



Rizzetta & Company

Copperspring Community Development District

Board of Supervisors' Meeting March 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

March 3, 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, March 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:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
 - A. Appointment of New Board Supervisor for Seat 1
(Under Separate Cover)
 - B. Discussion regarding Re-designation of Board Seats
- 3. STAFF REPORTS**
 - A. Field Inspection Services Report
with Landscaper CommentsTab 1
 - B. Irrigation ReportTab 2
 - i. Consideration of Proposal for Water TruckTab 3
 - C. District Counsel
 - D. District Engineer
 - i. Consideration of Stormwater Sewer System
Maintenance Revised ProposalTab 4
 - E. District ManagerTab 5
- 4. BUSINESS ITEMS**
 - A. Discussion of Recreational Vehicle Use After Hours
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular
Meeting held on February 10, 2026Tab 6
 - B. Consideration of the Minutes of the Audit Committee
Meeting held on February 10, 2026Tab 7
 - C. Consideration of Operation and Maintenance
Expenditures for January 2026Tab 8

- 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



February 18, 2026

Rizzetta & Company

Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Copperspring Blvd

General Updates, Recent & Upcoming Maintenance Events

- – Per Contract – The contractor shall submit a fertilizer label to resident project representative for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.
- Fertilization for St. Augustine: February – (Formula) Complete Fertilizer based on soil tests + PreM – 1 lb. per 1,000 SF
- Fertilization for Bahia: March – (Formula) Complete Fertilizer based on soil tests + PreM – 1 lb. per 1,000 SF
- Fertilization for Ornamentals: March – (Formula) Complete Fertilization based on soil tests – 4 to 6 lbs. per 1,000 SF
- Fertilization for Palms: March – All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy and MUST be in slow-release form.

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. **Copperspring Blvd:** At the entrance Bahia encroachment along the ROW's, browning and mixed broadleaf weeds; spec calls for primarily St. Augustine. Suggestion – Selective Bahia suppression: Spot-blanket with Celsius WG (St. Augustine-safe) for mixed broadleaf + some grassy weeds, early AM is best. St. Augustine restoration: Where Bahia dominance plan plugging or sodding with St. Augustine 'Floritam' to match existing. Fertility: (Pic 1>) - **Complete.**



2. **Copperspring Blvd:** Nutsedge & Fire Ant Mounds (Oaks in ROWs & Pines by Walk located on west side of entrance area). Spot treat the nutsedge, avoid hitting the tree trunks. Treat the ant mounds, after 3-5 days of inactivity rake out mounds. - **Complete.**

3. **Median:** At the Copperspring entrance the turf is thinning and turning brown, check for diseases, perform a 'Wet-Check' (if applicable) and fertilize the turf (see above for specs).

- **Complete.**

Copperspring Blvd

4. **Copperspring:** Along the east side of entrance and the ROW's, the turf is patchy, brown, and wild geraniums are growing throughout the area. Spot treat the geraniums, plug the St. Augustine in bare areas (if it becomes any worse), and follow with 0.5 lb. N/1,000 sq ft slow-release; add chelated Fe for color without surge growth. (Pic 4a, 4b) - **Complete.**



5. **Copperspring:** Irrigation rotor head is missing the top piece, looks like it was chopped off possibly mower related. At the time there was a napkin marking the area (see photo), this is located at the bend in the planting bed just SW of the large Copperspring sign. I'm sure it still works since there was water present on the rotor, I just wanted it to be known of the damage. (Pic 5>) - **Complete.**

6. **Copperspring:** Near the large monument, Muhly grass volunteers inside palmetto massing. Remove clump and transplant with other grasses, and restore the mulch appearance after completion. (Pic 6) **Complete.**



7. **Planting Beds:** Exposed driplines after mulch install in the planting beds behind the sign (where the recent electrical work was being completed). Re-bury to 2" depth beneath mulch; add 1–2" mulch top-up where thin. - **Complete.**
8. **Vinyl Fence Line — Brazilian Peppertree:** Multiple young invasive peppertrees growing within the loropetalum shrubs. Some growing 4-feet high. Remove at once, from base before they grow any taller. - **Complete.**
9. **Large Bahia Field by Sign:** (Nxt pg)

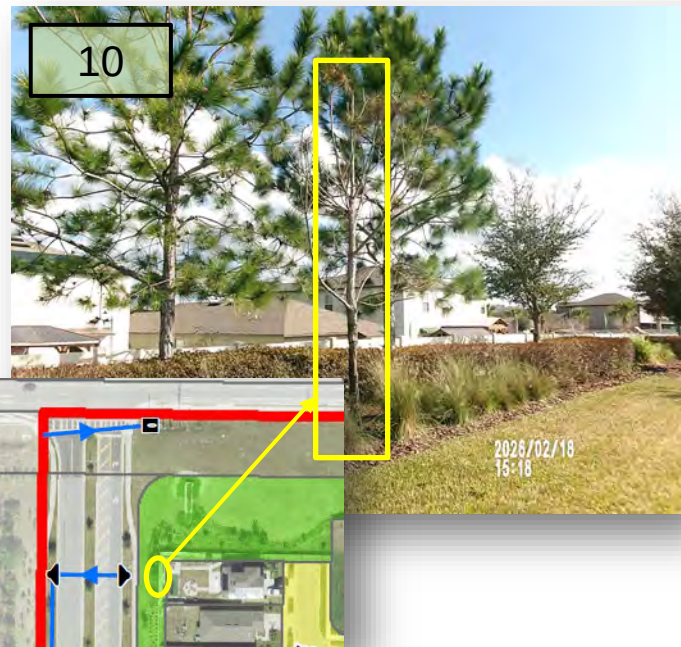


Copperspring Blvd, Water Hemlock Way, Gainer Springs Ave

(#9 Cont.).... Morning application of Bahia-safe Weed & Feed (e.g., 24-0-11 + atrazine/penoxsulam depending on label). Dew helps granule adhesion; blow off sidewalks immediately. Also, please remove the trash when the crew visits next. (Pic 9)



10. Declining Pine Tree – South of Copperspring Entrance Sign: One pine showing canopy thinning and overall decline. No visible evidence of pine borers; some green needles still present. Recommend scheduling an arborist to assess health and root conditions. Continue monitoring weekly for changes in canopy density, needle drop, or signs of pest activity. (Pic 10) - **Complete.**



11. Trash & Debris Accumulation: Significant trash and windblown debris present throughout bed areas and fence lines, especially visible due to leaf-less plant material. Crews are to remove all debris every visit to maintain a clean appearance. - **Complete on every visit.**

12. Broadleaf Weeds – Water Hemlock & Copperspring Blvd: Firebush shrubs along the vinyl fencing, have the crew thorough hand-pulling anything over 3", and targeted herbicide treatment to prevent regrowth. Ensure these areas are relatively weed-free on each service visit. - **Complete.**

13. Wild Geranium– Water Hemlock & Copperspring Blvd: More geraniums present in the turf, throughout this area. Treat as needed. (Pic 13) - **In progress.**



14. Newly Planted Liriope – Water Hemlock Median: Several newly installed liriope plants were observed laying over and showing stress, likely due to recent cold weather and/or insufficient irrigation. I recommend checking irrigation coverage in this median to ensure proper water-in of new plant material. Please remind me: Is there irrigation active in this section of Water Hemlock? If so adjust or hand-water as needed. - **Due to low temps.**

15. Turf Decline – Gainer Springs Ave: Turf is becoming increasingly patchy with....(**Nxt pg**)

Copperspring Blvd, Gainer Springs Ave

(#15 Cont.).... each visit, and during the most recent inspection the grass appeared flattened, as if it had been compressed or damaged. Broadleaf and grassy weeds are actively spreading and require targeted treatment. Recommend evaluating for stress sources (traffic, irrigation, or pest pressure) and applying appropriate weed control and turf recovery measures. (Pic 15) - **Complete.**



16. Crape Myrtle Pruning – Gainer Springs Ave: The 3 crape myrtles appear to have been improperly pruned, showing signs of severe and uneven cuts consistent with poor-quality pruning practices. These trees need to be revisited and properly corrected by a trained crew to restore natural structure and prevent long-term canopy deformity. (Pic 16a, 16b>) - **In progress.**



17. Gainer Springs Pocket Park (South End): The turf is showing increased levels of stress and thinning, since my last visit. I recommend adjusting the fertilization program in this area to support recovery and improve turf density. (Pic 17a, 17b) - **Complete.**



Copperspring Blvd, Mail Kiosk

18. Turf Stress & Weed Presence – Water Hemlock (South Side): Similar to the conditions on Gainer Springs, the turf along the south side of Water Hemlock is becoming increasingly patchy and stressed. Broadleaf and grassy weeds are actively spreading and require treatment. (Pic 18) - [Complete](#).



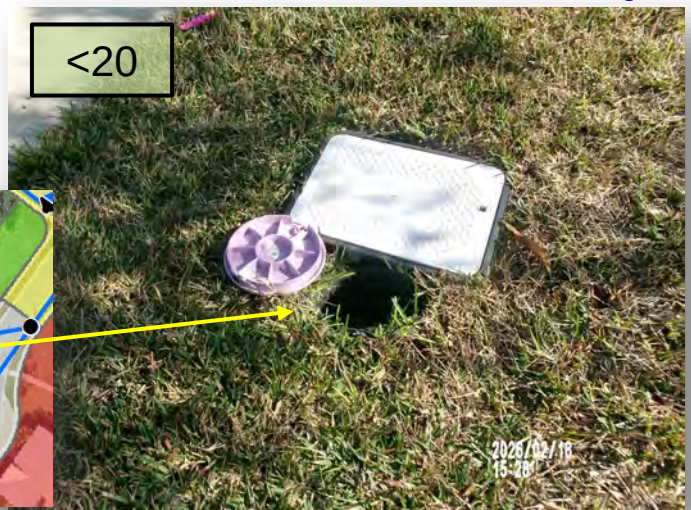
21. Turf Decline – Mail Kiosk Parking Area: The turf area adjacent to the mail kiosk parking lot is showing visible decline and thinning. Recommend identifying the affected section, evaluating for contributing stress factors (foot-traffic, irrigation, soil compaction, or pests), and treating the turf as needed to support recovery and restore uniform density. (Pic 21) - [Complete](#)



19. Tire Tracks in ROW – Copperspring (South of Water Hemlock): Visible tire tracks in the right-of-way turf area, likely caused by a vehicle driving onto the grass. Turf appears compressed but not severely rutted. Recommend tamping and leveling the affected area and monitoring for recovery. - [Complete](#).

20. Irrigation Valve Box – Mail Kiosk: The valve box recently had a lid replaced; however, the lid does not fit properly due to the valve box itself being crushed and misshapen. Damage appears consistent with impact from mowing equipment. The entire valve box needs to be removed and fully replaced. (Pic 20>) - [Complete](#).

22. Newly Installed Jasmine – Mail Kiosk Corner: The newly planted jasmine is showing significant stress and decline. These plants were already weakened prior to the recent cold snap, which appears to have worsened their condition. Recommend allowing an additional 1–2 weeks to monitor for recovery before considering replacement. Ensure adequate irrigation is reaching this planting area in the meantime. - [Noted and monitoring](#).



Mail Kiosk

23. Coontie Palms – Mail Kiosk Area: Several coontie palms still contain dead and broken fronds that were not fully removed during previous maintenance. A section of broken branches remains lodged within the plant. Recommend returning to properly remove all dead material and clear out remaining debris. (Pic 23) - **Complete.**



24. Mail Kiosk Walkway: Excess mulch has been installed along the walkway leading to the mail kiosk, resulting in mulch spilling onto the concrete surface. Recommend removing the surplus mulch, redistributing it to nearby thin areas as needed, and thoroughly blowing off the walkway to maintain a clean, safe, and tidy path. (Pic 24) - **Complete.**



25. Lily Beds – Mail Kiosk Area: The lilies require maintenance, including removal of dead foliage and dead-heading of spent blooms. Recommend pruning out all dead material and cleaning up the beds to maintain a neat and healthy appearance. - **Complete.**

26. Holly Shrubs – Mail Kiosk Parking Lot: During the next scheduled detailing event, please have the crew trim out and remove the broken branches located within the holly shrubs in the mail kiosk parking lot. - **Complete.**

27. Jasmine Bullnose Planting Beds – Mail Kiosk Parking Lot: The jasmine bed has a small concentrated mulch pile left on top of the vine canopy instead of being evenly dispersed. Recommend redistributing the mulch and adding the overflowing mulch from the walkway beds. Additionally, remove the palm saplings that are emerging within the jasmine planting area. (Pic 27) - **Complete.**



28. Texas Sage Shrubs – Over-Pruned: The Texas sage shrubs were cut back excessively, nearly to the ground. This species should retain at least one-third of its base to maintain a healthy balance of foliage and flowering potential. Recommend corrective pruning practices moving forward to allow proper regrowth and prevent long-term stress to the plants. (Pic 28>) - **Noted.**

Mail Kiosk, Spider Lily Park

29. Texas Sage Shrubs – Opposite Bed Area:

The Texas sage shrubs on the opposite side continue to appear unhealthy. Plants have looked dry over multiple visits and are now showing signs of wilting. Recommend evaluating moisture levels, checking irrigation coverage, and treating as necessary to support improved growth and recovery.

- Complete.

30. Lily Bed – Near Trash Receptacle (Mail Kiosk Area): The lily bed continues to appear unsightly. Although trimming was previously requested in November, only a light tip-trim was performed in December, and the plants still look unmanaged. Recommend fully cutting back the lilies now—before the new green growth becomes taller (leaving at least 6-inches of old growth). (Pic 30) - Complete.



31. Pasco Utility Fence – Weed Management:

The planting bed surrounding the Pasco utility fence has a noticeable buildup of weeds. Clear all weeds from this area. - Complete.

32. Unwanted Weed Growth – Spider Lily Park:

Taller turfgrass and other unwanted plant material are growing up through the holly shrubs and throughout various planting beds in Spider Lily Park. - Complete.

33. Turf Recovery Plan – Spider Lily Park:

Park turf remains heavily infested with broadleaf and grassy weeds. Request a comprehensive recovery plan from RedTree including inspection/diagnosis, weed suppression (pre- and post-emergent), fertility adjustments, irrigation tuning, selective turf replacement (plug/sod), and a 60–90-day timeline with QA checkpoints. (Pic 33a, 33b>) - Complete.



34. Utility & Irrigation Boxes – Spider Lily Park:

Line-trim all utility boxes and irrigation valve boxes throughout the park. Ensure vegetation is cleared from edges and visibility is maintained on every service visit.

- In progress.

35. Stink vine & Beggarstick Weeds – Spider Lily Park:

Stink vine is beginning to grow up through the firebush shrubs, along with emerging beggarstick plants. Recommend removing these invasive vines and weeds promptly. - Complete.



Spider Lily Park, Golden Shiner Ln , Soaring Osprey Way

36. Low-Hanging Branches – Spider Lily Park:

Several trees within the park have low-hanging limbs that interfere with walkability and overall appearance. Recommend limbing up all low branches during the next maintenance visit.

- In progress.

37. Broken Sycamore Branch – Southwest Corner of Spider Lily Park:

A broken sycamore branch is hanging low in the far southwest corner of the park. Please have the crew remove this branch during the next maintenance visit. - Complete.



38. Golden Shiner Pocket Park (ROW Jasmine Beds): Bermuda grass continues to grow into the jasmine plantings along the ROW areas. Hand-pulling any Bermuda growth over 3" in length and applying a targeted herbicide treatment to the remaining runners to prevent further encroachment. - Complete.

39. Golden Shiner Pocket Park: Broken stakes remain on the crape myrtles. Please remove all broken stakes during the next visit to prevent hazards and improve appearance. (Pic 39>) - Complete.

40. Crape Myrtles – Golden Shiner Park: One bagworm was found and removed from a crape myrtle during inspection. Please inspect all crape myrtles and any additional plantings in the area to ensure no additional bagworms remain and remove any that are found to prevent further damage. - Complete.

41. Flax Lily Beds – Golden Shiner: The flax lilies have noticeable weed intrusion, including beggarstick plants and tree saplings emerging at the base of the plants. Recommend fully weeding out the beds and removing all unwanted growth to maintain plant health and appearance. - Fusilade applied.

42. Flax Lily Beds – Golden Shiner: The flax lilies have noticeable weeds, including beggarstick plants and tree saplings emerging at the base of the plants. - Fusilade applied.

43. Debris Pickup Timeline – Completed Fence Area: Now that the fence work has been completed, please confirm when the remaining debris will be picked up, and if are replacing any damaged plant material. - In scheduling.

44. Second Entrance – Soaring Osprey Way: The planting beds and ROW areas at the Soaring Osprey Way entrance require full weeding. Remove all broadleaf weeds, grassy intrusions, and volunteer plants. - In progress.



Hanover Rd, River Otter Ln Park, Emerald Spring Loop

45. Dead End of Hanover – Palm Debris & New Weeds in Mulch: Significant palm boots have fallen and remain on the ground at the dead end of Hanover. In addition, newly installed mulch in this area already has active weed growth. Please confirm when this area was last treated for weeds, and schedule removal of the palm debris along with a full weed treatment. (Pic 45a, 45b) - **Complete.**



46. Storm Drain Debris Removal – RedTree Request: Please have the RedTree team rake out and remove all debris and weeds growing inside and around the storm drains. This includes any accumulated plant material and trash to ensure proper drainage and maintain cleanliness. (Pic 46>) - **Complete.**

47. Bahia Turf Proposal – Hanover ROW Areas: With vehicles no longer parking....

(#47 Cont.)... on the turf ROWs, RedTree provide a proposal for Bahia turf replacement in the damaged sections. Include water-truck support for establishment, along with preparation, soil smoothing, and post-installation care recommendations.

- **In progress.**

48. River Otter Ln Park: Remove weeds that are emerging throughout the planting beds and appear especially prominent due to the contrast between their green growth and the surrounding dormant/brown plant material. - **Complete.**

49. Turf Decline – River Otter Ln Park: Turf throughout the park is severely stressed and has become more brittle and crunchier underfoot. A bare spot has now formed in the center of the turf area. Request that RedTree provide a detailed turf recovery plan, including diagnosis, irrigation evaluation, weed suppression, and any necessary fertilization or sod repair to restore healthy coverage. (Pic 49a>, 49b>, 49c>)

- **Complete.**

50. Damaged Irrigation Lid – Emerald Spring and Copperspring: Rectangle shredded irrigation lid on the southern corner. Please replace next visit. - **Complete.**

51. Emerald Spring and Copperspring: Turf was extremely dry and crunchy during inspection, indicating significant.... (**Nxt Pg**)



River Otter Ln Park, Emerald Spring Loop

(#51 Cont.).... moisture stress or inadequate irrigation. Adjust irrigation immediately to restore moisture levels and treating all large turf weeds during the next visit. (Pic 51>)

- In progress.



Tab 2



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February 2026

Date: Feb 17, 2026 7:53 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 Feb 17, 2026	
Program A	Wed
Program B	Thur
Program C	
Program D	

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



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February 2026

Date: Feb 17, 2026 8:06 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 Feb 17, 2026	
Program A	Wed
Program B	
Program C	
Program D	

Notes
No issues found, everything working good.

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

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



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February 2026

Date: Feb 17, 2026 8:46 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 Feb 17, 2026	
Program A	Wed
Program B	
Program C	
Program D	

Notes
All goo, no issues.

	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										
Good												
2	R-School side	Pass										
3	S-Soaring Osprey Way	Pass										
Good												
4	D-School side bed	Pass										
Good												
5	B-Madison Street	Pass										
Good												
6	D-Timer bed	Pass										
Good												
7	R-Timer side	Pass										
Good												

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



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February 2026

Date: Feb 17, 2026 12:53 pm

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 Feb 17, 2026	
Program A	Wed
Program B	Wed
Program C	Thur , Sat
Program D	

Notes
One drip leak on zone 35. Adjustments made as needed throughout property..
Both water and controller are off per work order.

	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						1				
Drip leak												
36	S-Coppersprings Boulevard by	Pass										
37	S- Coppersprings Road roundaabout	Pass										
38	D-SE corner mail boxes	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
39	S-Moog Road	Pass										
40		Pass										
41	HOA	Pass										
42	HOA	Pass										
43		Pass										
44		Pass										
45	HOA	Pass										
46	HOA	Pass										
47	HOA	Pass										
48	HOA	Pass										
49	HOA	Pass										
50	HOA	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										

	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
65		Pass										
66		Pass										
67		Pass										
68		Pass										
69		Pass										
70		Pass										
71		Pass										
72		Pass										
73		Pass										
74		Pass										
75		Pass										

Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

IRRIGATION PROPOSAL
for
COPPERSPRING CDD

Water Truck Services

Attention: Sean Craft, District Manager

February 11, 2026

Target Area:

- Areas are experiencing dryness during the irrigation audit. Supplemental watering will be provided to support and revive stressed plant material and turf.

Scope of Work:

- Provide 8 hours of watering service per day using a 2,000-gallon water truck at a rate of \$250.00 per hour.
- Labor and fuel included

Cost Per Day: \$2,000.00 (*plus water fees)

- If the district cannot supply water, then the water will need to be metered.

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscapesystems.com / Cell phone: (727) 200-1714

Tab 4

ESTIMATE

Element Environmental LLC
1236 Stratton Ct W
Lakeland, FL 33813-2348

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



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: 03/02/2026

#	Product or service	Description	Amount
1.	Storm/Sewer System Maintenance	PROJECT #4 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.	\$25,260.00
Total			\$25,260.00

Note to customer

Thank you and have a great day!



TERMS AND CONDITIONS OF PAYMENT

Net 30 days

Prices quoted are valid for 90 days from the date of this proposal.

Thank you for the opportunity to partner with you on this project.

Sincerely,

James "PJ" Piney
ELEMENT ENVIRONMENTAL
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

Client Signature: _____ **Date:** _____

Print Name / Title: _____

Element Environmental

Signature: _____ **Date:** _____

Print Name / Title: _____

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970



General Terms and Conditions

Estimate Approval: The authorizing party automatically enters a contract with Element Environmental when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

Scheduling: Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. Element Environmental will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and Element Environmental will not be responsible for being late or early.

Cancellation of Work: The customer shall provide at least 24 hours' advance notice of any full or partial work cancellation. If a crew has been mobilized to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of SYTE because of parked vehicles or other obstructions a \$300 fee will be assessed.

Withdrawal of Proposal by Element Environmental: Proposals for work expire within 90 days of estimate unless otherwise noted. Element Environmental reserves the right to withdraw a proposal for any reason. In cases where Element Environmental withdraws a proposal (before work has begun), all deposits and payments will be refunded.

Completion of Contract: Element Environmental agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

Insurance by Contractor: Element Environmental warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

Safety & Tree Care Standards: All Element Environmental arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

Concealed Contingencies: Element Environmental is not responsible for damage to underground sprinklers, drain lines, invisible fences, or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

Driveways/Sidewalks/Lawns: Element Environmental will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, Element Environmental is not liable for any repairs or incurred costs.

Tree Risk: When prominent risk conditions in trees are detected by Element Environmental, we will make every effort to proceed with the work promptly. However, Element Environmental does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

Site Preparation: Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, etc. can be detrimental to clearing equipment. Element Environmental reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such an event occurs, Element Environmental agrees to communicate with the client and work diligently to repair equipment in a timely manner.

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970

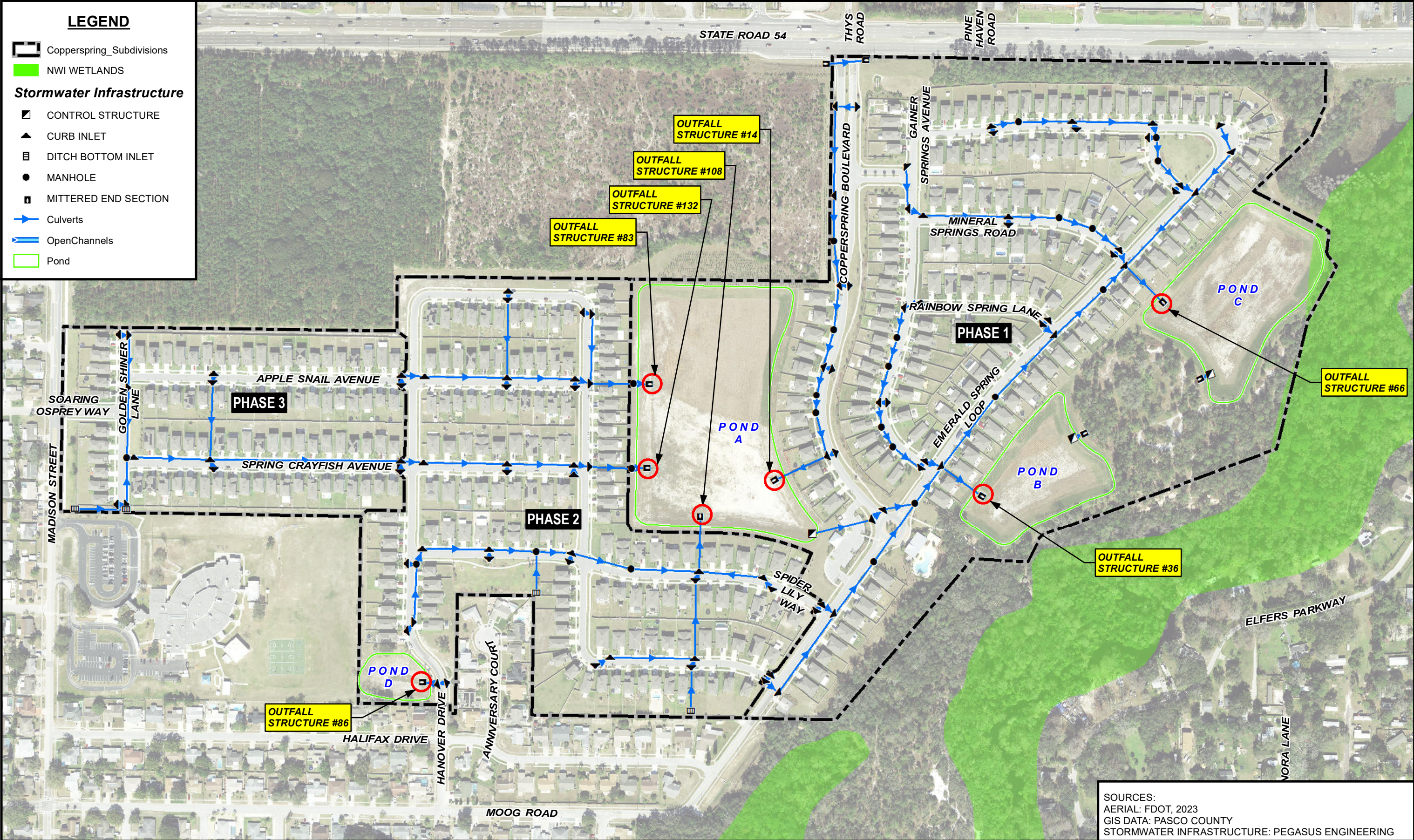


Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. The customer is solely responsible for obtaining any required permit to complete the work. Element Environmental is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permits.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects lasting several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of Element Environmental to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion of issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970



**MAINTENANCE OF EXISTING
OUTFALL STRUCTURES**
COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT (CDD)
PASCO COUNTY, FLORIDA

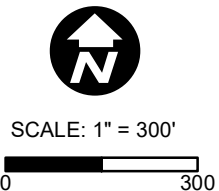


JOB NO.: MSC-22084
DATE: 3/1/2025

FIGURE
4



301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 14th, 2026 @ 11AM

District Manager's Report

March 10

2026

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FINANCIAL SUMMARY

1/31/2026

General Fund Cash & Investment
Balance:

\$570,059

Reserve Fund Cash & Investment
Balance:

\$61,462

Debt Service Fund Investment
Balance:

\$825,793

**Total Cash and Investment
Balances:**

\$1,457,314

General Fund Expense Variance:

\$26,041

Under Budget

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Copperspring Community Development District was held on **Tuesday, February 10, 2026, at 11:02 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

Audience Present

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 several comments from the audience about roam towing.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Inspection Services Report

Ms. Brodeen reviewed her report with the Board and the Board approved a proposal in the amount of \$508.00 to repair damages caused to the landscaping by a motorist who lost control of their vehicle. Additionally, the Board set a not to exceed amount

of \$1,000 to repair the damaged area of district owned fencing caused by the same motorist.

On a Motion by Ms. Cruz, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the repairs to the district owned landscaping and fencing that were caused by a motorist who lost control of their vehicle, as stated above, for the Copper Spring Community Development District.

B. Irrigation Report

The Board reviewed the report and requested a proposal to obtain services of a water truck and to have it added to the March agenda.

C. District Counsel

The Board tentatively scheduled the dates of June 9th and July 14th to conduct their annually required ethics training.

D. District Engineer

i. Consideration of Stormwater Sewer System Maintenance Proposal

The Board tabled this proposal until the March meeting.

E. District Manager

Mr. Craft reviewed the District Manager's report and reminded the Board that the next regular meeting is scheduled for March 10, 2026, at 11:00 a.m. at the Hilton Garden Inn, 2155 Northpointe Drive, Lutz, FL 33588.

Mr. Craft presented the 4th Quarter Website Compliance Audit Report to the board stating that there are no negative findings.

FOURTH ORDER OF BUSINESS

Discussion of Clearing Kayak Launch Path

The Board stated that they wish to construct a level, crushed shell path leading to the launch site and that clean fill needs to be added underneath the deck. District Engineer to research options and provide cost estimates for budgeting purposes.

FIFTH ORDER OF BUSINESS

Discussion of Roam Towing in the Community

The Board suspended the start date until after the April meeting where they have asked residents to provide alternate solutions at that time to tow illegally parked vehicles off district property. The policy of having vehicles towed with Supervisor's permission remains in effect.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on January 13, 2025**

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on January 13, 2025, as amended, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for October
and December 2025**

On a Motion by Ms. Cruz, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2025 (\$24,056.55) as presented, for the Copperspring Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no requests made at this time.

NINTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Swartzbeck, seconded by Ms. Cruz, with all in favor, the Board of Supervisors adjourned the meeting at 12:03 p.m. for the Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 7

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 audit committee meeting of Copperspring Community Development District was held on **Tuesday, February 10, 2026, at 11:00 a.m.** at the Hilton Garden Inn, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Trevor Singh	Audit Committee Member
Christina Cruz	Audit Committee Member
Tamaria Swartzbeck	Audit Committee Member
Uberty Macias	Audit Committee Member

Also Present were:

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

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

The Audit Committee Meeting was called to order and Mr. Craft conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

**Consideration of Audit Proposal
Instructions**

Mr. Craft reviewed the audit proposal instructions with the Audit Committee.

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Audit Committee approved the audit proposal instructions, as presented for the Copperspring Community Development District.
--

THIRD ORDER OF BUSINESS

Consideration of Audit Evaluation Criteria

Mr. Craft reviewed the audit evaluation criteria with the Audit Committee.

On a Motion by Ms. Swartzbeck, seconded by Ms. Cruz, with all in favor, the Audit Committee approved the audit evaluation criteria, as presented for the Copperspring Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of RFP for Audit Services
Advertisement**

Mr. Craft reviewed the advertisement with the Audit Committee.

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Audit Committee approved the audit services advertisement, as presented for the Copperspring Community Development District.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Cruz, seconded by Mr. Singh, with all in favor, the Audit Committee adjourned the meeting at 11:02 a.m. for the Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 8

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,049.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
American Metal Restoration, LLC	100645	126-1	Deposit 50% for Brushed Copper Sign 01/26	\$ 2,432.50
Christina M Cruz	100642	CC01132026	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Duke Energy	20260102-1	9100 8753 4531	00 Copperspring Blvd Lite PH 3 12/25	\$ 37.84
Duke Energy	20250109-1	9100 8753 4911 ACH 249	6575 Moog Road Mailbox 10/25	\$ 30.80
Duke Energy	20260105-1	9100 87534713-121225	000 Copperspring Blvd Lights 12/25	\$ 605.20
Duke Energy	20260102-1	9100 9446 4850	00 Copperspring Blvd Lite PH 3 12/25	\$ 233.86
Duke Energy	20260122-1	910087563073-123025	6258 Spider Lily Way 12/25	\$ 30.80
Duke Energy	20250105-1	910094467027-121125	6019 Soaring Osprey Way 11/25	\$ 22.52
Duke Energy	20260127-1	91087563263-010626	000 States Road 54 Lite 12/25	\$ 864.92
Festive Glow	100636	7942	Holiday Lighting 12/25	\$ 3,363.75
Jayman Enterprises, LLC	100646	4304	Removal of trash left by encampment 11/25	\$ 850.00
Pasco County Tax Collector	100648	21261601600P3000000- 012126	2025 Real Estate Tax Notice 12/25 and 1/26	\$ 963.30
Pasco County Utilities	20260128-1	23724912	3950 River Otter Lane 12/25	\$ 23.23
Pasco County Utilities	20260128-1	23724913	6557 Water Hemlock Way 12/25	\$ 16.16

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20260128-1	23724915	3707 Copperspring BLVD 12/25	\$ 505.00
Pasco County Utilities	20260128-1	23725061	6258 Spider Lily Way 12/25	\$ 93.93
Pasco County Utilities	20260128-2	23725273	3980 Soaring Osprey Way 12/25	\$ 360.57
Pinnacle Holdings - XIV, LLC	100638	249-011326	1/13/2026 BOS Meeting	\$ 203.33
RedTree Landscape Systems, LLC	100637	32488	Mulch Installation 12/25	\$ 12,000.00
RedTree Landscape Systems, LLC	100637	32489	Landscape Enhancement 12/25	\$ 2,260.00
RedTree Landscape Systems, LLC	100640	32654	General Grounds Maintenance 01/26	\$ 12,137.50
RedTree Landscape Systems, LLC	100641	32669	Irrigation repairs 01/26	\$ 36.50
Rizzetta & Company, Inc.	100639	INV0000106204	Accounting Services 01/26	\$ 5,987.33
Straley Robin Vericker	100647	27832	Legal Services 12/25	\$ 390.00
Tamaria A Swartzbeck	100643	TW011326	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Trevor Singh	100644	TS01132026	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Report Total				<u>\$ 44,049.04</u>