



Rizzetta & Company

Copperspring Community Development District

Board of Supervisors' Meeting February 10, 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
Uberty Macias	Assistant Secretary
Tamaria Swartzbeck	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

February 2, 2026

**Board of Supervisors
Copperspring Community
Development District**

AGENDA

Dear Board Members:

The audit committee and regular meetings of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, February 10, 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:

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A.** Consideration of Audit Proposal Instructions.....Tab 1
 - B.** Consideration of Audit Evaluation CriteriaTab 2
 - C.** Consideration of RFP for Audit Services AdvertisementTab 3
- 3. ADJOURNMENT**

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Field Inspection Services ReportTab 4
 - B.** Irrigation Report.....Tab 5
 - C.** District Counsel
 - D.** District Engineer
 - i. Consideration of Stormwater Sewer System Maintenance ProposalTab 6
 - E.** District ManagerTab 7
 - i. Presentation of 4th Quarter Website Compliance Audit Report.....Tab 8
- 4. BUSINESS ITEMS**
 - A.** Discussion of Clearing Kayak Launch Path
 - B.** Discussion of Roam Towing in the Community

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Regular Meeting held on January 13, 2026Tab 9
- B. Consideration of Operation and Maintenance Expenditures for December 2025.....Tab 10

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 COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2026

Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **March 20, 2026, at 12:00 p.m.**, at the offices of District Manager, located at c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work by the statutory or an otherwise specific deadline to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) digital copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services –Copperspring Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

1. Ability of Personnel. (20 Points)

2. Proposer's Experience. (30 Points)

3. Understanding of Scope of Work. (20 Points)

4. Ability to Furnish the Required Services. (20 Points)

5. Price. (10 Points)***

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the 10 points allocated to Price would be reallocated to another category.

Tab 3

**COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Copperspring Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services, Copperspring Community Development District" (or by email SCraft@rizzetta.com). Proposals must be received by **12:00 p.m. on March 20, 2026**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

Run Date: February 20, 2026

Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

Tab 4

COPPERSPRING

LANDSCAPE INSPECTION REPORT



January 16, 2026

Rizzetta & Company

Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Gainer Springs Ave

General Updates, Recent & Upcoming Maintenance Events

- During these cooler months, please continue to stay proactive with removing any weedy growth. Be sure the crews are pulling the taller weeds from the base.
- 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. **Gainer Springs:** At the next visit, please have the crew properly trim the pine tree limbs in the pocket park. There are several limbs that will need to be pruned. (Pic 1)



4. **Gainer Springs:** In front of the viburnum hedges, there is a smaller shrub with Bermuda grass and spurge growing through it. Please have the crew remove the weeds and detail the surrounding beds. (Pic 4a, 4b>)



2. **Gainer Springs:** As part of routine seasonal maintenance, please lightly tip the crape myrtles in the pocket park. Several branches are hanging low due to remaining seed pods, and light pruning should help improve form and clearance. (Pic 2>)

3. **Gainer Springs:** Along the vinyl fence, I noticed a fairly large hole—approximately 1 foot wide and 6 inches deep—possibly caused by a resident's animal. This area may need to be filled in, pending the resident's approval.



Gainer Springs Ave, Water Hemlock Way, River Otter Ln

4. **Gainer Springs:** There is a section within the variegated jasmine showing a dead area along the edge line. It is unclear whether this is due to fungal issues or other causes; however, please monitor the area closely and take preventative measures to limit any further spread. (Pic 5)



6. **Gainer Springs:** The turf contains sections of Bermuda grass growing within it. Is there a plan in place to ensure the St. Augustine remains healthy and thrives?
7. **Water Hemlock (median):** The new plantings look excellent and add a refreshing touch. I will continue to monitor them during each site visit. Great job to the team! (Pic 7>)
8. **Water Hemlock (ROW):** The turf in the ROW has a few areas that may require spot....

(Cont.).... treatment with fertilizer. Before applying any treatment, please have the crew diagnose the areas to ensure the issue is not caused by chinch bugs. (Pic 8)



9. **Water Hemlock:** Within the planting beds, the hollies still have Bermuda grass growing through them. I recommend pulling the grass from the base to remove as much of the root system as possible.
10. **Gainer Springs (ROW):** Divots are starting to appear in the turf, likely caused by the weight of riding lawnmowers. Please be mindful when mowing softer areas, as they are prone to rutting.
11. **River Otter:** The turf is showing signs of decline. Two photos from last(Nxt pg)



River Otter Ln, Emerald Spring Lp, Copperspring Blvd

(Cont.).... month's inspection highlights how much it has deteriorated in just one month. Please determine whether this is due to not being fertilized, irrigation issues, or potential pest issues, and take the necessary steps to restore the turf to its original appearance. (Pic 11a, 11b, 11c>, 11d>)



(Cont.).... irrigation or insect activity without further investigation. When I pulled back the mulch to check for a drip line, I was unable to locate one. Please be mindful of this area when the irrigation technician is onsite and investigate further at that time. weeds during the next visit. (Pic 13>)

12. River Otter: During my inspection, I photographed a woodpecker pecking at one of the oak galls, indicating active pest activity. As the leaves begin to drop, I recommend removing fallen leaves from the area to help reduce the spread of potential diseases and then pruning any limbs that start to drupe due to the weight.

13. River Otter (East side): It is difficult to determine whether this issue is related to....

14. Emerald Spring /Copperspring: The turf is becoming patchy and thinning in several areas. It appears the turf weeds are dying off. Please advise on the next steps, including when the area will be inspected and fertilized. (Pic 14a>, 14b>)

15. Copperspring/Emerald Spring: On the southwest corner, there is a broken irrigation lid that needs replacement. Please replace it at the next visit.



Copperspring Blvd

16. Copperspring (East Side): Across from the mail kiosk parking lot, the turf is thinning. Please assess and treat accordingly to restore density, color, and overall turf health.



17. Landscape Kitty: My partner in crime also shared that he loves the new mulch installation. The mulch looks great and smells fresh. (Pic 17)



18. Sycamore Leaves: Sycamore leaves typically break down quickly; however, if they continue to accumulate around the grasses, removal may be necessary to allow for proper airflow and ventilation.

19. Firebush Shrubs: Along the east side of Copperspring Blvd, please have the crews hand-remove the tall grasses growing through the shrubs, removing them at the base.

20. Copperspring: The turf is browning as the Bermuda grass enters dormancy. Please take appropriate measures, including.... **(Nxt pg)**



Copperspring Blvd, Mail Kiosk, Emerald Spring Lp

(Cont.).... fertilization and an irrigation wet check, to improve vigor and overall turf condition. (Pic 20)



(Cont.).... recommend preparing a proposal to replace the failing shrubs and install additional lilies to help fill in the bed. (Pic 25)



21. Mail Kiosk: Turf conditions throughout the CDD remain a concern, at the Mail Kiosk I am noticing brown spots that appear to be possibly pest related. Let's be proactive by diagnosing the issues, implementing appropriate treatments, and continuing regular irrigation wet checks.

22. Mail Kiosk: On the east side of the parking lot, a circular irrigation lid is missing. This lid is larger than the standard size—please have the crew locate and replace it.

23. Mail Kiosk: The podocarpus shrubs still contain dead material. Please have the crews prune out the brown growth to encourage new growth once temperatures stabilize.

24. Mail Kiosk: At the west entrance, turf loss is continuing. When comparing photos from the previous inspection to the most recent one, the turf is becoming increasingly patchy. What steps are currently being taken to prevent further decline and spread? (Pic 24a>, 24b>)

25. Mail Kiosk: The hollies surrounding the parking lot on the west side are declining. Once we have passed the last frost, I....



26. Drain Structure: I observed a single sowthistle weed approximately three feet tall in this area. While the surrounding area was line-trimmed, this plant was missed. Attention to detail in these areas is important. (Pic 26)



27. Emerald Spring: Has this pine been evaluated? There is increasing browning in the needles. Please have a member of the arborist team assess the tree to determine whether treatment or structural pruning is appropriate. (Pic 27)



28. Spider Lily Park: The turf requires fertilization, as there are areas along the ROW and within the park where the turf is thinning and turning brown.

29. Spider Lily Park: There is a broken limb in one of the oak trees. Please have the crew prune it out during the next visit. (Pic 29)



30. Spider Lily Park: While the crew is addressing the broken branch, please also have them remove any epicormic growth throughout the park.

31. Hanover: At the dead end, the tree rings along the berm need to be weeded.

32. Golden Shiner: The crew typically line-trims around the irrigation boxes; however, these were missed during the last visit. Please ensure the boxes are properly line-trimmed moving forward.

33. Golden Shiner: We have contacted RedTree to prepare a proposal for repairs to the plants, mulch, and irrigation damaged by a vehicle. The scene has been documented, and photos have been sent to RedTree. (Pic 33a>, 33b>, 33c>, 33d>, 33e>, 33f>)



Golden Shiner Ln



Tab 5



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January 2026

Date: Jan 07, 2026 10:12 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 Jan 07, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Tue , Sat
Program D	

Notes
Adjustments made as needed and cleaned nozzles as needed. All else good.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-Around monument @ SR 54	Pass										
2	D / Mj - Monument sign & plant beds	Pass										
3	B-Trees near SR 54	Pass										
4	D-By timer and bed along	Pass										
5	S-cl off SR 54	Pass										
6	S-Exit side to SR 54	Pass										
7	S-Entry side SR 54	Pass										
8	S-Water Hemlock to SR 54	Pass										
9	S- Northside of Water Hemlock Way	Pass										
10	S-Gainer Springs off West Side Water	Pass										
11	D-Northside of Water Hammock Way	Pass										
12	R- East side of Coppersprings	Pass										
13	D-East side of Coppersprings	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S-Between SW & RD Coppersprings	Pass										
15	D- East side Coppersprings Boulevard	Pass										
16	S-Between SW & RD Coppersprings	Pass										
17	R-West side, along palm trees	Pass										
18	B-Coppersprings Boulevard, east side	Pass										
19	B-Coppersprings Boulevard	Pass										
20	D-East side of Coppersprings	Pass										
21	R-East side, Coppersprings Boulevard	Pass										
22	D-Coppersprings Boulevard	Pass										
23	R-East side - Coppersprings Boulevard	Pass										
24	D- Coppersprings Boulevard	Pass										
25	D-copper springs	Pass										
26	S-Northeast side Coppersprings	Pass										
27	D-Coppersprings Boulevard, east side	Pass										
28	R- Along Coppersprings Boulevard,	Pass										
29	S-Along Coppersprings Boulevard,	Pass										
30	D-Coppersprings Boulevard, east side	Pass										
31	S-Coppersprings Boulevard, by	Pass										
32		Pass										
33	S-Emerald Springs Loop	Pass										
34	R-Emerald Springs Loop	Pass										
35	D-Roundabout island and walkway to	Pass										
36	S-Coppersprings Boulevard by	Pass										
37	S- Coppersprings Road roundaabout	Pass										
38	D-SE corner mail boxes	Pass										
39	S-Moog Road	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										
51		Pass										
52		Pass										
53		Pass										
54		Pass										
55		Pass										
56		Pass										
57		Pass										
58		Pass										
59		Pass										
60	B-Lift station Moog Road	Pass										
61	D-Lift station Moog Road	Pass										
62		Pass										
63		Pass										
64		Pass										
65		Pass										



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January 2026

Date: Jan 07, 2026 8:45 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 Jan 07, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Zone 10- turf runner blocking rotor from extending up. Cleaned around head and all good.
All zones good 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										
Grass runner stopped rotor from popping up correctly.												
11	S-Golden Shiner Lane	Pass										
12		Pass										



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January 2026

Date: Jan 06, 2026 2:00 pm

Inspector: John Moylan

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

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

Water Days as of Jan 06, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Minor adjustments as needed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D-East side of park	Pass										
Good												
2	B-Trees & Hanover Dr.	Pass										
Good												
3	S-Along road	Pass										
Minor adjustments												
4	S-Along sidewalk	Pass										
Minor adjustments												
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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January 2026

Date: Jan 06, 2026 9:12 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 Jan 06, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Minor adjustments made.
Zone 4 scrubber valve needs repair - Part has been ordered to make the repair
Zone 6 DC Solenoid to be replaced, the part has been ordered

	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										
Minor adjustments												
3	D-East side	Pass										
Good												
4	R-Northside park	Pass										
Scrubber valve bad and needs replacing.												
5	R-Middle park	Pass										
Good												
6	R-Park	Pass										
Bad solenoid												
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										
Minor adjustments												
9	B-Trees	Pass										
Good												
10	D-Beds	Pass										
Good.												
11		Pass										

Tab 6

ESTIMATE

Element Environmental LLC
PO Box 1158
Mulberry, FL 33860

Jpiney@elementenv.com
+1 (863) 797-9970



ELEMENT ENVIRONMENTAL
GRADE • CLEAR • EXCAVATE

Bill to

Rizzetta - Copperspring CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Ship to

Rizzetta - Copperspring CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 1159
Estimate date: 03/06/2025

#	Product or service	Description	Qty	Amount
1.	Storm/Sewer System Maintenance	<u>PROJECT #4</u>	1	\$23,400.00

Element Environmental will provide all labor, equipment, and materials to provide the following scope:

-Removal of sediment and vegetation within the ends of 7 outfall pipes.

-Excavation of excess soil around all outfalls and re-grading exit area to create positive drainage. Excavated soil will be re-used within the retention pond area on any eroded slopes. Graded and compacted.

-Excavate a 6'x6' tray at end of each outfall. Line with geosynthetic liner and install rip rap within the tray area.

-Entry/exit areas will be smoothed and sodded. Sod not included on pond bottom.

**Element Environmental will not warranty sod in areas without irrigation.

Total **\$23,400.00**

Note to customer

Thank you and have a great day!

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

February 10

2026

C
O
P
P
E
R
S
P
R
I
N
G

C
D
D

FINANCIAL SUMMARY

12/31/2025

General Fund Cash & Investment
Balance:

\$611,679

Reserve Fund Cash & Investment
Balance:

\$61,277

Debt Service Fund Investment
Balance:

\$821,305

**Total Cash and Investment
Balances:**

\$1,494,261

General Fund Expense Variance:

\$17,499

Under Budget

Tab 8



Quarterly Compliance Audit Report

Copperspring

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

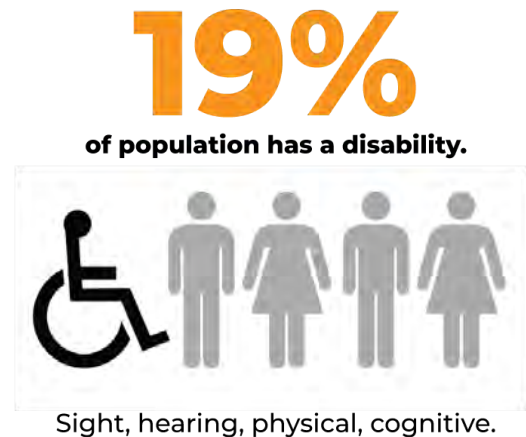
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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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, January 13, 2026, 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
Uberty Macias	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
David Hamstra	District Engineer, Pegasus Engineering (via call)
John Burkett	Representative, Red Tree Landscaping
David Penn	Representative, A1 Towing (via call)

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present for comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Inspection Services Report

Ms. Brodeen reviewed her report with the Board.

i. Landscaper Response to Field Inspection Services Report

The Board reviewed the report.

ii. Consideration of Proposal for Installation of Longleaf Pine Trees

The Board approved the removal of two damaged longleaf pine trees by root extraction. No replacement. The price on the proposal will have to be amended.

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved the removal of two damaged longleaf pine trees as stated above, for the Copperspring Community Development District.

iii. Consideration of Proposal for Installation of Viburnum Suspensum

On a Motion by Ms. Swartzbeck, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the proposal from RedTree in the amount of \$2,040.00 for the removal of fifty-five (55) viburnum suspensum and replace them with fifty-five (55) dwarf pitch apple, around the Pasco County Utility fence, for the Copperspring Community Development District.

iii. Consideration of Proposal to Remove Pine Tree

On a Motion by Mr. Macias, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the proposal from RedTree in the amount of \$850.00 to flush cut and remove the declining pine tree at the southside of the Madison Street entrance, for the Copperspring Community Development District.

B. Irrigation Report

The Board reviewed the report.

C. District Counsel

i. Consideration of Resolution 2026-03; No Hunting Policy

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved Resolution 2026-03; No Hunting Policy, for the Copperspring Community Development District.

ii. Consideration of Proposal for Signage Prohibiting Hunting in the Community

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved proposal from Romaner Graphics in the amount of \$215.00 for signage prohibiting hunting in the community, for the Copperspring Community Development District.

The sign is to be placed at the end of the sidewalk past the playground, where the picnic table had been previously removed.

D. District Engineer

Nothing to report.

E. District Manager

Mr. Craft reviewed the District Manager's report and reminded the Board that the next regular meeting is scheduled for February 10, 2026, at 5:00 p.m. at the Hilton Garden Inn, 2155 Northpointe Drive, Lutz, FL 33588. The Board approved to change the meeting start time to 11:00 a.m.

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved to change the February 2026 meeting start time from 5:00 p.m. to 11:00 a.m. for the Copperspring Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02;
Notice of General Election**

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved Resolution 2026-02; Notice of General Election, for the Copperspring Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04;
Updated Parking & Towing Policies**

On a Motion by Mr. Macias, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved Resolution 2026-04; Updated Parking & Towing Policies, Roam towing to take effect on February 12th, 2026 on all district owned property (roads and grass) between the hours of 11:00 p.m. and 5:00 a.m., for the Copperspring Community Development District.

SIXTH ORDER OF BUSINESS

Establish Audit Committee

On a Motion by Ms. Cruz, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved to establish themselves as the audit committee for the purpose of selecting an auditing firm to conduct the district's financial auditing services for the fiscal year ending 2026 and an additional four years beyond, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on November 11,
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 November 11, 2025, as presented, for the Copperspring Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of the Operation and
Maintenance Expenditures for October
and November 2025**

On a Motion by Ms. Cruz, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October (\$42,702.61) and November 2025 (\$25,841.75) as presented, for the Copperspring Community Development District.

NINTH ORDER OF BUSINESS**Supervisor Requests**

The Board approved the following as dates where all towing will be suspended within the community for 2026.

May 27th through April 6th
May 15th through May 21st
July 3rd through July 5th
October 31st through November 1st
November 20th through November 29th
December 19th through January 4th, 2027

On a Motion by Mr. Macias, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the dates listed above where all towing will be suspended, for the Copperspring Community Development District.

Additionally, a proposal was requested from RedTree to provide a clear and clean path for the residents to utilize when launching their kayaks at the kayak launch site.

TENTH ORDER OF BUSINESS**Adjournment**

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

On a Motion by Mr. Macias, seconded by Ms. Cruz, with all in favor, the Board of Supervisors adjourned the meeting at 11:55 a.m. for the Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

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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 December 2025 For Board Approval

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

The total items being presented: **\$24,056.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina M Cruz	100630	CC111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Duke Energy	20251204-1	111025-910094464850 ACH	00 Copperspring Blvd Lite PH 3 10/25	\$ 233.86
Duke Energy	20251210-1	111725-910087534911	6575 Moog Road Mailbox 10/25	\$ 30.80
Duke Energy	20251204-1	9100 8753 4531 ACH 249	3980 Copperspring BLVD Irrigation/ Lites 11/25	\$ 30.80
Duke Energy	20251219-1	9100 8756 3073 ACH - 249	6258 Spider Lily Way 11/25	\$ 30.80
Duke Energy	20251208-1	910087534713-111325 ACH	000 Copperspring Blvd Lights 10/25	\$ 605.20
Duke Energy	20251229-1	910087563263-120325	000 States Road 54 Lite 11/25	\$ 858.55
Duke Energy	20251208-1	910094467027-111225 ACH	6019 Soaring Osprey Way 10/25	\$ 22.49
Innersync Studio, Ltd	100634	INV-SN-1142	Annual Website Fees & Maintenance FY 25/26	\$ 1,515.00
Pasco County Utilities	20251224-1	23560033	3950 River Otter Lane 11/25	\$ 99.99
Pasco County Utilities	20251224-1	23560034	6557 Water Hemlock Way 11/25	\$ 17.17
Pasco County Utilities	20251224-1	23560036	3707 Copperspring BLVD 11/25	\$ 548.43
Pasco County Utilities	20251224-1	23560182	6258 Spider Lily Way 11/25	\$ 138.37
Pasco County Utilities	20251224-1	23560395	3980 Soaring Osprey Way 11/25	\$ 396.93

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Holdings - XIV, LLC	100629	111225 Pinnacle	12/09/2025 BOS Meeting	\$ 203.33
RedTree Landscape Systems, LLC	100635	32392	General Grounds Maintenance 12/25	\$ 12,137.50
Rizzetta & Company, Inc.	100633	INV0000105284	Accounting Services 12/25	\$ 6,587.33
Tamaria A Swartzbeck	100631	TS111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Trevor Singh	100632	TS111125	Board of Supervisors Meeting 11/11/25	<u>\$ 200.00</u>
Report Total				<u>\$ 24,056.55</u>