICY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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;

WHEREAS, the District owns, maintains, and operates various common areas and wetland;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its recreational facilities;

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed “**No Hunting Policy**” should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption**. The Board hereby adopts the No Hunting Policy as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, 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 other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

Passed and adopted on December 9, 2025.

Attest:

**Copperspring
Community Development District**

Name: _____
Title: _____

Name: Trevor Singh
Title: Chairman, Board of Supervisors

Exhibit A
Copperspring Community Development District
No Hunting Policy

Copperspring Preserve Community Development District

Introduction

The Copperspring Preserve Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of these policies are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Hunting Policy

1. No hunting is permitted on any District property, including but not limited to, common areas, wetland areas, drainage areas, etc.
2. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 13th, 2026 @ 11AM

District Manager's Report

December 9

2025

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FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment
Balance:

\$184,425

Reserve Fund Cash & Investment
Balance:

\$41,004

Debt Service Fund Investment
Balance:

\$684,446

**Total Cash and Investment
Balances:**

\$909,875

General Fund Expense Variance:

\$5,175

Under Budget

Tab 8

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2026.

WHEREAS, the Copperspring Community Development District (the "**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently Vacant

Length of term: Four-years

Seat No. 2, Currently held by Tamaría Swartzbeck

Length of term: Four-years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026, through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 9th day of December, 2026.

ATTEST:

**COPPERSPRING COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: _____
☐ Secretary / ☐ Assistant Secretary

By: _____
Printed Name: Trevor Singh
Chair of the Board of Supervisors

Tab 9

RESOLUTION NO. 2026-04

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 9th day of December, 2025.

Attest:

**Copperspring
Community Development District**

Name: _____
Title: Assistant Secretary

Name: Trevor Singh
Title: Chair of the Board of Supervisors

Exhibit A
Copperspring Community Development District
District Property Parking and Towing Policies

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

The term District Property includes all District-owned roads, parking spaces/lots, and/or 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. No automobiles, motorcycles, trailers, recreational vehicles, or vehicles of any kind or nature (“**Vehicles**”), except District, State, and/or County vehicles, may be parked from 11:00 p.m. until 6:00 a.m. at the mail kiosk parking area or the District property located at the corner of Copperspring Boulevard and Moog Road within the boundaries of the District (Parcel Identification Number 21-26-16-0160-0P300-0000).
 - a. On certain dates throughout the year, Towing for this Parcel will be suspended. A yearly list of these dates will be on file with the District Manager as well as the Towing Operator.
3. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land at the North end of Hanover Drive (Parcel Identification Numbers 21-26-16-0170-0B500-000 and 21-26-16-0170-0B500-0000).
4. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land at the East end of the school located off Madison Street (Parcel Identification Number 21-26-16-0170-0B800-0000).
5. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land across Hanover Drive from the above Section 4 Parcel which continues North and East onto the South side of Spider Lily Way (Parcel Identification Number 21-26-16-0170-0P400-0000).
6. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land positioned East of River Otter Lane and surrounded by Emerald Spring Loop (Parcel Identification Number 21-26-16-0160-0P100-0000).
7. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the common area located at the Eastern end of Water Hemlock Way along Gainer Springs Avenue in between Emerald Spring Loop and Mineral Springs Road (Parcel Identification Number 21-26-16-0160-0B300-0000).
8. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the common area located at the Eastern end of Soaring Osprey Way along Golden Shiner Lane in between Apple Snail Avenue and Spring Crayfish Avenue (Parcel Identification Number 21-26-16-0180-0B700-0000).
9. 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.

10. There shall be no parking of vehicles on District-owned roads or on District-owned common areas at any time.
11. 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.
- 12. No overnight (between 11:00 pm and 6:00 am) parking is permitted.**
13. 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.
14. 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:
 - a. take a picture evidencing the failure to move the vehicle or vessel;
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian;
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.
6. Vehicles and/or Vessels will be towed at the owner's expense.

7. The Towing Operator MAY ONLY patrol District property for violations of these Policies during the hours of 11:00 p.m. to 5:00 a.m.

These policies were adopted by Resolution No. 2026-04 on December 9, 2025.

Tab 10

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, November 11, 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

Also Present were:

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

Audience	None
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FIRST ORDER OF BUSINESS	Call to Order
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Mr. Craft called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS	Audience Comments on Agenda Items
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There were no audience members present for comments.

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

Ms. Brodeen reviewed her report with the Board.

i. Consideration of Proposal for Removal of Brazilian Pepper Tree

The Board tabled this proposal indefinitely.

ii. Consideration of Proposal for Installation of Mulch

On a Motion by Ms. Cruz, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the proposal from RedTree in the amount of \$12,000 for the installation of pine bark mulch on all plant beds, for the Copperspring Community Development District.

iii. Consideration of Proposal for Landscape Enhancement

On a Motion by Ms. Cruz, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved the proposal from RedTree in the amount of \$2,260 for removing the existing vegetation and replacing with new plant material and mulch at Gainer Springs Avenue, for the Copperspring Community Development District.

B. Irrigation Report

The Board reviewed the report and requested that they be given two weeks notice ahead of time by Red Tree when the flowers at the monument are due to be changed, effective after January 1st, 2026.

C. District Counsel

The Board accepted the resignation of Supervisor Evans and directed Mr. Craft to have an announcement of the open Board seat posted on the district's website.

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors accepted the resignation of Supervisor Evans as stated above, for the Copperspring Community Development District.

The Board also directed Mr. Craft to post the parking and towing policies on the district's website.

A discussion was held regarding a hunting policy in the trail areas of the community, and Ms. Hopkinson will provide a draft copy of the signage to be placed on the property stating that hunting is prohibited within the community and will present that at the December meeting.

The Board discussed the 2026 election, and which seats will be decided by general election versus landowner election. Ms. Hopkinson will prepare a resolution to present at the December meeting.

D. District Engineer

The Board tabled the stormwater sewer system maintenance proposal in the amount of \$23,400 until the February meeting.

E. District Manager

Mr. Craft reviewed the District Manager's report and reminded the Board that the next regular meeting is scheduled for December 9, 2025, at 11:00 a.m. at the Hilton Garden Inn, 2155 Northpointe Drive, Lutz, FL 33588.

Mr. Craft presented the 3rd Quarter Website Compliance Audit Report to the Board stating that there are no negative findings.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Monuments Restoration

The Board approved the proposal from American Monuments Restoration in the amount of \$4,315.00 requesting that the vendor remove the \$65 trip fee and to schedule the work for the end of February 2026 with a 50% deposit to be made in January 2026.

On a Motion by Ms. Cruz, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the proposal for the monuments' restoration from American Metal Restoration in the amount of \$4,315.00 as stated above, for the Copperspring Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Regular Meeting held on October 14, 2025

On a Motion by Ms. Swartzbeck, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on October 14, 2025, as presented, for the Copperspring Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for September 2025

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2025 (\$66,291.92) as presented, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests made at this time.

EIGHTH 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 11:33 a.m. for the Copperspring Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 11

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 October 2025 For Board Approval

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

The total items being presented: **\$42,702.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina M Cruz	100617	CC101425	Board of Supervisors Meeting 10/14/25	\$ 200.00
Duke Energy	20251003-1	9100 8753 4531 08/25 ACH	3980 Copperspring BLVD Irrigation/ Lites 08/25	\$ 30.80
Duke Energy	20251003-1	9100 9446 4850 08/25 ACH	00 Copperspring Blvd Lite PH 3 08/25	\$ 233.86
Duke Energy	20251003-1	9100 9446 7027 09.25 ACH	6019 Soaring Osprey Way 09/25	\$ 21.45
Duke Energy	20251008-1	9100 8753 4713 09/25 ACH	000 Copperspring Blvd Lights 09/25	\$ 605.20
RedTree Landscape Systems, LLC	100614	31755	General Grounds Maintenance 10/25	\$ 12,137.50
RedTree Landscape Systems, LLC	100614	31758	Sod Installation 10/25	\$ 7,875.00
Rizzetta & Company, Inc.	100612	INV0000103673	Assessment Roll (Annual) 10/25	\$ 6,025.00
Rizzetta & Company, Inc.	100613	INV0000103557	District Management Services 10/25	\$ 5,987.33
Romaner Graphics	100615	22860	New Overnight Signs 10/25	\$ 330.00
Romaner Graphics	100615	22861	Fence Repair 10/25	\$ 565.00
Stellar Electrical Services, LLC	100616	8182025001	Main Sign Floodlight Lighting Fixture Heads and Riser Posts Replacement 10/25	\$ 1,893.97
Stellar Electrical Services, LLC	100616	8182025002	New Lighting 10/25	\$ 4,610.00
Straley Robin Vericker	100618	27264	Legal Services 09/25	\$ 1,787.50

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tamaria A Swartzbeck	100619	TS101425	Board of Supervisors Meeting 10/14/25	\$ 200.00
Trevor Singh	100620	TS101425	Board of Supervisors Meeting 10/14/25	<u>\$ 200.00</u>
Report Total				<u>\$ 42,702.61</u>