Rizzetta & Company

Copperstone
Community Development District

Board of Supervisors' Special Meeting
July 16, 2019

District Office:
19428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219

Board of Supervisors	Amy Tran	Chairman
	Dan Kiran	Vice Chairman
	Gerard Litrenta	Assistant Secretary
	Ryan Stulman	Assistant Secretary
	Barry Schlotzhauer	Assistant Secretary
District Manager	Joseph Roethke	Rizzetta & Company, Inc.
District Attorney	Andy Cohen	Persson, Cohen & Mooney
District Engineer	Ben Hilton	ACT Environmental & Infrastructure

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)-533-2950. 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.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PKWY, RIVERVIEW, FL 33578
www.CopperstoneCDD.org

Board of Supervisors
Copperstone Community
Development District

July 16, 2019

Revised AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, July 16, 2019 at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The following is the agenda for this meeting.

1. CALL TO ORDER
2. AUDIENCE COMMENTS ON AGENDA ITEMS
3. BUSINESS ADMINISTRATION
- A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 25, 2019 .....Tab 1
- B. Consideration of Operation & Maintenance Expenditures For May 2019.....Tab 2

4. BUSINESS ITEMS
- A. Presentation of Monthly Pond Inspection Report .....Tab 3
  1. Consideration of Aeration Maintenance Renewal .....Tab 4
  2. Consideration of Fountain Cleaning Renewal.....Tab 5
- B. Consideration of Website ADA Compliance Proposals .....Tab 6

5. STAFF REPORTS
- A. District Counsel
- B. District Engineer
  1. Consideration of Drone Survey Proposal.....Tab 7
  2. Discussion Regarding Pedestrian Bridge Bollard Installation .....Tab 8
- C. District Manager

6. AUDIENCE COMMENTS
7. SUPERVISOR REQUESTS
8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Joseph Roethke

Joseph Roethke
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, June 25, 2019 at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

Present and constituting a quorum:

Amy Tran	**Board Supervisor, Chairman**
Dan Kiran	**Board Supervisor, Vice Chairman**
Gerard Litrenta	**Board Supervisor, Assistant Secretary**
Ryan Stulman	**Board Supervisor, Assistant Secretary**
Barry Schlotzhauer	**Board Supervisor, Assistant Secretary**

Also present were:

Joseph Roethke	**Regional District Manager, Rizzetta & Company, Inc**
Andy Cohen	**District Counsel, Persson, Cohen & Mooney, P.A.**
Josh McGarry	**Aquatic Systems**
Sete Zare	**MBS Capital Markets** *(via phone)*
John Newell	**District Engineer, ACT Engineering**
Cynthia Wilhelm	**Bond Counsel, Nabors, Giblin, & Nickerson**
Kevin Plenzler	**Methodology Consultant, PFM**
Audience	

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Roethke called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There were no comments from the audience.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on April 16, 2019**

On a motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved, the minutes for the regular meeting held on April 16, 2019 for the Copperstone Community Development District.

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FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Special Meeting held on April 30, 2019**

> On a motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved, the minutes for the special meeting held on April 30, 2019 for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Operation & Maintenance Expenditures for March 2019 & April 2019**

> On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2019 ($23,857.94) & April 2019 ($35,469.84) for Copperstone Community Development District.

SIXTH ORDER OF BUSINESS **Presentation of Monthly Pond Inspection Report**

Mr. Roethke presented the pond inspection report and Mr. McGarry reviewed the details of this report with the Board. Mr. McGarry entertained various questions from the Board on several maintenance issues.

1. Aquatic Systems Renewal

Mr. Roethke presented a renewal letter from Aquatic Systems to the Board. This will increase the price of aquatic maintenance from $2,181.00 a month to $2,200.00 a month effective September 1, 2019.

> On a motion by Mr. Schlotzhauer, seconded by Mr. Stulman, with all in favor, the Board approved the Aquatic Systems price increase to $2,200.00 per month for the Copperstone Community Development District.

2. Aquatic Systems Special Services Assessment Agreement

Mr. Roethke presented a proposal from Aquatic Systems for phosphorus jar tests on pond #11, and Mr. McGarry reviewed the details of this proposal with the Board. The Board did not approve this proposal at this time. The Board also reviewed a proposal for fish stocking in ponds #5, 9, 10, 11, and 22.

> On a motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board approved the proposal from Aquatic Systems for fish stocking at a cost of $3,115.00 for the Copperstone Community Development District.

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(Mr. McGarry left at 6:46 p.m.)

SEVENTH ORDER OF BUSINESS **Review of Mailing Affidavit and Publication**

Mr. Roethke presented a copy of the affidavit of mailing and affidavit of publication for the public hearing scheduled today.

EIGHTH ORDER OF BUSINESS **Public Hearing on Special Assessments**

Mr. Cohen provided a brief review of the bond refinancing process up to this point. Currently, the Board will be looking at an 18.5 % reduction in debt service assessments. Mr. Cohen also referenced a settlement agreement with the developer with respect to deferred costs. Mr. Plenzler reviewed the assessment methodology with the Board.

> On a motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board opened the public hearing on special assessments for the Copperstone Community Development District.

Several comments were made from various members of the audience regarding this bond refinancing. A discussion ensued. District Staff responded to several of the questions raised by the audience.

> On a motion by Mr. Stulman, seconded by Mr. Litrenta, with all in favor, the Board closed the public hearing on special assessments for the Copperstone Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2019-05, Approving Special Assessments**

Mr. Roethke presented Resolution 2019-05, and Mr. Cohen reviewed the details of this Resolution with the Board.

> On a motion by Mr. Stulman, seconded by Mr. Kiran, with Mr. Schlotzhauer opposed, the Board adopted Resolution 2019-05 for the Copperstone Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2019-06, Approving Sale and Terms of Sale of Series 2019 Bond**

Mr. Roethke presented Resolution 2019-06, and Mr. Cohen reviewed the details of this Resolution with the Board. Ms. Wilhelm added additional comments regarding this Resolution.

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On a motion by Mr. Kiran, seconded by Ms. Tran, with Mr. Schlotzhauer opposed, the Board adopted Resolution 2019-06 for the Copperstone Community Development District.

ELEVENTH ORDER OF BUSINESS **Consideration of Non- Disclosure Agreement**

Mr. Roethke presented a Manatee County Non-Disclosure Agreement to the Board. Mr. Cohen reviewed the details of this agreement with the Board.

On a motion by Mr. Stulman, seconded by Mr. Kiran, with all in favor, the Board approved the Manatee County Non-disclosure agreement for the Copperstone Community Development District.

TWELFTH ORDER OF BUSINESS **Discussion of Pedestrian Bridge Bollards**

The Board discussed adding bollards to the pedestrian bridge entrances to prevent golf carts from driving over it. The Board would like District staff to obtain proposals for this.

THIRTEENTH ORDER OF BUSINESS **Discussion of the Committee of Entirety of Copperstone**

The Board discussed establishing a committee for the entirety of the Copperstone Community. The Board was not in favor of moving forward with this type of committee.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
Mr. Cohen discussed an easement agreement that was prepared for resident request, but the resident never responded

B. District Engineer
The Board requested that the District Engineer review the pedestrian bridge and recommend a location for installing bollards.

C. District Manager
Mr. Roethke stated that the next Board of Supervisor's meeting will be held on Tuesday, July 16th , 2019 at 6:30pm at the Copperstone Clubhouse located at 8145 115th Avenue East in Parrish, FL. Mr. Roethke informed the Board that proposals for the ADA website will be presented at the next meeting.

FIFTEENTH ORDER OF BUSINESS **Audience Comments**

There were no comments from the audience.

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SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Schlotzhauer discussed home sales within the community.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

> On a Motion by Mr. Kiran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors adjourned the meeting at 8:05 p.m. for Copperstone Community Development District.

_____ _____

Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 2

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures
May 2019
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2019 through May 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **$30,459.63**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
American Compliance Technologies, Inc.	001922	00024071	District Engineer 04/19	$ 3,803.09
Amy Tran	001917	AT043019	Board of Supervisors Meeting 04/30/19	$ 200.00
Aquatic Systems, Inc.	001923	0000443946	Aquatic Services 05/19	$ 2,181.00
Barry Schlotzhauer	001915	BS043019	Board of Supervisors Meeting 04/30/19	$ 200.00
Bradenton Herald	001911	662887 04/19	Legal Advertising 04/19	$ 78.39
Copperstone Master Association	001920	CSM042019	Shared Landscape 04/19	$ 8,750.00
Daniel Kiran	001912	DK043019	Board of Supervisors Meeting 04/30/19	$ 200.00
Gerard Litrenta III	001913	GL043019	Board of Supervisors Meeting 04/30/19	$ 200.00
Peace River Electric Cooperative, Inc.	001924	Electric Summary 05/19	Electric Summary 05/19	$ 1,198.88
Persson, Cohen & Mooney, P.A.	001914	22665	Legal Services 04/19	$ 4,957.25
Rizzetta & Company, Inc.	001909	INV0000040246	District Management Services 05/19	$ 3,806.67
Rizzetta Technology Services, LLC	001910	INV000004317	Website Hosting Services 05/19	$ 100.00
Ryan Stulman	001916	RS043019	Board of Supervisors Meeting 04/30/19	$ 200.00
U.S. Bank	001918	5340241	Trustee Fees Series 2007 04/01/19-03/31/20	$ 4,146.45
Vertex Water Features, Inc.	001919	I4584	Fountain Repair Site 2	$ 275.65

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Vertex Water Features, Inc.	001921	I4860	Fountain Repair Sites 2 and 9	$ 162.25
Report Total				**$ 30,459.63**

A·C·T
Environmental & Infrastructure

INVOIC

FEIN: 59-28554

CORPORATE OFFICE • 1875 West Main Street • Bartow, FL 33830 • A-C-T.com • 863.533.20

May 15, 2019
Project No: SRQCVL-19441.000
Invoice No: 00024071

PROJECT SITE:
CDD Engineer of Record Services

Parrish FL

BILL TO:
Copperstone Community Development District
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

Client PO/WO#:
Client Contact:
Project Manager: David Hammer

Invoice Total $3,803.09

SRQCVL-19441.000 Copperstone CDD

Phase 100 Monthly CDD Meeting

Task 200 Monthly CDD Meeting Attendance (2019)

Personnel

	Hours	Rate	Amount	
Administrative Support				
Administrative Support	.50	45.00	22.50	
Professional Engineer				
Professional Engineer	3.00	175.00	525.00	
Staff Engineer				
Staff Engineer	4.00	95.00	380.00	
Totals	7.50		927.50	
Total Labor				**927.50**

Reimbursable Expenses

Mobilization - Vehicle & Fuel			99.54	
Total Reimbursables			**99.54**	**99.54**
		Total this Task		**$1,027.04**
		Total this Phase		**$1,027.04**

Phase 200 Drainage Inspections

Task 103 Coley Residence Flooding

Personnel

	Hours	Rate	Amount	
Project Manager				
Project Manager	1.25	100.00	125.00	
Staff Engineer				
Staff Engineer	.75	95.00	71.25	
Totals	2.00		196.25	
Total Labor				**196.25**
		Total this Task		**$196.25**

Thank you for your business! How was your experience? You can reach us 24/7/365! Let us know how we can better serve your needs.

Task 105 113th Ave - Rear Yard Swale Grading

Personnel

		Hours	Rate	Amount	
Project Manager					
	Project Manager	1.25	100.00	125.00	
	Totals	1.25		125.00	
	Total Labor				**125.00**
			Total this Task		**$125.00**

Task 106 Townhome Drainage Review

Personnel

		Hours	Rate	Amount	
Project Manager					
	Project Manager	6.25	100.00	625.00	
	Totals	6.25		625.00	
	Total Labor				**625.00**

Equipment / Materials / Units

4/3/2019	Light Duty Field Vehicle	6.25 Hours @ 20.00	125.00	
4/3/2019	Personal Protective & Safety Equipment	1.0 Manday @ 30.00	30.00	
	Total Units		**155.00**	**155.00**

Reimbursable Expenses

Mobilization - Meals & Per Diems		34.80	
Total Reimbursables		**34.80**	**34.80**
	Total this Task		**$814.80**

Task 107 Townhome GPR Study

Personnel

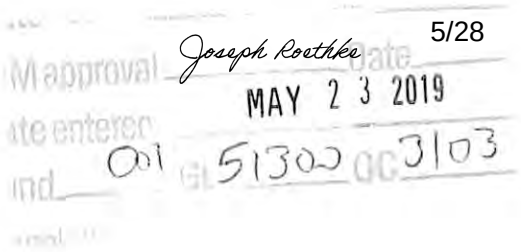
	Hours	Rate	Amount	
Administrative Support				
Administrative Support	.50	45.00	22.50	
Project Manager				
Project Manager	4.25	100.00	425.00	
Professional Engineer				
Professional Engineer	1.00	175.00	175.00	
Staff Engineer				
Staff Engineer	.50	95.00	47.50	
Totals	6.25		670.00	
Total Labor				**670.00**
		Total this Task		**$670.00**

Task 108 Townhome Lake Bank

Personnel

	Hours	Rate	Amount
Project Manager			
Project Manager	3.50	100.00	350.00
Professional Engineer			
Professional Engineer	3.00	175.00	525.00

Staff Engineer				
Staff Engineer	1.00	95.00	95.00	
Totals	7.50		970.00	
Total Labor				**970.00**
			Total this Task	**$970.00**
			Total this Phase	**$2,776.05**
			Total this Invoice	**$3,803.09**



Thank you for your business! **How was your experience? You can reach us 24/7/365! Let us know how we can better serve your needs.**

VISION ○ SOLUTIONS ○ PERFORMANCE

COPPERSTONE CDD
Meeting Date: 04-30-2019

0 2 2019

SUPERVISOR PAY REQUEST

Name of Board Supervisors	Check if present	Check if paid
Dan Kiran	✓	✓
Amy Tran	✓	✓
Ryan Stulman	✓	✓
Gerard Litrenta	✓	✓
Barry Schlotzhauer	✓	✓

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:34pm
Meeting End Time:	7:46pm
Total Meeting Time:	1 hr. 12 min.

Time Over _____ () Hours:	N/A

Total at $175 per Hour:	N/A

*** Send to Brian L. to pay BOS**

DM Signature: _____

Please forward copy to Marcia Eannetta for Extended Meeting Hours.

DM approval JR Date 5/3
Date entered
Fund 001 GL 51100 OC 1101

Aquatic Systems, Inc.
LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 5/1/2019
INVOICE NUMBER: 0000443946
CUSTOMER NUMBER: 0060990
PO NUMBER:
PAYMENT TERMS: Net 30

Copperstone CDD
C/O Rizzetta And Company
9428 Camden Field Pkwy
Riverview, FL 33578

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services	4605	1,907.50	1,907.50
1	Monthly Fountain Maintenance	4601	89.33	89.33
1	Monthly Aeration Maintenance	4618	184.17	184.17

Date Rec'd Rizzetta & Co., Inc. MAY 02 2019
D/M approval _____ Date 5/3
Date entered MAY 03 2019
Fund 001 GL 53800 OC _____
Check# _____

SALES TAX: (0.0%)	$0.00
LESS PAYMENT:	$0.00
TOTAL DUE:	$2,181.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	5/1/2019
INVOICE NUMBER:	0000443946
CUSTOMER NUMBER:	0060990
TOTAL AMOUNT DUE:	$2,181.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

BRADENTON HERALD
Bradenton.com

** MEMO INVOICE ***

Fed ID# 59-1487839

23 TOTAL AMOUNT DUE
$78.39

SALES REP	24 ADVERTISER INFORMATION			
	1 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER/CLIENT NUMBER	2 ADVERTISER/CLIENT NAME
Donna zzStults	04/23/2019	662887	662887	COPPERSTONE CDD

COPPERSTONE CDD
attn ACCTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

MAKE CHECKS PAYABLE TO
Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

Billing: Contact Sales Rep. Credit: Email
ssccreditandcollections@mcclatchy.com

Payment is due upon receipt.

sai™

START	STOP	11 NEWSPAPER REFERENCE	12 14 DESCRIPTION	13 PRODUCT	15 SAU SIZE	16 BILLED UNITS	17 TIMES RUN	18 RATE	19 AMOUNT
23	04/23	0004181478	Notice of Special Meeting, Notice of Special	Bradenton Herald	1 x 67 L	67	1	$1.17	$78.39
23	04/23	0004181478	Notice of Special Meeting, Notice of Special	Bradenton Herald.com	1 x 67 L	67	1	$0.00	$0.00
								Invoice Total	$78.39

Date Rec'd Rizzetta & Co., Inc. MAY 02 2019
D/M approval JR Date 5/3
Date entered MAY 03 2019
Fund 001 GL 51300 OC 1801
Check#

THIS IS A MEMO INVOICE AND MAY OR MAY NOT REFLECT ALL CHARGES OR CHANGES THAT OCCUR ON THE FINAL INVOICE.

BRADENTON HERALD
Bradenton.com
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1 BILLING PERIOD	2 ADVERTISER/CLIENT NAME
04/23/2019	COPPERSTONE CDD
23 TOTAL AMOUNT DUE	**3 TERMS OF PAYMENT**
$78.39	Upon Receipt

*** MEMO INVOICE ***

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

4 PAGE #	5 BILLING DATE
1	04/23/2019
11 NEWSPAPER REFERENCE	
0004181478	
6 BILLED ACCOUNT NUMBER	
662887	
7 ADVERTISER/CLIENT NUMBER	
662887	

BRADENTON HERALD
Bradenton.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
662887	0004181478	NOTICE OF PUBLIC MEETING COPPERSTONI	Notice of Special Meeting	$78.39	1	6.70 In

Attention: Bridget Murphy

COPPERSTONE CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

NOTICE OF PUBLIC MEETING COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Copperstone Community Development District will hold a special meeting on Tuesday, April 30, 2019 at 6:30 p.m., at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview FL, 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Copperstone Community Development District
Joseph Roethke, District Manager
Run Date: 4-23-19

LIZBETH AILEEN CORDERO
My Notary ID # 131868868
Expires January 25, 2023

THE STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 Insertion(s)

Published On:
April 23, 2019

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for

(Signature of Affiant)

Sowrn to and subscribed before me this 23rd day of April in the year of 2019

SEAL & Notary Public

Copperstone Master Homeowners Association

INVOICE

INVOICE NO. CSM042019
DATE May 17, 2019
ACCOUNT CSM
REQUEST MONTH April 2019
DUE DATE Upon Receipt

REMIT PAYMENT TO:
Copperstone Master Homeowners Association
6991 Professional Parkway East
Sarasota, FL 34240

BILL TO:
Copperstone CDD
c/o Rizzetta Management
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
CDDInvoice@Rizzetta.com

	DESCRIPTION	Inv. #	
7005	SHARED LANDSCAPE CHARGES	1289	14,583.34
7010	Tree Trimming		
7015	SHARED FERTILIZATION/PEST CONTROL FEE		
7025	SHARED LANDSCAPE CHARGES-OTHER		
7045	IRRIGATION CHARGES		
7025	MULCH		
	SUB-TOTAL		14,583.34
		60%	8,750.00
	TOTAL DUE - 60% OF ALL CHARGES		$8,750.00

M approval Joseph Roethke Date 5/17
ate entered MAY 17 2019
ind 001 53900 OC 4604

Covepark Landscape LLC
P.O.Box 945
Ellenton, FL 34222
(941) 981-2131
coveparklandscape@gmail.com

Invoice

Covepark
Landscape

BILL TO
Copperstone Master
Association, Inc.
8145 115th Ave E
Parrish, Florida 34219

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1289	04/15/2019	$14,583.34	05/15/2019	Due on or before the 15th	

ACTIVITY	QTY	RATE	AMOUNT
Copperstone Master Association, Inc.:Monthly Maintenance April 2019	1	14,583.34	14,583.34

BALANCE DUE **$14,583.34**

COPPERSTONE CDD

Peace River Electric Cooperative, Inc.

Invoice # **Electric Summary 05/19**

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
93668001	05/15/19	06/05/19	$ 379.95	04/11/19-05/11/19	11237 78th Street E Fountain	53100-4301
93668002	05/15/19	06/05/19	$ 207.60	04/11/19-05/11/19	8790 115th Avenue East SL	53100-4307
93668003	05/15/19	06/05/19	$ 137.95	04/11/19-05/11/19	11595 84th St Cir E Fountain	53100-4301
93668004	05/15/19	06/05/19	$ 88.13	04/11/19-05/11/19	7615 113th Ave E	53100-4301
93668005	05/15/19	06/05/19	$ 385.25	04/11/19-05/11/19	8415 115th Ave E Fountain	53100-4301
Total			**$ 1,198.88**			

*	53100-4301	$991.28
	53100-4307	$207.60
		$1,198.88

5/28

Joseph Roethke Date

MAY 23 2019

OC

Peace River Electric Cooperative, Inc.
P.O. Box 1310
Wauchula, FL 33873-1310
A Touchstone Energy® Cooperative

Account # 93668001
Member # 93668
Service Address: 11237 78TH ST E

Contact Us: 800-282-3824
www.preco.coop

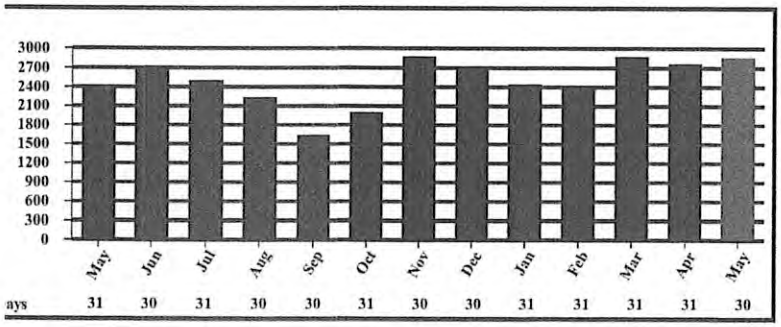
2328 2 MB 0.425 5 2328
COPPERSTONE COMM DEV DIST C-10 P-14
FOUNTAIN
12750 CITRUS PARK LN STE 115
TAMPA FL 33625-3784

Important Information

Capital Credit Allocation: The amount of capital you provided PRECO for 2018 was $744.50. Margins are allocated to each member in proportion to the amount of electricity purchased during the year. The Capital Credits are maintained until the Board of Directors determines it is financially feasible to disburse them through the retirement process. The total amount of unretired capital you have provided PRECO is $8,410.11.

Bill Date: 05/15/2019 Cycle: 5 Board District: 8
Service Period: 04/11/2019 - 05/11/2019 Rate: GENERAL SERVICE

Meter #	Readings Previous	Readings Present	Meter Multiplier	kWh	kW
31779012	207362	210217	1	2855	
		13.462	1		13.462



Previous Balance		$368.85
Payment(s) Received		$-368.85
Adjustments		$0.00
Late Fee		$0.00
Balance Forward		$0.00
Facilities Use Charge		$26.50
Energy Charge	2,855 kWh @ 0.132792	$379.12
CPA	2,855 kWh @ -0.016	$-45.68
Manatee Property Tax		$10.51
Gross Receipts Tax		$9.50
Current Charges		$379.95
Total Amount Due		$379.95

Please make check payable to PRECO in U.S. funds and return this portion with your payment

Peace River Electric Cooperative, Inc.
P.O. Box 1310
Wauchula, FL 33873-1310
A Touchstone Energy® Cooperative

Member #: 93668 Account: 93668001

Current Balance due 06/05/2019 $379.95

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Main Contact #: (813) 933-5571

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

☐ **Check here to indicate address or phone # change on back.**

Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Account # 93668002
Member # 93668
Service Address: 8790 115TH AVE E

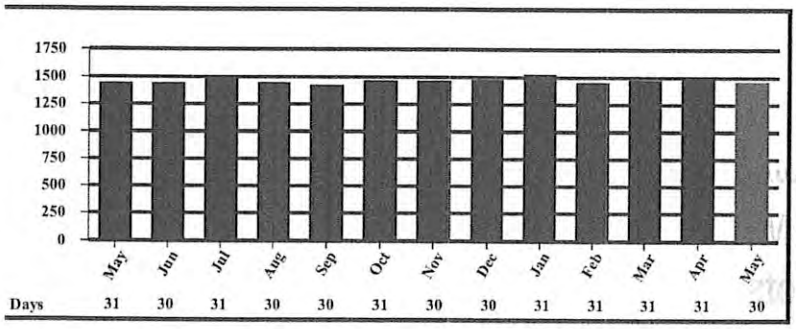
Important Information

Contact Us: 800-282-3824
www.preco.coop

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Bill Date: 05/15/2019 Cycle: 5 Board District: 8
Service Period: 04/11/2019 - 05/11/2019 Rate: GENERAL SERVICE

Meter #	Readings Previous	Readings Present	Meter Multiplier	kWh	kW
31778822	172690	174147	1	1457	
		6.790	1		6.790



Previous Balance		**$214.38**
Payment(s) Received		$-214.38
Adjustments		$0.00
Late Fee		$0.00
Balance Forward		**$0.00**
Facilities Use Charge		$26.50
Energy Charge	1,457 kWh @ 0.132792	$193.48
CPA	1,457 kWh @ -0.016	$-23.31
Manatee Property Tax		$5.74
Gross Receipts Tax		$5.19
Current Charges		**$207.60**
Total Amount Due		**$207.60**

Please make check payable to PRECO in U.S. funds and return this portion with your payment

Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Member #: 93668 Account: 93668002

Current Balance due 06/05/2019 $207.60

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Main Contact #: (813) 933-5571

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

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Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Account # 93668003
Member # 93668
Service Address: 11595 84TH ST CIR E

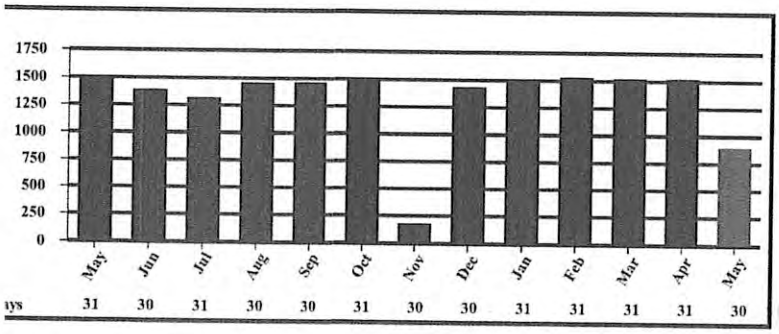
Important Information

Contact Us: 800-282-3824
www.preco.coop

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

ll Date: 05/15/2019 Cycle: 5 Board District: 8
rvice Period: 04/11/2019 - 05/11/2019 Rate: GENERAL SERVICE

Meter #	Readings Previous	Readings Present	Meter Multiplier	kWh	kW
31778820	140879	141771	1	892	
		6.850	1		6.850



Previous Balance		**$215.36**
Payment(s) Received		$-215.36
Adjustments		$0.00
Late Fee		$0.00
Balance Forward		**$0.00**
Facilities Use Charge		$26.50
Energy Charge	892 kWh @ 0.132792	$118.45
CPA	892 kWh @ -0.016	$-14.27
Manatee Property Tax		$3.82
Gross Receipts Tax		$3.45
Current Charges		**$137.95**
Total Amount Due		**$137.95**

Please make check payable to PRECO in U.S. funds and return this portion with your payment

Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Member #: 93668 Account: 93668003

Current Balance due 06/05/2019 $137.95

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Main Contact #: (813) 933-5571

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

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Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Account # 93668004
Member # 93668
Service Address: 7615 113TH AVE E

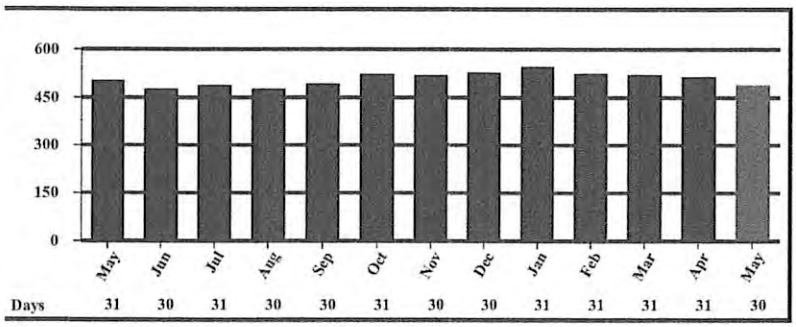
Important Information

Contact Us: 800-282-3824
www.preco.coop

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Bill Date: 05/15/2019 Cycle: 5 Board District: 8
Service Period: 04/11/2019 - 05/11/2019 Rate: GENERAL SERVICE

Meter #	Readings Previous	Readings Present	Meter Multiplier	kWh	kW
31778993	48450	48938	1	488	
		1.200	1		1.200



Previous Balance		**$91.47**
Payment(s) Received		$-91.47
Adjustments		$0.00
Late Fee		$0.00
Balance Forward		**$0.00**
Facilities Use Charge		$26.50
Energy Charge	488 kWh @ 0.132792	$64.80
CPA	488 kWh @ -0.016	$-7.81
Manatee Property Tax		$2.44
Gross Receipts Tax		$2.20
Current Charges		**$88.13**
Total Amount Due		**$88.13**

Please make check payable to PRECO in U.S. funds and return this portion with your payment

Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Member #: 93668 Account: 93668004

Current Balance due 06/05/2019 $88.13

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Main Contact #: (813) 933-5571

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

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Peace River Electric Cooperative, Inc.

P.O. Box 1310
Wauchula, FL 33873-1310

A Touchstone Energy® Cooperative

Account # 93668005
Member # 93668
Service Address: 8415 115TH AVE E

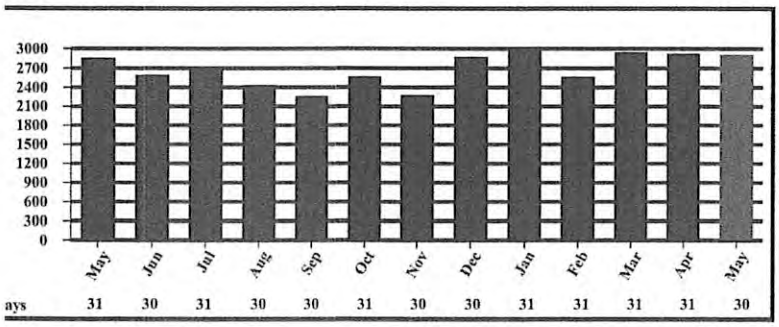
Contact Us: 800-282-3824
www.preco.coop

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Important Information

ll Date: 05/15/2019 Cycle: 5 Board District: 8
rvice Period: 04/11/2019 - 05/11/2019 Rate: GENERAL SERVICE

Meter #	Readings Previous	Readings Present	Meter Multiplier	kWh	kW
16342658	209925	212823	1	2898	
		12.738	1		12.738



Previous Balance		**$387.96**
Payment(s) Received		$-387.96
Adjustments		$0.00
Late Fee		$0.00
Balance Forward		**$0.00**
Facilities Use Charge		$26.50
Energy Charge	2,898 kWh @ 0.132792	$384.83
CPA	2,898 kWh @ -0.016	$-46.37
Manatee Property Tax		$10.66
Gross Receipts Tax		$9.63
Current Charges		**$385.25**
Total Amount Due		**$385.25**

Please make check payable to PRECO in U.S. funds and return this portion with your payment

Peace River Electric Cooperative, Inc.
P.O. Box 1310
Wauchula, FL 33873-1310
A Touchstone Energy® Cooperative

Member #: 93668 Account: 93668005

Current Balance due 06/05/2019 $385.25

COPPERSTONE COMM DEV DIST
FOUNTAIN
12750 CITRUS PARK LANE STE 115
TAMPA FL 33625-3784

Main Contact #: (813) 933-5571

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547

☐ **Check here to indicate address or phone # change on back.**

PERSSON, COHEN & MOONEY, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

Ph:(941) 306-4730 Fax: (941) 306-4832

Copperstone Community Devel. Dist. May 2, 2019
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, Florida
33625

File #: COPPERSTONE
Inv #: 22665

RE: District Counsel services

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-04-19	Exchange e-mails re: status of Lennar litigation and contact of Lennar re: deferred payment account. Review history regarding account.	0.25	62.75	AHC
Apr-08-19	Initial review of agenda package for 4/16 CDD meeting.	0.25	62.75	AHC
Apr-12-19	Continued follow-up with Lennar re: deferred revenue account.	0.25	62.75	AHC
Apr-15-19	Review agenda package and prepare for 4/16 CDD meeting. Exchange e-mails re: potential bond refinancing.	1.50	376.50	AHC
Apr-16-19	Review easement request. Review MBS spreadsheet re: potential bond re-financing. Final preparation for CDD meeting and attend meeting by telephone.	2.00	502.00	AHC
Apr-17-19	Review summary from 4/16 CDD meeting and follow-up on action items from meeting. Review proposed term sheet for bond re-fi and provide comments.	0.50	125.50	AHC
Apr-18-19	Review e-mail and Memo from Phil DeBlasio regarding bond re-financing. Conference call with District Manager and Chair to discuss memo. Exchange e-mails with additional	2.00	502.00	AHC

	Board member regarding DeBlasio memo. Exchange e-mails with MBS re: term sheet and additional re-finance issues.			
Apr-19-19	Continued review of e-mails from Phil DeBlasio re: bond re-finance issues. Prepare two 170 Resolutions for 4/30 CDD meeting and e-mail to staff for review and comment. Tele-conv. with Lennar counsel re: deferred revenue account for bonds and potential settlement.	2.50	627.50	AHC
	Initial drafting of license agreement to allow for paver deck encroachment into CDD interests.	0.25	62.75	AHC
Apr-23-19	Initial review of agenda package for 4/30 CDD meeting. Revise and finalize Resolutions for 4/30 meeting.	2.00	502.00	AHC
	Continued work on easement encroachment agreement related to paver deck.	1.00	251.00	AHC
Apr-25-19	Tele-conv. with Chair re: 4/30 meeting. Review and reply to e-mails regarding Phil DeBlasio correspondence. Exchange e-mails with District Manager re: 4/30 meeting agenda.	1.75	439.25	AHC
	Continued revisions of easement encroachment agreement and e-mail draft to Chair, District Manager and Engineer for comment.	0.25	62.75	AHC
Apr-29-19	Review e-mail from Phil DeBlasio. Review agenda package, tele-conv. with bond counsel and prepare for 4/30 CDD meeting.	2.75	690.25	AHC
Apr-30-19	Tele-conv. with District Manager and continued preparation for CDD special meeting. Attend special meeting to discuss bond refinancing.	2.50	627.50	AHC
	Totals	19.75	$4,957.25	

Total Fee & Disbursements	**$4,957.25**
Previous Balance	2,698.25
Previous Payments	2,698.25

Balance Now Due	**$4,957.25**

M approval 9R Date 5/3
te entered MAY 0 2 2019
nd 601 GL 5140000C3107

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2019	INV0000040246

Bill To:

COPPERSTONE CDD (Former Valencia Groves)
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00155

Description	Qty	Rate	Amount
District Management Services 3101	1.00	$1,841.67	$1,841.67
Administrative Services 3100	1.00	$375.00	$375.00
Accounting Services 3201	1.00	$1,290.00	$1,290.00
Financial & Revenue Collections 3111	1.00	$300.00	$300.00

M approval Joseph Roethke Date 5/1
te entered APR 25 2019
ind 001 51300 OC

Subtotal	$3,806.67
Total	$3,806.67

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

APR 2 4 2019

Invoice

Date	Invoice #
5/1/2019	INV0000004317

Bill To:

COPPERSTONE CDD (Former Valencia Groves)
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May		00155

Description	Qty	Rate	Amount
EMail Hosting	0	$15.00	$0.00
Website Hosting Services	1	$100.00	$100.00

VI approval Joseph Roethke Date 5/1
ite entered APR 2 5 2019
ind 001 GL 51300 OC 5103

Subtotal	$100.00
Total	$100.00

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	5340241
Account Number:	111867000
Invoice Date:	04/25/2019
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

COPPERSTONE CDD
ATTN DISTRICT MANAGER
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA. FL 33614-8390

COPPERSTONE COM. DEV. DISTRICT
2007

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE $4,146.45

All invoices are due upon receipt.

/M approva Joseph Roethke Date 5/10
ate enterer MAY 0 9 2019
ind 001 51300 OC 3105

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

COPPERSTONE COM. DEV. DISTRICT
2007

Invoice Number:	5340241
Account Number:	111867000
Current Due:	$4,146.45
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 111867000
Invoice # 5340241
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	5340241
Invoice Date:	04/25/2019
Account Number:	111867000
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

COPPERSTONE COM. DEV. DISTRICT
2007

Accounts Included In This Relationship: 111867000 111867005 111867006 111867007 111867009

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	$3,850.00
Subtotal Administration Fees - In Advance 04/01/2019 - 03/31/2020				**$3,850.00**
Incidental Expenses	3,850.00	0.077		$296.45
Subtotal Incidental Expenses				**$296.45**
TOTAL AMOUNT DUE				**$4,146.45**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Vertex Water Features
Lake Aeration Systems & Floating Fountains

Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com



Bill To
Copperstone CDD 0468180
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa FL 33625

Transaction Date: 4/26/2019

Terms: Net 30

Invoice I4584

Manufacturer	Model	Name
AquaMaster	5Hp Podjet	Main Office
Vertex	5Hp TwoTier	Site #2

Description
Fountain Repair - Fountain in front of clubhouse had a stuck timer. Was able to fix and set lights to come on at 7 like all other fountains. Fountain by Erie rd. Entrance was working fine but lights were set to turn off at midnight but fountain turned off at 10p. Adjusted light timer to go off with fountain. Fountain at site #2 was tripped upon arrival and light timer was burnt out. Reset breaker and replaced timer.

Subtotal:	$275.65
Tax:	$0.00
Total:	$275.65

M approval Joseph Roethke Date 5/10
te entered MAY 09 2019
nd 001 GL 5380 OC 4601

Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
Copperstone CDD 0468180
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa FL 33625

Transaction Date: 5/15/2019

Terms: Net 30

Invoice I4860

Manufacturer	Model	Name
Vertex	5Hp TwoTier	Site #2
Vertex	BriteStar1 (1) 1/4Hp	Site #9

Description
Fountain Repair- Fountain at pond #2 had tripped breaker. Replaced with non-GFI temporarily to see if leakage was causing breaker to trip. Leakage stable. Will need to return further assessment. Aeration Repair- Aerator at pond #9 breaker tripped upon arrival. Reset and system running fine.

Subtotal:	$162.25
Tax:	$0.00
Total:	$162.25

5/17
M approval Joseph Roethke Date
ate entered MAY 16 2019
ind 001 GL 53800 OC 4601

Tab 3

Aquatic Systems
LAKE & WETLAND SERVICES



Copperstone CDD
Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 7/10/2019

Prepared for:

Mr. Joe Roethke, District Manager

Rizzetta and Company

9428 Camden Field Parkway

Riverview, Florida 33578

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 1







Comments: Treatment in progress

Pond #1 was identified with positive results following a systemic treatment targeting submersed Hydrilla. Remaining submersed vegetation will continue to decompose and eventually dissipate. Treatment was applied during our recent visit on 6/26/2019.

Site: 2







Comments: Normal growth observed

No issues were observed within Pond #2 during inspection.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 3







Comments: Site looks good

No issues were observed within Pond #3 during inspection. Native vegetation was observed to be in great condition.

Site: 4







Comments: Site looks good

No issues were observed within Pond #4 during inspection. Shoreline weeds were observed to be displaying positive results following routine treatment on 6/26/2019.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 5







Comments: Site looks good

No issues were observed within Pond #5 during inspection.

Site: 6







Comments: Normal growth observed

Normal development of Torpedograss within Pond #6 was observed during inspection and will be treated during our next routine visit.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 7







Comments: Normal growth observed

Several Susbania were observed to be developing along the shoreline of Pond #7, which will be treated during our upcoming maitnenance visits.

Site: 8







Comments: Normal growth observed

Triploid grass carp were observed within Pond #8 during inspection. No issues related to plant growth were observed during inspection.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 9







Comments: Normal growth observed

Development of Torpedograss was observed along the shoreline of Pond #9, which will be treated during our next routine maitnenance visit.

Site: 10







Comments: Normal growth observed

Pond #10 was observed with a minor band of Planktonic algae along the perimeter, which will be treated during our upcoming maintenance visits.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 11







Comments: Normal growth observed

Planktonic algae was observed within Pond #11, which was treated during our recent visit on 7/5 and may require 10-14 days for positive results to be evident. Torpedograss along the perimeter was targeted during our recent visit on 7/5 as well.

Site: 12







Comments: Site looks good

No issues were observed within Pond #12 during inspection.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 13







Comments: Normal growth observed

Minimal development of Duckweed was observed within the littoral area of Pond #13, which will require treatment to be performed during our upcoming visit. Several of the Primrose Willows developing within the littoral shelf were displaying positive results from a treatment applied on 7/5/2019.

Site: 14







Comments: Treatment in progress

Positive results were noted in several areas of Pond #14 following our recent visits, which targeted floating Azolla and Waterlettuce, shoreline weeds, and Smartweed. Treatments were applied on 6/26 and 7/5.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 15







Comments: Normal growth observed

Development of Waterlettuce was observed within Pond #15 during inspection, which will be treated during our upcoming maintenance visits. Shoreline weeds were observed to be in good condition.

Site: 16







Comments: Site looks good

Site #16 was observed to be in good condition. Minimal grasses will be treated around the outflow structure to maintain a 6 foot buffer.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 17







Comments: Normal growth observed

Torpedograss was observed along the perimeter of Pond #17, which will be treated during our upcoming maintenance visit. Treatments targeting Invasive Hydrilla were observed to be displaying positive results with a reduction of approximately 50%. Re-treatment will be performed during our upcoming visit.

Site: 18







Comments: Normal growth observed

Minimal Torpedograss development was observed within Pond #18 along the wider section that leads into the community. Treatment will be performed during our next routine maitnenance visit.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 19







Comments: Normal growth observed

Shoreline Torpedograss was observed to be displaying positive results following routine treatment, which was applied on 7/5/2019. Native vegetation within the littoral area was observed to be in good condition.

Site: 20







Comments: Site looks good

No issues were observed within Pond #20 during our inspection.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 21







Comments: Site looks good

No issues were observed within Pond #21 during inspection.

Site: 22







Comments: Normal growth observed

Minimal Torpedograss development along the shoreline and within the pointed section of Pond #22, which will be treated during our upcoming maintenance visits.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site:







Comments: Treatment in progress

Treatment targeting American Lotus lillies was identified to have mostly completed its activity with brown/black stems remaining emergent from the water's surface, which will fall into the pond and decompose given some additional time.

Site: 24







Comments: Site looks good

No issues were observed within Pond #24 during inspection.

Copperstone CDD Waterway Inspection Report

7/10/2019

Site: 25







Comments: Site looks good

Pond #25 looked good during inspection.

Site: 26







Comments: Requires attention

The Majority of the grasses within Pond #26 are currently drowning due to the water level rise following recent rains. Remaining invasive weed growth will continue to be sprayed during our routine maitnenance visits.

Copperstone CDD Waterway Inspection Report | 7/10/2019

Management Summary

Overall, the ponds within the Copperstone CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. It was observed during the inspection that given the rains coupled with routine treatments the algae throughout the community has been reduced significantly with only Pond #10 and #11 displaying algae development. The majority of the issues that were present were related to Grasses and brush, which is common as the water levels rise following heavy rains fueling growth across the shoreline. Grasses and brush (mostly Torpedograss) was identified within Ponds #6, #7, #9, #13, #16, #22, and #26 all of which will be treated during our upcoming maitnenance visit. Minimal Floating weeds were observed within Ponds #13 and #15, which will be treated during our upcoming visit. Lastly, Pond #1 was observed with decaying Hydrilla, which will, given some more time, dissipate within the pond.

Hydrilla, identified within Pond #1, is a multi-branched perennial herb that is rooted, but often seen floating as it can reproduce through fragmentation. Introduced to Florida in the 1950's Hydrilla has become one of the most invasive weeds growing in the shallowest and deepest parts of Florida's lakes reaching stem lengths of over 30 feet. It crowds out native vegetation and forms dense canopies lowering the oxygen levels causing an anoxic environment and providing habitat for mosquito larva. Treatment for Hydrilla is a priority as spreading throughout the community through fragmentation, runners, tubers, and buds will occur if not treated. Treatment targeting Hydrilla was applied during our recent visit on 6/26 and is beginning the 30-45 days of decomposition needed.

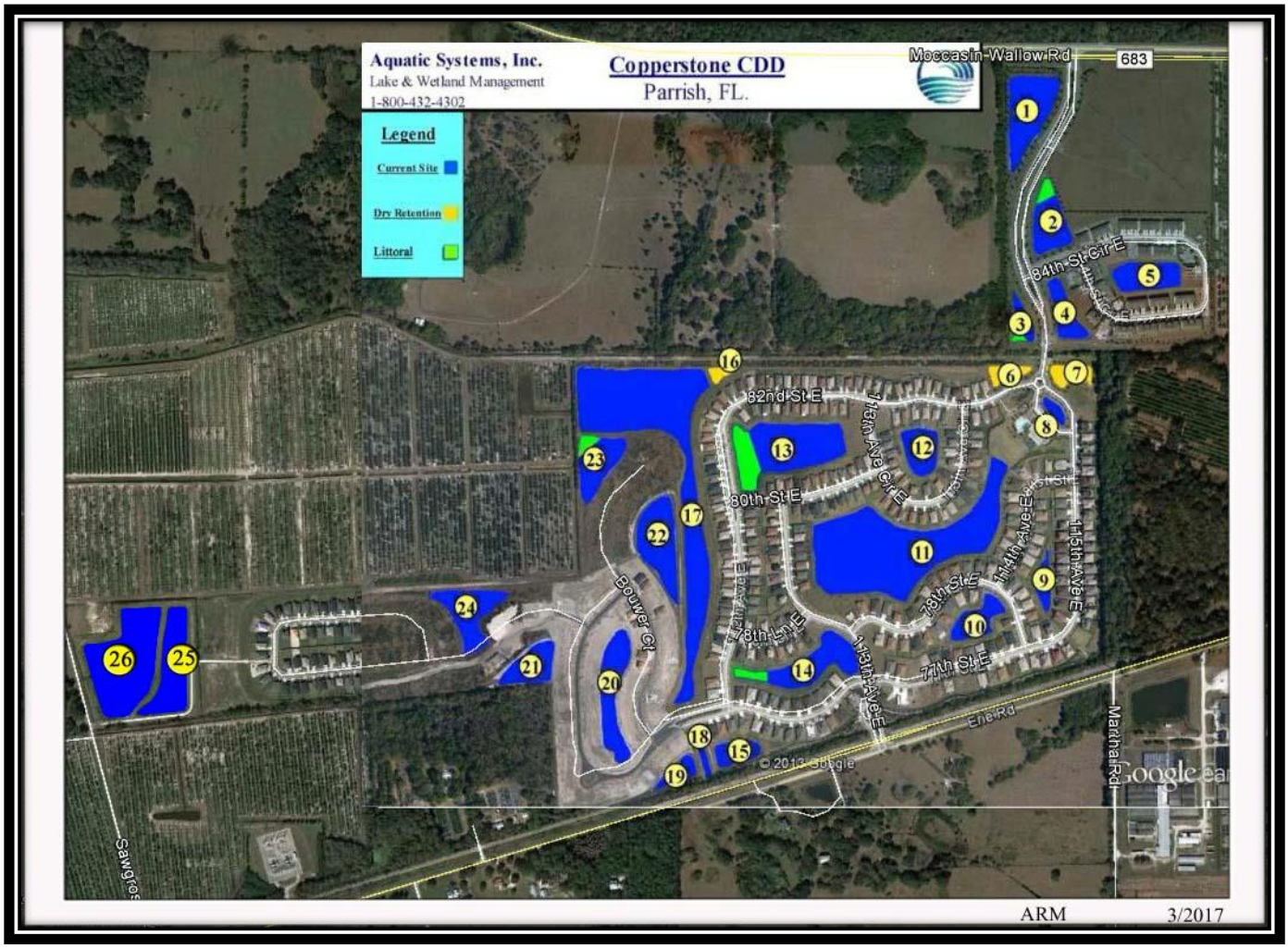
The conditions of the water in your lake affects the health of every living thing in it. A comprehensive consultation begins right at the water’s edge so that we can understand the current state of your lake, and what to begin testing for. Color, odor, algae, plants and other living organisms, even the neighborhood around the lake will tell a biologist a lot about your lake.

Lakes often show deteriorating conditions due to increased urban influences, lake aging, and declining health or overuse of traditional treatment options that no longer work. Water quality testing will encompass all these factors and provide quantitative results that can be used and compared to provide long term solutions for your lakes.

Recommendations/Action Items

- Routine Maintenance.
- Continue to promote native plants throughout the community.
- Monitor all ponds for shoreline weeds during our scheduled visits.
- Continue to target floating weeds within Ponds #13 and #15.
- Treat grasses and brush within Ponds #6, #7, #9, #13, #16, #22, and #26.
- Treat any algae identified within Ponds #10 and #11..
- Monitor Pond #1 for Hydrilla treatment results.

THANK YOU FOR CHOOSING ASI!


Aquatic Systems, Inc.
Lake & Wetland Management
1-800-432-4302
Copperstone CDD
Parrish, FL.
Legend
Current Site
Dry Retention
Littoral
Moccasin Wallow Rd
683
84th St Cir E
82nd St E
80th St E
78th St E
77th St E
115th Ave E
114th Ave E
113th Ave E
Bouver Ct
Erie Rd
Martha Rd
Sawgrass
ARM
3/2017

Tab 4

Vertex Water Features
Lake Aeration Systems & Floating Fountains

2100 NW 33rd Street • Pompano Beach, FL 33069
1-844-432-4303 • www.vertexwaterfeatures.com

June, 2019

Mr. Joe Roethke
Copperstone CDD – AM
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

VIA EMAIL: jroethke@rizzetta.com

RE: Account #0468180
Notice of Automatic Renewal

Dear Mr. Roethke:

The anniversary date of your **AERATION MAINTENANCE** program is **September 1, 2019**.

Under the terms of your "**automatic renewal**" agreement, we will extend your program for an additional twelve months.

We are pleased to report that your AERATION maintenance program has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment: $221.00 Semi-Annually.

Please note that sales/surtax will be added upon invoicing.

You will find that the continuity of this program will help extend the life of your system and prevent the high cost of repair.

If you have any questions regarding your maintenance program, please give me a call on or before **August 1**. Otherwise, no action is required at this time and your contract will renew automatically on **September 1**.

We appreciate your business and look forward to another successful year ahead!

Sincerely,

Chris Byrne
Sales Manager

CB/dk

Tab 5

Vertex Water Features
Lake Aeration Systems & Floating Fountains

2100 NW 33rd Street • Pompano Beach, FL 33069
1-844-432-4303 • www.vertexwaterfeatures.com

June, 2019

Mr. Joe Roethke
Copperstone CDD
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

VIA EMAIL: jroethke@rizzetta.com

RE: Account #0468180
Notice of Automatic Renewal

Dear Mr. Roethke:

The anniversary date of your **FOUNTAIN CLEANING** program is **September 1, 2019**.

Reminder: If bulb replacement is required during our scheduled fountain cleaning, **Vertex** will automatically replace the bulb and charge its customers for parts cost only. If, however, a customer supplies the bulbs, **Vertex** will charge a fee for bulb replacement.

Under the terms of your "**automatic renewal**" agreement, we will extend your program for an additional twelve months.

We are pleased to report that your fountain cleaning program has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment: $87.00 Quarterly.

Please note that sales/surtax will be added upon invoicing.

You will find that the continuity of this program will help extend the life of your fountain and prevent the high cost of repair.

If you have any questions regarding your cleaning program, please give me a call on or before **August 1**. Otherwise, no action is required at this time and your contract will renew automatically on **September 1**.

We appreciate your business and look forward to another successful year ahead!

Sincerely,

Chris Byrne
Sales Manager

CB/dk

Tab 6

SPECIAL DISTRICT WEBSITE COMPLIANCE Fla. Stat. §189.069 (2018)		
Requirements:[1]	**Website Timeframe:**	**Status:**
Full legal name of the special district. [2]	Permanent.	
Public purpose of the special district.[3]	Permanent.	
Contact information for each governing body member, including the member's name, official address, official e-mail address, and, if applicable, the member's term and appointing authority.[4]	Permanent.	
Fiscal year of the special district. [5]	Permanent.	
Full text of the special district's charter.[6] Community development districts may reference chapter 190, as the uniform charter, but must include information relating to any grant of special powers.[7]	Permanent.	
Date of establishment of the special district.[8]	Permanent.	
Establishing entity of the special district.[9]	Permanent.	
Statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.	Permanent.	
Mailing address of the special district.[10]	Permanent.	
E-mail address of the special district.[11]	Permanent.	
Telephone number of the special district.[12]	Permanent.	
Internet website uniform resource locator (URL) of the special district.[13]	Permanent.	
Description of the boundaries or service area of the special district.[14]	Permanent.	
Description of the services provided by the special district.[15]	Permanent.	
Listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the current fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge.[16]	Permanent, but rates and amounts only must be provided for the current fiscal year.	
Primary contact information for the special district for purposes of communication from the department. [17]	Permanent.	
Code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.[18]	Permanent.	
Budget of each special district, in addition to amendments in accordance with s. 189.418.[19]	**Tentative budgets**: must be posted at least two (2) days prior to the budget hearing and remain on the website for forty-five (45) days.[20] **Final adopted budgets**: must be posted within thirty (30) days after adoption	

[1] If the special district has a defined benefit retirement system there may be additional posting requirements per Fla. Sta. 112.664.
[2] Fla. Stat. § 189.069(2)(a)(1).
[3] Fla. Stat. § 189.069(2)(a)(2).
[4] Fla. Stat. § 189.069(2)(a)(3).
[5] Fla. Stat. § 189.069(2)(a)(4).
[6] Fla. Stat. § 189.069(2)(a)(5).
[7] *Id.*
[8] *Id.*
[9] *Id.*
[10] Fla. Stat. § 189.069(2)(a)(6).
[11] *Id.*
[12] *Id.*
[13] *Id.*
[14] Fla. Stat. § 189.069(2)(a)(7).
[15] *Id.*
[16] Fla. Stat. § 189.069(2)(a)(8).
[17] Fla. Stat. § 189.069(2)(a)(9). Per DEO guidelines, this should be the same person identified to the Department as the District's registered agent and registered office.
[18] Fla. Stat. § 189.069(2)(a)(10). Per DEO guidelines, one option is to link to the Florida Commission on Ethics – Ethics law webpage (http://www.ethics.state.fl.us/Research/EthicsLaws.aspx)
[19] Fla. Stat. § 189.069(2)(a)(11).
[20] Fla. Stat. § 189.016 (5).

	and remain on website for two (2) years.[21] **Budget amendments**: must be posted within five (5) days after adoption and remain on website for two (2) years.[22]	
Final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.[23]	Most recent audit report for most recent completed fiscal year.	
Link to the Department of Financial Services website.[24]	Permanent.	
List of regularly scheduled meetings.[25]	The schedule for must be posted quarterly, semiannually, or annually and remain on the website until the next schedule is available.[26]	
Meeting or workshop agenda, along with any meeting materials available in an electronic format, excluding confidential and exempt information. [27]	Post at least (7) days before the meeting or workshop. Agendas and materials must remain on the website for one (1) year after the meeting or workshop.[28]	
Public Facilities Report, if applicable.[29]	If applicable, the District must post the Public Facilities Initial Report, the Public Facilities Annual Notice of Any Changes, and the Public Facilities Update Report.[30]	

[21] *Id.*
[22] Fla. Stat. § 189.016 (7).
[23] Fla. Stat. § 189.069(2)(a)(12).
[24] Fla. Stat. § 189.069(2)(a)(15).
[25] Fla. Stat. § 189.069(2)(a)(13).
[26] Fla. Stat. § 189.015(1).
[27] Fla. Stat. § 189.069(2)(a)(16).
[28] *Id.*
[29] Fla. Stat. § 189.069(2)(a)(14).
[30] FLA. DEPT. OF ECON. OPPORTUNITY, SPECIAL DIST. HANDBOOK ONLINE (2016).



ADA Website Accessibility

Underwriting Guidelines - Policy Year 2019 - 2020

Florida Insurance Alliance™

1 - Accessibility Policy

- An adopted and implemented (or in the process of implementing) website accessibility policy that is consistent with WCAG 2.0 Level A and AA

2 – Accessibility Statement

- A disability accessibility statement posted on their website that includes:
  - A commitment to accessibility for persons with disabilities
  - The accessibility standard used and applied to the District's website
  - Contact information (email and phone number) in case users encounter any problems

3 – Video / Audio

- Video and Audio is published or streamed in an accessible format.

4 – Quarterly Audits

- Quarterly audits done by a third-party to ensure that the website is in continual compliance with prevailing WCAG standards.

5 – Remedial Measures

- If the District has been previously sued
  - Settlement Agreement
  - Review remedial measures taken by District

Proposal For

Copperstone CDD

URL: http://copperstonecdd.org/ Website Type: Medium

Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated "The Law, ADA and WCAG" section details	VB Joshi, Kristen T
January 10th, 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
June 9, 2019	2.7	Added Hosting and Backup to Maintenance	VB Joshi

VGlobalTech EXPERIENCE INNOVATION

BEST Quality

SATISFACTION 100% GUARANTEED

BBB ACCREDITED BUSINESS BBB Rating: A+ Click for Profile

Your website gets 2 Compliance Seals

VGlobalTech's Technical Compliance Seal & Human Audit Compliance Seal*

(* Human Audit Contract required. Please email contact@vglobaltech.com for audit proposal)

COMPLIANCE ADA COMPLIANCE COMPLIANCE

CERTIFIED ACCESSIBLE By Analysts who are Blind & Visually Impaired WCAG 2.0 AA

VGlobalTech is the ADA, WCAG Compliance Expert, with over 100 ADA & WCAG compliant websites created (….and counting) to-date! We have partnered with a non-profit agency to conduct Human Audit and Certification Seal.

Visit https://vglobaltech.com/website-compliance/ for details.

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Your strategic partner for Web Design, Software, Marketing, and SEO solutions.
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1.0 The Law

Source: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access. —

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.

2. The public purpose of the special district.

3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.

4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy

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of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

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2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: https://www.w3.org/WAI/standards-guidelines/wcag/

Visit http://vglobaltech.com/website-compliance/ for more details, do a website compliance check on your website and to download a PDF proposal.

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2.1 Common Problems and Solutions in Website Accessibility?

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

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2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
    - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
    - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
    - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
    - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

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VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Visit https://vglobaltech.com/website-compliance/ **for details of our compliance process and expertise in this area.**

Please see References section for several resources on compliance.

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3.0 Pricing

Website Complexity: Medium Level Websites

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start for ADA and WCAG compliance requirements – ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	**ADA** Standards application (as per Section 1 above). ADA.gov, **Web Content Accessibility Guidelines (WCAG)**
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with **VGlobalTech's ADA Compliance Seal** (valid for 1 year only)
7.	**Web Design Total: $4750/- (one time)**

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3.2 ADA Compliance Monthly Maintenance and Hosting

Maintenance contract starts after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):
The Annual Maintenance <u>DOES NOT</u> include the quarterly audits proposed in the previous section.

Maintenance contract is required to receive VGlobalTech's proprietary document conversion software (PDF to RTF) that allows you to easily convert documents or submit to VGlobalTech and get docs converted within less than 24 hrs.

	Task
1.	Assist with ADA Website Compliance tasks for current / new website on an ongoing basis – All new webpages and content that is put on the website – Customer must notify what updates are made (*content shall be uploaded by client, VGlobalTech shall provide feedback on the content ADA requirements – This is as per customers' request. Please contact VGlobalTech if a full maintenance, including content upload is required*)
2.	PDF Documents conversion (to Text, HTML etc) as needed (***new documents during the maintenance year only***) for ADA Compliance / Reader Compliance. VGlobalTech's **proprietary batch conversion software** is included as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents you can convert using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Update footer with VGlobalTech's ADA Compliance Seal (extended for current year)
	Monthly Maintenance: (starts after initial compliance engagement quoted above is complete): **$1440 /- (annually – can be broken into equal monthly charges)** *support beyond 8 hrs / month shall be billed at $55 / hr separately **Annual maintenance can be broken up into smaller monthly bills.
4.	Website hosting and backups – Premium hosting, unlimited file space, bandwidth, fast website response, regular automated backups, SSL certificates for secure site access (https protocol), 99.9% website uptime: **$600 / year**
	Total Maintenance and Hosting: $2040 / year

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3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here: https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf**

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: **https://vglobaltech.com/website-compliance/**

Together we are now able to provide not one but two compliance seals for all our customers:

1. **Digital Asset Technical Compliance Seal:**



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (**ADA**), Web Content Accessibility Guidelines (**WCAG**), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear **– Universal, Creative Web design that works for everyone, everywhere and every time!**

2. **Human Audit Seal:**



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

Cost for Technical and Human Audits:

$1600 / Four Audits per Year

(paid as a onetime fee) (Seals renewed every quarter) (Audits are conducted by VGlobalTech and LightHouse Agency together)

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This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

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4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

☐ ***Option1: Website only***

Section 3.1: One time (website conversion and compliance cost):

☐ ***Option2: Website and Monthly Maintenance w/ Hosting***

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Hosting

☐ ***Option3: Website and Quarterly Audits***

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.3 Quarterly Technical and Human Audit Testing

☐ ***Option4: Website, Monthly Maintenance w/ Hosting and Quarterly Audits***

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Hosting

+

Section 3.3 Quarterly Technical and Human Audit Testing

Signatures:

For Customer *Date*

VB Joshi

For VGlobalTech *Date*

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5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:
https://www.ada.gov/pcatoolkit/chap5toolkit.htm

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*
https://www.ada.gov/websites2.htm

Web design Standards: https://www.w3schools.com/

Web Content Accessibility Guidelines (WCAG) https://www.w3.org/TR/WCAG21/

VGlobalTech Web Content Accessibility Implementation and Checkpoints:
http://vglobaltech.com/website-compliance/

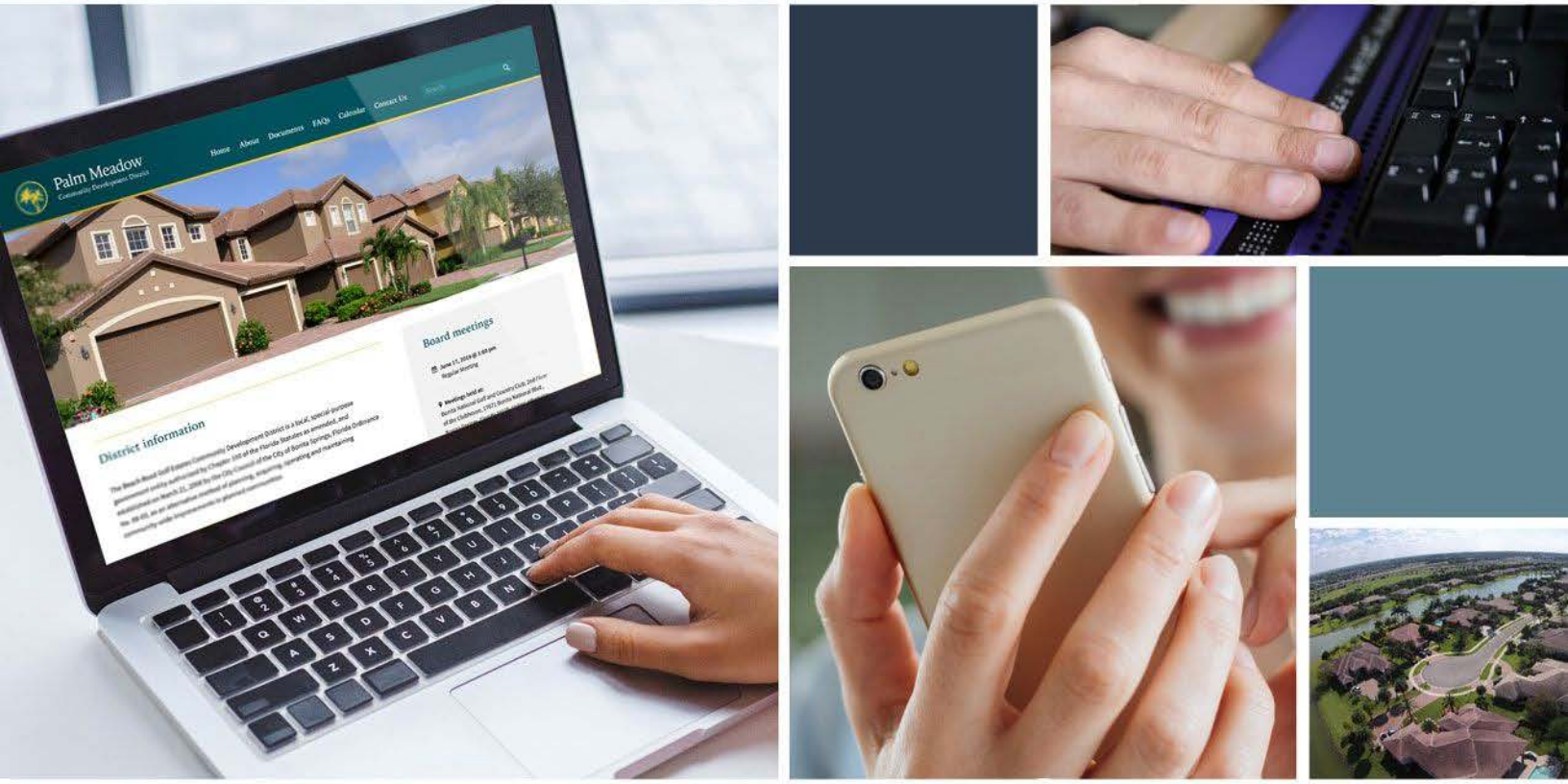








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Keeping your community informed. And you compliant.

Copperstone Community Development District

Proposal date: 2019-07-09

Proposal ID: AS2HT-RXBE7-EJXNZ-GJ5KE

Pricing.....2
Services.....3-5
FAQs.....6
Statement of work.....7-8
Terms and conditions.....9-12



Ted Saul

Director - Digital Communication

Certified Specialist

campus suite

Pricing

Effective date: 2019-07-15

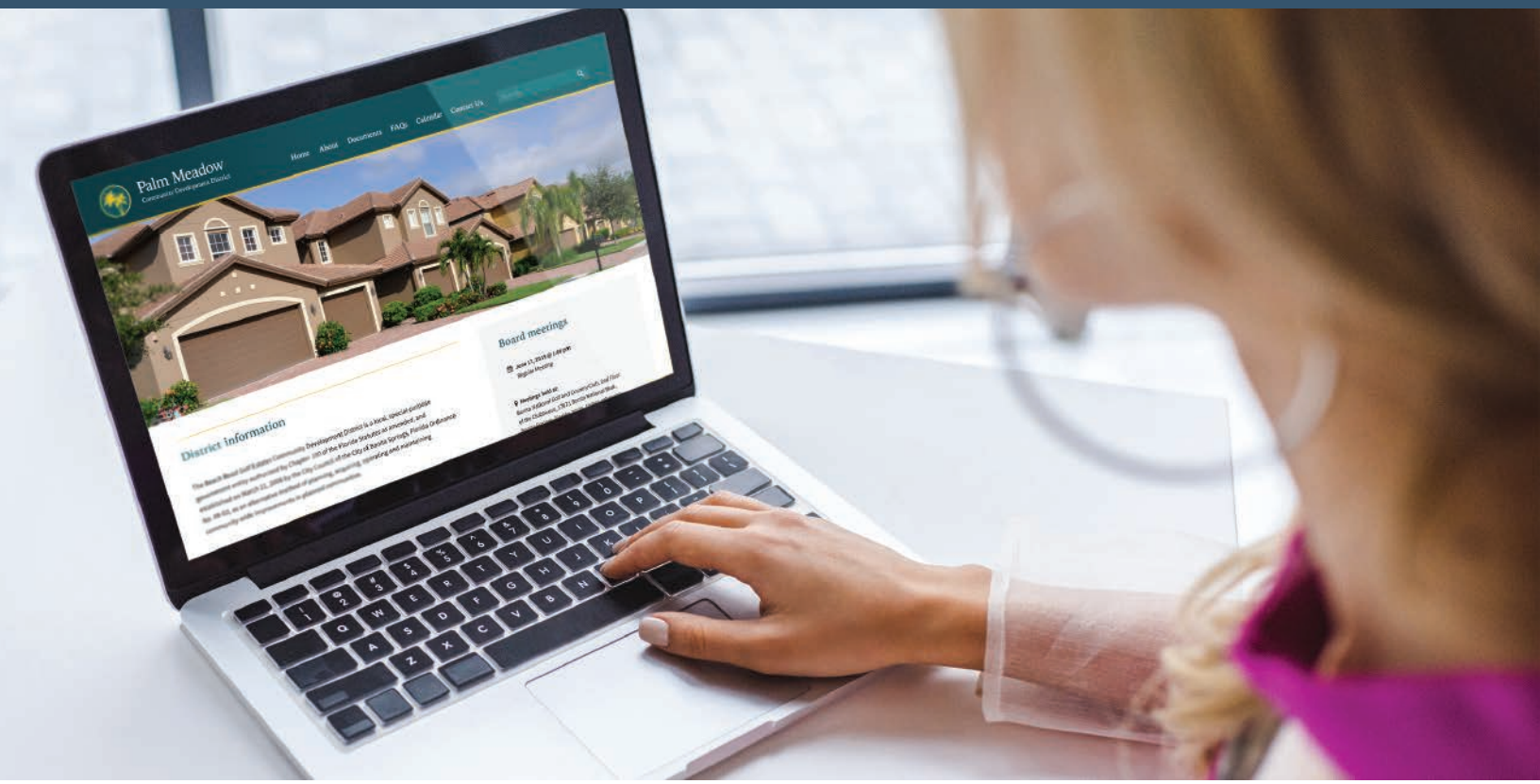
Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation	1	$2,325.00

Annual ongoing services	Quantity	Subtotal
Website services • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections	1	$600.00
Ongoing PDF Accessibility Compliance Service • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard	750*	$937.50
Social Media Manager		Included

**Maximum PDF pages per 12 month period*

Total: $3,862.50





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

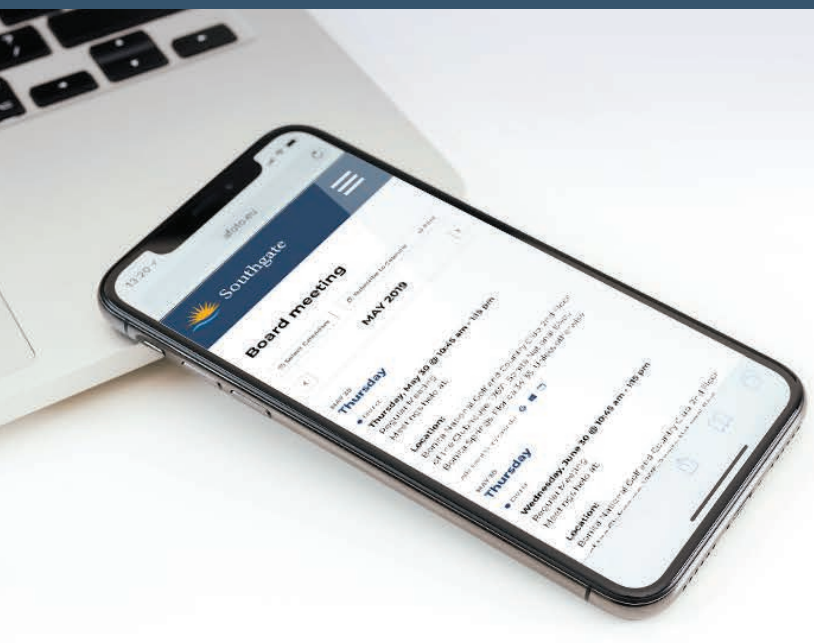
Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts

- **Easy-to-update website, hosting and support**
- **Worry-free ADA-compliance, auditing and full reporting**
- **Meets Florida statutes and federal laws**
- **Save CDD board time and money**

campus suite



Keeping your community informed and compliant.

Accessibility Compliance
with Campus Suite

We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.
Each page of your website will have our official certification of a website that meets the required accessibility standards.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes

campus suite



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..

WCAG 2.0

Campus Suite Academy
Website Accessibility Center

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?
Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between $1.05 per page to $1.75 per page.

What does the PDF scan and remediation process look like?
You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?
Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?
For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?
We follow WCAG AA 2.1 guidelines

Are there any hidden fees?
No.

How long does it take to build the website?
It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?
Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc…

Do your sites offer a calendar?
Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
    1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
    2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
    3. Display an ADA compliance shield, seal, or certification;
    4. Provide options to create a CDD-branded design (colors, logo, etc…)
    5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
    6. Be free of any commercial advertising;
    7. Be free of any known spyware, virus, or malware;
    8. Secure certification (https)
    9. Secure cloud hosting with fail-overs
    10. Allow for data backups, and record retention as required by law;
    11. Allow for the display a calendar, reservation request form, and newsletter;
    12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
    13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
    1. Contractor will manage and maintain the website;
    2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
        1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
    3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
    4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. **Monthly Auditing and Remediation Services.**
    1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
    2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
    3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
4. **Support Services.**

    Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this "Agreement") is entered into as of 2019-07-15, between the Copperstone Community Development District, whose mailing address is 3434 Colwell Avenue, Tampa, FL 33614 (the "District") and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the "Contractor").

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the "ADA"). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the "Statement of Work" attached hereto as Exhibit A.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and the opportunity to cure the breach.

c. Upon termination of this Agreement:

i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed $50 to the District.
iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of $2,325.00 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.

b. Starting on October 1, 2019 the District agrees to compensate the Contractor $1,537.00 for Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than $1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers

Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms

of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT _____, OR BY EMAIL AT _____, OR BY REGULAR MAIL AT _____.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC.	Copperstone
_____	_____
Steve Williams Date VP of Marketing	Print name Date
	_____



Copperstone CDD

Website Compliance and Accessibility

ADA SITE COMPLIANCE

A Sampling of Our Clients

































Dear Copperstone CDD Board Members:

Thank you for the chance to present our company, ADA Site Compliance, the leader in website accessibility for Florida's community development districts. We've worked with 200+ CDDs and government entities, and hundreds of businesses, including some of the world's best-known brands. We're confident that our expertise in website and PDF accessibility makes us the right choice for Copperstone.

We realize you have a choice when selecting any vendor. We also know that ADA website and PDF accessibility are highly specialized, so it's important for you to understand what sets one company apart from another. Below are a few key facts you should know about us:

1. We have one business – website and PDF accessibility and compliance – and we do it the right way

Since the explosion of ADA website lawsuits two years ago, many companies in fields like web design and SEO are now seeking a new revenue stream in digital accessibility. Many are good marketers but simply lack the skills and knowledge to properly do this work. At ADASC, we have one business: making and keeping our clients' websites and PDFs accessible.

2. Community Development Districts are our specialty – and we have a perfect track record

We have worked with hundreds of special districts in Florida, including more than 200 CDDs. In that time, no ADASC clients who have completed their auditing and remediation have been sued. That's because we do the work the way it must be done and never take shortcuts.

3. We are the experts' experts

Our clients are also the clients of dozens of the world's largest law firms (we're happy to share a list). They continue to refer us those clients because they trust us to serve them well, to manage their risk exposure, and to keep their costs low.

We respectfully urge the board to consider these points in order to get a true apples-to-apples comparison of your options. As litigation continues against CDDs, having a truly accessible website and PDFs will save you time and money. And it's the right thing to do.

We welcome your questions and look forward to serving as your trusted resource for all your accessibility needs.

Sincerely,

The ADA Site Compliance Team

Experience Counts

ADASC is proud to be the trusted partner of 200+ Florida CDDs, their board members, management companies, insurance carriers, and legal counsel.

Districts across Florida turn to us for all their accessibility and compliance needs:

- ✓ Website and PDF remediation
- ✓ Creation of new, ADA-compliant, accessible websites
- ✓ Risk-mitigation in a climate of growing litigation
- ✓ Ongoing maintenance and support of accessibility efforts
- ✓ Website hosting, back-up, and security
- ✓ Training, consulting, and expert advice

We are happy to provide you with references upon request

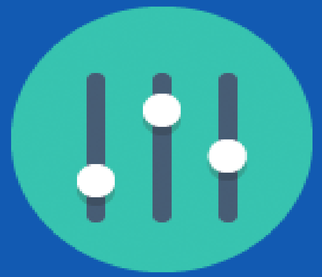


Phase 1: Risk-Mitigation



Compliance Shield

A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.



Site Accessibility Policy

A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.



Compliance Audit Report

A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.







Your New, Accessible & Compliant Website

Phase 2

Migration of All Content

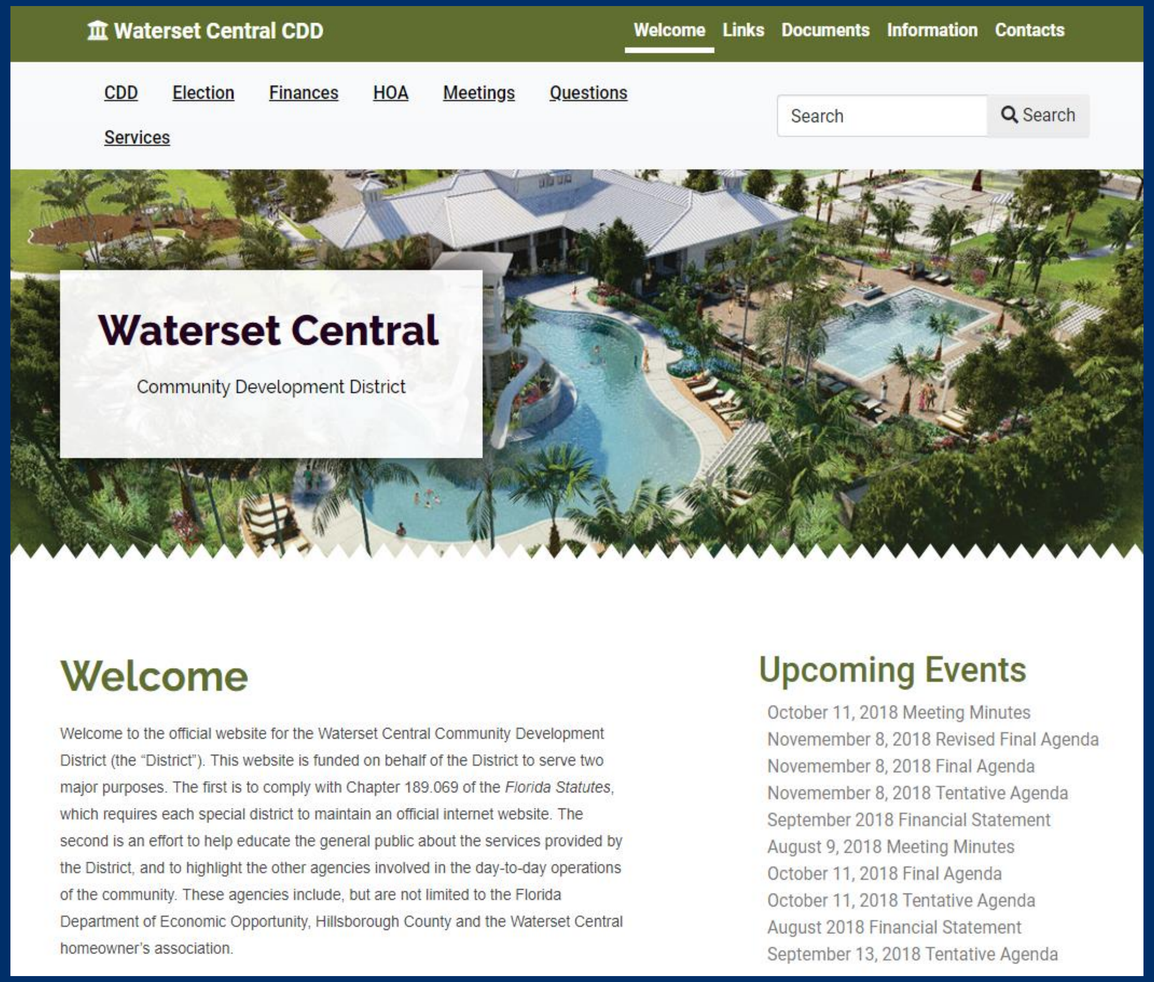
Our technical team migrates your current content to a brand new website built to be accessible and compliant.

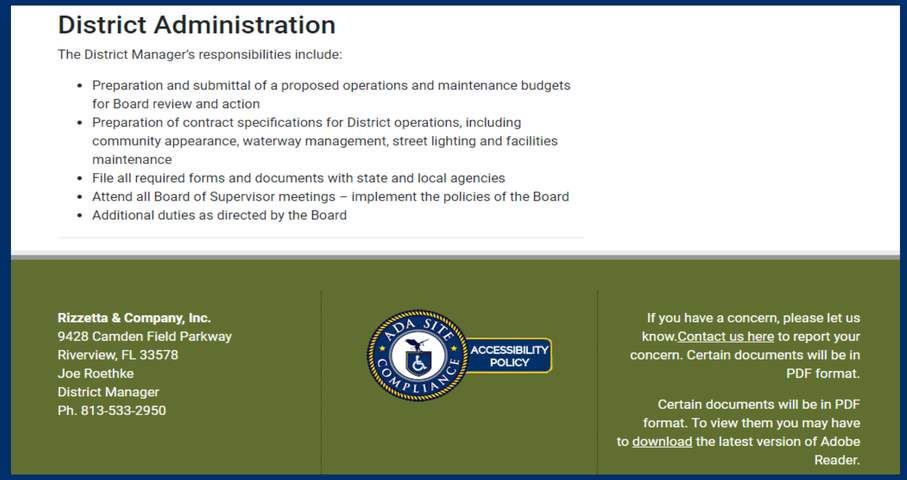
Phase 3

Quality Assurance

Our compliance team re-tests your new website to ensure that it meets WCAG 2.1 AA-level criteria.

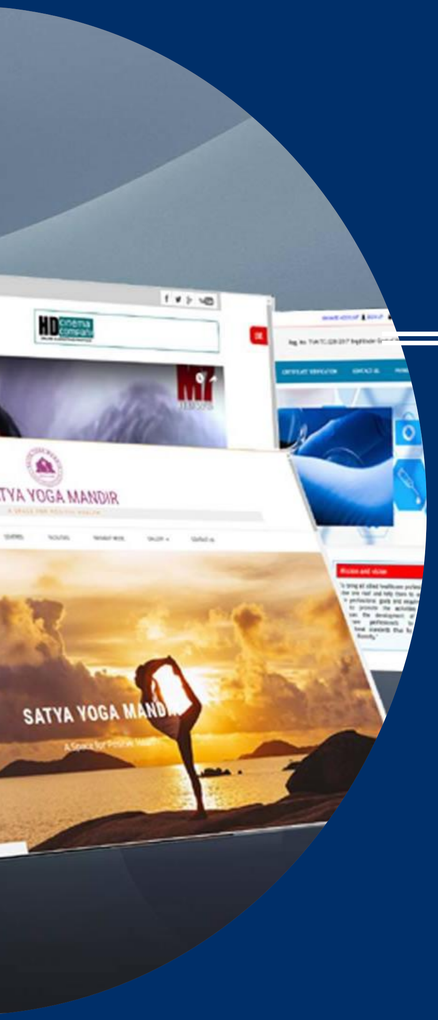
Sample Pages from a District's New, Compliant Website







Creation of a New, Compliant & Accessible Website



$2,400 (year 1)

* Migration of current site content to new, ADA-compliant format
* Copperstone CDD owns 100% of the website
* No annual fee in year one

$900 (annually) - Continued accessibility and ongoing compliance support as standards change

Includes:

* 20 FREE hours of annual consulting (a $5,000 value)
* FREE monthly tech audit reports for ongoing maintenance (a $999 value)
* Customized Accessibility Policy
* ADASC Compliance Shield
* No annual fee in year one

** the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis & Rizzetta clients*



PDFs

$99 for two years of PDF conversion to text/HTML format

Conversion will improve PDF accessibility

Complex document remediation starts at $1.00

Template creation available to reduce future costs

Hosting

$300 per year (a $1,200 value)

Includes the following premium features:

- **Active firewall**
- **Virus protection**
- **SSL certificate**
- **Daily file and database backup**
- **Disaster recovery**
- **Server optimization**

- *the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis & Rizzetta clients*

Districts Choose ADASC For:

* Turnkey solutions that provide unmatched convenience
* Services that don’t just meet, but exceed, insurance requirements
* The most experienced team of experts in our field
* Our single focus on digital accessibility and compliance
* The lowest-cost option among legitimate service providers

New, Compliant Website: $2,400

PDFs: $99

Hosting & Backup: $300

Year One Cost: $2,799



FREE for All Rizzetta Clients
A $5,999 Value

* 20 FREE hours of annual website consulting (a $5,000 value)
* FREE monthly tech audit reports for ongoing compliance (a $999 value)



A Word from a Fan

”A big shout out to ADA Site Compliance, which helps businesses and public entities make their websites and PDFs accessible and compliant with the Americans with Disabilities Act. Check out ADA Site Compliance. This is a good thing to have. Compliance is a must...”

- KEVIN O’LEARY A.K.A. “MR. WONDERFUL”
ABC TV’S *SHARK TANK*

ADA Site Compliance

The Website & PDF Accessibility Experts Asked to Present to:

FASD

egis Insurance & Risk Advisors

The Trusted Resource for Those That You Trust

ADA SITE COMPLIANCE



Contact Information

ADA Site Compliance, LLC

Jeremy Horelick, Vice President
(561) 258-9518 Direct

jeremy@AdaSiteCompliance.com

www.AccessibleDistrictWebsites.com

Tab 7

A·C·T Environmental & Infrastructure

CORPORATE OFFICE
1875 West Main Street · Bartow, FL 33830
www.A-C-T.com

863.533.2000

June 20, 2019

Mr. Joe Roethke
Copperstone Community Development District
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

email: JRoethke@rizzeta.com

SUBJECT: LAKE BANK REVIEW AND EVALUATION
COPPERSTONE COMMUNITY, MANATEE COUNTY, FL
A·C·T PROPOSAL # 21846.19

Dear Mr. Roethke,

Thank you for this opportunity for A·C·T Environmental & Infrastructure Inc. (A·C·T) to present this cost estimate to the Copperstone Community Development District (CDD) to review current lake bank conditions and evaluate the necessity for corrective action of twenty-six (26) lakes within the Copperstone Community located in Manatee County, Florida.

Scope of Work

In order to observe and record current lake bank conditions, A-C-T provides the following options:

1. FAA registered/licensed drone flight and high-resolution image recording of 26 lakes within the Copperstone Community. See attached figure with individual lakes numbered.

   - Information and data collected during FAA registered/licensed drone assessment will be processed into orthophoto format for inspection using geographic information systems (GIS) software.

   - The results of the drone flight will consist of digital high-resolution imagery presented to the client. This will include an electronic copy of relevent data provided on a USB flash drive.

2. Site walk by engineers to visually observe and record current site conditions of 26 lakes within the Copperstone Community. See attached figure with individual lakes numbered.

   - Information and data collected will be entered into a spreadsheet and included in the engineering evaluation report.

3. Alternatively, A·C·T proposes to fly the drone over the entire Copperstone Community acquiring GIS referenced topographical information over the entire property for future use. See attached aerial photograph depicting approximate site boundary outlined in blue.

   - Information gathered and reported would be similar to Option 1 however figures and images provided would include the entire community. The CDD has received multiple requests to correct drainage issues within individual residences. This alternative deliverable would allow the CDD to review and visually provide a resident with information showing that the CDD is not responsible for any drainage issues within the individual residence. This ability to demonstrate responsibility and cause may prevent the CDD from incurring additional charges for calling out a surveyor or contractor to provide their opinion or assessment of the area for each occurance. As an added bonus, the deliverable would provide relational information across the entire site rather than locally to each pond.

Each option includes professional engineering review of current site conditions and a lake bank evaluation report with findings, comments, and recommendations based on conditions observed.

DESCRIPTION	UNITS	DATA COLLECTION	LAKE BANK ENGINEERING REVIEW & REPORT	TOTAL FEE
Option 1. Drone flight and aerial photography of 26 identified lakes	LS	$ 6,167.40	$ 1,430.00	**$ 7,597.40**
Option 2. Engineer site walk with field noted observations	LS	$ 6,839.80	$ 1,430.00	**$ 8,839.80**
Option 3. Drone flight and aerial photography of the entire property	LS	$ 7,868.50	$ 1,430.00	**$ 9,298.50**

Notes: See attached Terms & Conditions and Specific Project Conditions for additional information.

All of us at A·C·T look forward to working with you on this project. As always, we will commit our personnel, resources, and experience in a manner to allow for an environmentally sound, safety conscious, and cost effective plan to rapidly and successfully complete any assignment to your satisfaction.

Please carefully review proposal. Should you desire A·C·T to perform this work, please select one or both scope Options, execute this agreement in the space provided, make a copy for your own files, and return the original to A·C·T**.** Scanned and e-mailed copies are acceptable. If you have any questions or require additional information, please contact me directly at (863) 533-2000, X-276. I look forward to hearing from you.

Sincerely,

Josh Newell
Environmental Engineer

Ben Hilton, P.E.
Sr. Civil Engineer

A·C·T Proposal No. 21846.19 accepted:

Signature*:_____

Name/Title: _____

Company: _____

Date: _____

* - Signature to be performed by individual authorized to contractually bind the client. Qualifying signature indicates authorization for A·C·T to commence with scope of services, acceptance to pay for Services as presented, and acknowledges receipt, review, and acceptance of A·C·T Terms and Conditions attached hereto.


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Tab 8



4 removable bollards anchored into the concrete prior to the bridge with a minimum of 36" clearance between the bollard base plate. If it is believed that the padlock may be tampered with and bollard removed, install permanent bollards instead. Bollards should be anchored to concrete with tamper proof nuts and 6" by 5/8" redhead expansion wedge anchors. The last section of concrete will have to be removed and replaced with 12" thick, fiber reinforced, 5000 psi concrete. Bollards maybe painted to match existing construction. Bollards should be placed within 36" of and a minimum of 6" from the bridge.



An alternative to bollards would be to install benches near either end of the bridge. Benches with a width of 12" up to 32.5" are available and can be positioned to only allow 36" on one side. Benches should be installed with bolt through carriage bolts to reduce equipment tampering.



Additional railing matching current construction may also keep vehicles from passing over the bridge while maintaining the aesthetics of the bridge.

No Motor Vehicle signs maybe added but may not be necessary due to constraints of either bollards, railing, or benches.

The bridge width between the baseboards was estimated to be 5' 8.5". Assuming 5' 8.5" to be accurate, railing or bollards would block off approximately 16.25" on either side. If benches or some other object is desired, the object would be limited to a total depth of 32.5".

Accurate measurements should be obtained prior to purchasing equipment or bidding the work to ensure the 36" minimum width is not obstructed to remain ADA compliant.

Invoice

Tuxedo Home Care LLC
Phone: 941-465-5565
11326 78th St E
Parrish, Fl 34219

Property/ Customer 07/12/19
COPPERSTONE Community
Board Of Directors of CDD

Job Description

Install additional railing on both sides of the foot bridge located between Bouwer Court and 112th Avenue East. Railing Will match existing Bridge with 6x6 end post and 2x6 railing with 2x2 pickets.Railing will be 42 inches high to match existing height.Materials used will be pressure treated wood and stainless steel screws will be used for Longevity.6x6 post will be notched and attached to the main structure using two Deck Plus 7/8x 8-in Coated Coarse Thread carriage Bolt per 6x6 post and also tied to structure by galvanized Simpson strap ties.Bridge width is approximately 6 ft wide and Walkway will be 36 inch wide in order to remain ADA Compliant .Railings will be painted to match existing bridge. A total of four new deck boards will be replaced two on either end and notched to accommodate for new six-by-six post.Deck boards will be placed with crown up to allow water to run off and not pool on top of wood causing rot over the course of time.

Replace up to 7 deck boards and 4 pickets on bridge.Deck boards will be placed Crown up and be painted with matching paint with shark grip added.Stainless steel screws will be used to attach any new pressure treated wood Pickets will be painted to match existing color as well

Total $

1500

Please make payment to: Tuxedo Home Care LLC.

11326 78th St E

Parrish, Fl 34219