



Rizzetta & Company

Copperspring Community Development District

**Board of Supervisors' Meeting
January 13, 2026**

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
Uberti Macias	Assistant Secretary
Tamaria Swartzbeck	Assistant Secretary

District Manager Sean Craft Rizzetta & Company, Inc.

District Counsel Kathryn Hopkinson Straley, Robin & Vericker

District Engineer David Hamstra Pegasus Engineering, LLC

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

January 6, 2026

Board of Supervisors
Copperspring Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, January 13, 2026 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 FIS Report.....**.....Tab 2
 - ii. Consideration of Proposal for Installation of Longleaf Pine Trees
 - iii. Consideration of Proposal for Installation of Viburnum Suspensum
 - iv. Consideration of Proposal to Remove Pine Tree**.....Tab 5
 - B. Irrigation Report**.....Tab 6
 - C. District Counsel**
 - i. Consideration of Resolution 2026-03; No Hunting Policy.....Tab 7
 - ii. Consideration of Proposal for Signage Prohibiting Hunting in the Community.....Tab 8
 - D. District Engineer**
 - E. District Manager**.....Tab 9
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-02;**
Notice of General Election
 - B. Consideration of Resolution 2026-04;**
Updated Parking & Towing Policies
 - C. Establish Audit Committee**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting held on November 11, 2025**.....Tab 12

- B.** Consideration of Operation and Maintenance
Expenditures for October and November 2025Tab 13
- 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



December 18, 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. Following up on the pine trees at the front entrance off SR54, RedTree, could you provide a proposal to remove and replace the two pines? Alternatively, should we wait to see if the insurance company will provide reimbursement before proceeding? (Pic 1)



2. In the front planting bed behind the Copperspring sign, the soil and driplines are still exposed and need to be covered with mulch. From my understanding, the loss of mulch may have been caused by the crews working in this area. Should we expect the electricians—or whoever performed the electrical repairs—to replace the mulch? (Pic 2>)
3. At the Copperspring sign, the annuals appear dried and wilting. Have the misters been....

.... tested to ensure they are functioning properly? They wilting on both sides of the sign. Please send an irrigation tech onsite to repair any broken lines. (Pic 3)



Gainer Springs Ave

4. At the pocket park on Gainer Springs Ave, several Burford Viburnums along the vinyl fencing are declining. However, there is some regrowth at the base of the shrubs. We should continue to monitor their progress and consider plant replacements for next season. (Pic 4)



5. In the same park, a section of ornamental grasses was trimmed, but the clippings were left behind. Please remove the clippings, as they are currently resting on top of the flax lilies and Viburnum shrubs, leaving the area looking unfinished. (Pic 5)



6. Some turf grass is beginning to encroach into the planting beds. Please remove it now to prevent it from becoming overbearing next season. Especially, before the new mulch is laid down. (Pic 6>)

7. In the same park, this area requires a full detailing. I also noticed a few palm saplings growing among the shrubs and lilies, grass clippings left over mulch, and a type of prickly pear cactus in the beds. Please remove the cactus, any remaining debris from the previous detailing, and address the palm saplings as needed. (Pic 7)



8. Lastly, the turf is beginning to appear patchy, and turf weeds are becoming more prevalent. Please treat the affected areas and apply fertilizer as needed to restore turf health. (Pic 8>)

9. At the beginning of next season, I recommend starting to fill in the dead jasmine in the bullnoses throughout the mail kiosk area. In the meantime, I strongly suggest.... (nxt pg)



Copperspring Blvd, Mail Kiosk

(cont.).... having the crews trim out the dead growth to promote healthy development and then begin proposing replacement plants for next season. (Pic 9)



10. At the corner of the ROW and mail kiosk entrance, the turf is browning and beginning to thin. While some dormancy is expected, the turf appears to be declining. Please have a team member assess the area to determine the cause—whether it's irrigation issues, overspray, turf weeds, or other factors. (Pic 10>)

11. In several areas within the saw palmetto beds, weedy plants are growing underneath. Please have the crew remove the weeds during the next visit. (Pic 11>)

12. I noticed that the mulch has been delivered; however, it appears that a few bags were left in the parking lot by the delivery person. During the next visit, please have the crew move these bags to join the others and clean up any debris left behind.

13. The Podocarpus shrubs are showing increased browning in the leaves. The branches appear to be weak, as if the plants are struggling, though it does not seem related to water. Please have someone investigate to determine the cause of this decline. (Pic 13>)

14. There are a few tree branches hanging over the walkways that need to be limbed up to a minimum height of 10 feet.



Rizzetta & Company
Professionals in Community Management

Mail Kiosk, River Otter Ln, Emerald Spring Ave, Gainer Springs Lp

15. It is time to address the flax lilies. Please have the crew limb out the spent flower stalks, remove any dead leaves, and ensure they are aware not to point mowers toward the planting beds, as I have noticed clippings accumulating along the edges. (Pic 15)

15



<13



16. At the corner park on River Otter Ln, the turf remains patchy, with several dead areas primarily in the center of the park. The cool-season weeds are also becoming more prevalent. Please have someone with turf expertise assess the site to determine the cause of the dieback and [have the irrigation technician perform a "wet check"](#) to ensure the area is receiving adequate water. (Pic 16a>, 16b>, 16c>)

17. At the intersection of Emerald Spring Loop and Gainer Springs Ave, just before....

(Cont.).... reaching Copperspring Blvd, the large turf area is showing signs of dieback, and turf weeds are becoming increasingly noticeable. (Pic 17>)



Rizzetta & Company
Professionals in Community Management

Copperspring Blvd, Golden Shiner Ln, Spider Lily Way



18. Additionally, there is a pine tree along the planting bed that is turning brown and should be examined by an on-staff arborist. I did not observe any signs of pine borer activity, but please verify the overall health of the tree. (Pic 18)



19. Along the edge, I noticed a potential irrigation issue. There is a small hole that appears to be caused by washout, although I did not observe any broken heads or lines. Please have the irrigation technician investigate and repair any issues found. (Pic 19>)



20. At the utility fence at the end of Emerald Spring Loop, Bermuda grass is beginning to grow among the shrubs. The affected area is small, so treating it now should help eliminate the unwanted growth before it becomes more extensive. (Pic 20)



21. In the Fakahatchee grasses around the Pasco Utility fence, I noticed a RedTree flag indicating a possible irrigation break. Has this issue been repaired?

22. When the team is visiting the same area as above, please also have them remove any spurge weeds that are emerging within the grass. (Pic 22>)

23. The jasmine shrubs are flowering beautifully—I even stopped to enjoy their.... (nxt pg)



Hanover Dr, Pond D, Golden Shiner Ln, Madison St

(cont.).... Fragrance. It's great to see that the team trimmed these shrubs carefully before they flowered; they look excellent. (Pic 23)

23



<22



24. Along Pond D, one of the drip lines from a removed tree is still running. Please have the irrigation team cap off this line until further notice, the line is causing an erosion spot. (Pic 24>)

25. Within the variegated jasmine along Golden Shiner Ln, nutsedge is emerging and Bermuda grass is encroaching into the planting beds. Please treat these weeds accordingly and remove them once they have died back.

26. Just outside the Madison St. entrance, on the south side, there is a pine tree showing signs of decline, although some green remains....

(cont.).... in the needles. I recommend having a member of the arborist team evaluate the tree and provide feedback on its overall health and likely outcome. (Pic 26)

26



<24



Rizzetta & Company
Professionals in Community Management

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



December 18, 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. Following up on the pine trees at the front entrance off SR54, RedTree, could you provide a proposal to remove and replace the two pines? Alternatively, should we wait to see if the insurance company will provide reimbursement before proceeding? (Pic 1)

- Proposal Sent.

1



.... tested to ensure they are functioning properly? They wilting on both sides of the sign. Please send an irrigation tech onsite to repair any broken lines. (Pic 3) - Complete.

3



2. In the front planting bed behind the Copperspring sign, the soil and driplines are still exposed and need to be covered with mulch. From my understanding, the loss of mulch may have been caused by the crews working in this area. Should we expect the electricians—or whoever performed the electrical repairs—to replace the mulch? (Pic 2>) - Pending.

<2



3. At the Copperspring sign, the annuals appear dried and wilting. Have the misters been....



Rizzetta & Company
Professionals in Community Management

Gainer Springs Ave

4. At the pocket park on Gainer Springs Ave, several Burford Viburnums along the vinyl fencing are declining. However, there is some regrowth at the base of the shrubs. We should continue to monitor their progress and consider plant replacements for next season. (Pic 4) [- Next visit.](#)



5. In the same park, a section of ornamental grasses was trimmed, but the clippings were left behind. Please remove the clippings, as they are currently resting on top of the flax lilies and Viburnum shrubs, leaving the area looking unfinished. (Pic 5) [- Cleaned up.](#)



6. Some turf grass is beginning to encroach into the planting beds. Please remove it now to prevent it from becoming overbearing next season. Especially, before the new mulch is laid down. (Pic 6>) [- Next visit.](#)

7. In the same park, this area requires a full detailing. I also noticed a few palm saplings growing among the shrubs and lilies, grass clippings left over mulch, and a type of prickly pear cactus in the beds. Please remove the cactus, any remaining debris from the previous detailing, and address the palm saplings as needed. (Pic 7) [- Next visit.](#)



8. Lastly, the turf is beginning to appear patchy, and turf weeds are becoming more prevalent. Please treat the affected areas and apply fertilizer as needed to restore turf health. (Pic 8>) [- Treated.](#)

9. At the beginning of next season, I recommend starting to fill in the dead jasmine in the bullnoses throughout the mail kiosk area. In the meantime, I strongly suggest.... (nxt pg)



Copperspring Blvd, Mail Kiosk

(cont.).... having the crews trim out the dead growth to promote healthy development and then begin proposing replacement plants for next season. (Pic 9) - [Next visit.](#)



10. At the corner of the ROW and mail kiosk entrance, the turf is browning and beginning to thin. While some dormancy is expected, the turf appears to be declining. Please have a team member assess the area to determine the cause—whether it's irrigation issues, overspray, turf weeds, or other factors. (Pic 10>) - [Irr. checked. Turf treated.](#)

11. In several areas within the saw palmetto beds, weedy plants are growing underneath. Please have the crew remove the weeds during the next visit. (Pic 11>) - [Next visit.](#)

12. I noticed that the mulch has been delivered; however, it appears that a few bags were left in the parking lot by the delivery person. During the next visit, please have the crew move these bags to join the others and clean up any debris left behind. - [Completed.](#)

13. The Podocarpus shrubs are showing increased browning in the leaves. The branches appear to be weak, as if the plants are struggling, though it does not seem related to water. Please have someone investigate to determine the cause of this decline. (Pic 13>) - [Treated and Fertilized.](#)

14. There are a few tree branches hanging over the walkways that need to be limbed up to a minimum height of 10 feet. - [Next visit.](#)



Rizzetta & Company
Professionals in Community Management

Mail Kiosk, River Otter Ln, Emerald Spring Ave, Gainer Springs Lp

15. It is time to address the flax lilies. Please have the crew limb out the spent flower stalks, remove any dead leaves, and ensure they are aware not to point mowers toward the planting beds, as I have noticed clippings accumulating along the edges. (Pic 15)



16. At the corner park on River Otter Ln, the turf remains patchy, with several dead areas primarily in the center of the park. The cool-season weeds are also becoming more prevalent. Please have someone with turf expertise assess the site to determine the cause of the dieback and [have the irrigation technician perform a "wet check"](#) to ensure the area is receiving adequate water. (Pic 16a>, 16b>, 16c>)

-Irr. checked and water has been increased.

17. At the intersection of Emerald Spring Loop and Gainer Springs Ave, just before....

(Cont.).... reaching Copperspring Blvd, the large turf area is showing signs of dieback, and turf weeds are becoming increasingly noticeable. (Pic 17>)

- Treated and irr. checked.



Rizzetta & Company
Professionals in Community Management

Copperspring Blvd, Golden Shiner Ln, Spider Lily Way



18. Additionally, there is a pine tree along the planting bed that is turning brown and should be examined by an on-staff arborist. I did not observe any signs of pine borer activity, but please verify the overall health of the tree. (Pic 18) - [Proposal submitted](#).



19. Along the edge, I noticed a potential irrigation issue. There is a small hole that appears to be caused by washout, although I did not observe any broken heads or lines. Please have the irrigation technician investigate and repair any issues found. (Pic 19>) - [Repaired](#).



20. At the utility fence at the end of Emerald Spring Loop, Bermuda grass is beginning to grow among the shrubs. The affected area is small, so treating it now should help eliminate the unwanted growth before it becomes more extensive. (Pic 20) - [Next visit](#).



21. In the Fakahatchee grasses around the Pasco Utility fence, I noticed a RedTree flag indicating a possible irrigation break. Has this issue been repaired? - [Completed](#).

22. When the team is visiting the same area as above, please also have them remove any spurge weeds that are emerging within the grass. (Pic 22>) - [Next visit](#).

23. The jasmine shrubs are flowering beautifully—I even stopped to enjoy their.... (nxt pg) - [Noted](#).



Hanover Dr, Pond D, Golden Shiner Ln, Madison St

(cont.).... Fragrance. It's great to see that the team trimmed these shrubs carefully before they flowered; they look excellent. (Pic 23)

23



<22



24. Along Pond D, one of the drip lines from a removed tree is still running. Please have the irrigation team cap off this line until further notice, the line is causing an erosion spot. (Pic 24) - Scheduled.

25. Within the variegated jasmine along Golden Shiner Ln, nutsedge is emerging and Bermuda grass is encroaching into the planting beds. Please treat these weeds accordingly and remove them once they have died back. - Next visit.

26. Just outside the Madison St. entrance, on the south side, there is a pine tree showing signs of decline, although some green remains....

(cont.).... in the needles. I recommend having a member of the arborist team evaluate the tree and provide feedback on its overall health and likely outcome. (Pic 26)

26

- Proposal submitted
1.6.26



- Will monitor. Looks like Pine borers are active in the tree.

<24



Rizzetta & Company
Professionals in Community Management

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 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.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.systems / Cell phone: (727) 426.3679

Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.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

Tab 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Tree Removal Proposal

FOR

Copperspring CDD

Attention: Sean Craft, District Manager

January 6, 2026

Scope of Work:

Flush cut declining Pine tree at Southside of Madison St. entrance.

Work includes:

- Flush cut (1) declining Pine tree at Southside of Madison St. entrance.
- Includes all labor, hauling and dumping fees.

PRICE: \$850.00

Authorized Signature to Proceed

/ / Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.systems / Cell phone: (727) 267-2059

Tab 6



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December 2025

Date: Dec 08, 2025 7:44 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 Dec 08, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Minor adjustments as needed on zones 3,4, and 8

	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	D-East side of park	Pass										
2	B-Trees & Hanover Dr.	Pass										
3	S-Along road	Pass										
Minor adjustments												
4	S-Along sidewalk	Pass										
Minor adjustments												
5	R-Along sidewalk	Pass										
6	R-Park	Pass										
7	R-Park	Pass										
8	R-Park	Pass										
Minor adjustment												
9	R-East perimeter	Pass										
10	D-Along fence	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
11	D-Along sidewalk and timer bed	Pass										
12		Pass										



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December 2025

Date: Dec 08, 2025 8:17 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 Dec 08, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
Found timer off upon arrival
Replaced the 9 volt battery
Minor adjustments 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	S-Northside park	Pass										
2	S-East perimeter	Pass										
3	D-East side	Pass										
4	R-Northside park	Pass										
5	R-Middle park	Pass										
6	R-Park	Pass										
7	R-By timer	Pass										
8	S-Along Road	Pass										
9	B-Trees	Pass										
10	D-Beds	Pass										
11		Pass										



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December 2025

Date: Dec 08, 2025 9:00 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 Dec 08, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
Minor adjustments 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										
3	S-Soaring Osprey Way	Pass										
4	D-School side bed	Pass										
5	B-Madison Street	Pass										
6	D-Timer bed	Pass										
7	R-Timer side	Pass										
8	S-Soaring Osprey Way	Pass										
9	D-Golden Shiner Lane	Pass										
10	R-Golden Shiner Lane	Pass										
11	S-Golden Shiner Lane	Pass										
12		Pass										



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December 2025

Date: Dec 08, 2025 10:50 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 Dec 08, 2025	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Tue , Sat
Program D	

Notes
Adjustments made as needed
Repairs done on zones - 2,20,22, & 24

	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	R-Around monument @ SR 54	Pass										
2	D / MJ - Monument sign & plant beds	Pass						1				
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	Clogged Nozzle	Blocked 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						1				
21	R-East side, Coppersprings Boulevard	Pass										
22	D-Coppersprings Boulevard	Pass						1				
23	R-East side - Coppersprings Boulevard	Pass										
24	D- Coppersprings Boulevard	Pass						1				
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 roundabout	Pass										
38	D-SE corner mail boxes	Pass										
39	S-Moog Road	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
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
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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										

Tab 7

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 January 13, 2026.

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 8



design • illustration • printing • signage
brochures • photography

20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: Copperspring

DATE: 12/8/25

QUOTE: Copperspring 12" x 18" No Hunting sign,
On max metal.

Mounted on U channel posts and installed with concrete.

TOTAL: \$215.00 ea.

NO HUNTING PERMITTED

On any Copperspring Preserve Community Development District owned & maintained area.
This includes Common Areas, Stormwater Ponds, Wetlands, Upland Buffer Areas and Mitigation and Conservation Areas.

The NO HUNTING Policy supports public health, safety and welfare by removing natural or animal hazards, and avoiding erosion issues impacted by vehicles, people or pets.

Violators are trespassing and subject to arrest by Pasco County Sheriff's Office.

SWFWMD may levy fines for violations up to \$10,000 per offense, per day.

Florida Statute Section 373.430

Tab 9



UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 10th, 2026 @ 11AM

District Manager's Report

January 13

2026

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2025</u>
General Fund Cash & Investment Balance:	\$180,252
Reserve Fund Cash & Investment Balance:	\$41,126
Debt Service Fund Investment Balance:	\$709,138
Total Cash and Investment Balances:	\$930,516
General Fund Expense Variance:	\$16,869 Under Budget

Tab 10

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 Tamaria 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 13th day of January, 2026.

ATTEST:

By: _____
Print Name: _____
 Secretary / Assistant Secretary

**COPPERSPRING COMMUNITY
DEVELOPMENT DISTRICT**

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

Tab 11

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 13th day of January, 2026.

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 January 13, 2026.

Tab 12

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025 - Minutes of Meeting

Page 1

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
Christina Cruz
Tamaria Swartzbeck

Board Supervisor, Chairman
Board Supervisor, Vice-Chairman
Board Supervisor, Assistant Secretary

Also Present were:

Sean Craft
Amiee Brodeen
Kathryn Hopkinson
John Burkett

**District Manager, Rizzetta & Company
Landscape Inspection Specialist, Rizzetta & Company
District Counsel, Straley Robin Vericker
Representative, Red Tree Landscaping**

Audience

None

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

Ms. Brodeen reviewed her report with the Board.

i. Consideration of Proposal for Removal of Brazilian Pepper Tree

The Board tabled this proposal indefinitely.

46

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.

47

48

iii. Consideration of Proposal for Landscape Enhancement

49

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.

50

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.

55

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.

59

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.

60

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.

70

D. District Engineer

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

74

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.

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

81
82 **FOURTH ORDER OF BUSINESS** Consideration of Proposal for Monuments
83 Restoration

85 The Board approved the proposal from American Monuments Restoration in the
86 amount of \$4,315.00 requesting that the vendor remove the \$65 trip fee and to schedule the
87 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.

89
90
91 **FIFTH ORDER OF BUSINESS** Consideration of the Minutes of the
92 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.

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.

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT
November 11, 2025 - Minutes of Meeting
Page 4

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.

112

113

114

115 Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 13

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 08/25	3980 Copperspring BLVD Irrigation/ Lites 00 Copperspring Blvd Lite PH 3 08/25	\$ 30.80
Duke Energy	20251003-1	9100 9446 4850 08/25 ACH	6019 Soaring Osprey Way 09/25	\$ 233.86
Duke Energy	20251003-1	9100 9446 7027 09.25 ACH	000 Copperspring Blvd Lights 09/25	\$ 21.45
Duke Energy	20251008-1	9100 8753 4713 09/25 ACH 31755	General Grounds Maintenance 10/25	\$ 605.20
RedTree Landscape Systems, LLC	100614	31758	Sod Installation 10/25	\$ 12,137.50
RedTree Landscape Systems, LLC	100614	INV0000103673	Assessment Roll (Annual) 10/25	\$ 7,875.00
Rizzetta & Company, Inc.	100612	INV0000103557	District Management Services 10/25	\$ 6,025.00
Rizzetta & Company, Inc.	100613	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	\$ 200.00
Report Total				\$ 42,702.61

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 November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,841.75**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20251103	9100 9446 4850 ACH	00 Copperspring Blvd Lite PH 3 10/25	\$ 233.86
Duke Energy	20251105-1	9100 8753 4531 ACH	3980 Copperspring BLVD Irrigation/ Lites 10/25	\$ 30.80
Duke Energy	20251106-1	9100 9446 7027 ACH 249	6019 Soaring Osprey Way 10/25	\$ 21.69
Duke Energy	20251107--1	9100 8753 4713 ACH	000 Copperspring Blvd Lights 10/25	\$ 605.20
Duke Energy	20251124-1	9100 8756 3073 ACH 249	6258 Spider Lily Way 10/25	\$ 30.80
Duke Energy	20251128-1	110525-910087563263 ACH	000 States Road 54 Lite 10/25	\$ 858.55
Pasco County Tax Collector	100625	110725- 21261601600P3000000	2025 Real Estate Tax Notice 11/25	\$ 474.24
Pasco County Utilities	20251126-1	23359108 ACH	3950 River Otter Lane 10/25	\$ 296.94
Pasco County Utilities	20251126-1	23359109 ACH	6557 Water Hemlock Way 10/25	\$ 23.23
Pasco County Utilities	20251126-1	23359111 ACH	3707 Copperspring BLVD 10/25	\$ 745.38
Pasco County Utilities	20251126-1	23359257 ACH	6258 Spider Lily Way	\$ 278.76
Pasco County Utilities	20251126-1	23359470 ACH	3980 Soaring Osprey Way 10/25	\$ 411.07
Pinnacle Holdings - XIV, LLC	100623	111125BOSMEETING	11/11/25 Board Meeting	\$ 203.33
RedTree Landscape Systems, LLC	100622	31830	Irrigation Repair 10/25	\$ 21.50

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	100622	31978	Landscape Enhancement 10/25	\$ 375.00
RedTree Landscape Systems, LLC	100622	31979	Landscape Enhancement 10/25	\$ 222.00
RedTree Landscape Systems, LLC	100622	31980	Landscape Enhancement 10/25	\$ 180.00
RedTree Landscape Systems, LLC	100622	31981	Landscape Enhancement 10/25	\$ 600.00
RedTree Landscape Systems, LLC	100624	32115	General Grounds Maintenance 11/25	\$ 12,137.50
RedTree Landscape Systems, LLC	100626	32166	Irrigation Repair 11/25	\$ 99.50
RedTree Landscape Systems, LLC	100626	32170	Irrigation Repair 11/25	\$ 56.94
RedTree Landscape Systems, LLC	100626	32220	Irrigation Repair 11/25	\$ 60.38
RedTree Landscape Systems, LLC	100626	32229	Irrigation repairs 11/25	\$ 22.01
Rizzetta & Company, Inc.	100621	INV0000104469	District Management Services 10/30/25	\$ 5,987.33
Straley Robin Vericker	100627	27486	Legal Services 10/25	\$ 1,808.86
The Observer Group, Inc.	100628	25-02480P	Legal Advertising 11/25	\$ 56.88
Report Total				\$ 25,841.75