



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Regular
Meeting
September 15, 2020**

**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 Gerard Litrenta Ryan Stulman Barry Schlotzhauer Michael Fontario	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Gary Moore	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.

**Board of Supervisors
Copperstone Community
Development District**

September 14, 2020

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, September 15, 2020 at 6:30 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial **929-205-6099**, and enter the ID# **983 6255 3632**. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Counsel**
 1. Discussion of Pending Loans
 2. Discussion Regarding Landscaping Contract
 - B. District Engineer**
 1. Consideration of Pond Erosion Project PackageTab 1
 2. Consideration of Structure Repair Proposals.....Tab 2
 3. Presentation of Bank Stabilization MapsTab 3
 - C. District Manager**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on August 18, 2020.....Tab 4**
 - B. Consideration of Minutes of the Board of Supervisors Special Meeting held on August 12, 2020.....Tab 5**
 - C. Consideration of Operation & Maintenance Expenditures for August 2020Tab 6**
- 5. BUSINESS ITEMS**
 - A. Presentation of Pond Report.....Tab 7**
 - B. Consideration of EGIS ProposalTab 8**
 - C. Consideration of Aquatic Planting Installation ProposalTab 9**
- 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,

Gary Moore

Gary Moore
District Manager

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, August 18, 2020 at 6:30 p.m.** conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes.

Present and constituting a quorum:

Amy Tran	Board Supervisor, Chairman
Gerard Litrenta	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary
Barry Schlotzhauer	Board Supervisor, Assistant Secretary

Also present were:

Matt Huber	District Manager, Rizzetta & Company, Inc.
Gary Moore	District Manager, Rizzetta & Company, Inc
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Anthony Flock	Solitude
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no resident comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Regular
Meeting held on July 21, 2020**

Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on July 21, 2020 to the Board.

On a Motion by Mr. Schlotzhauer, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on July 21, 2020, as presented, for the Copperstone Community Development District.

49 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**
50 **Maintenance Expenditures for**
51 **July 2020**
52

53 Mr. Croom presented the Operations & Maintenance Expenditures for July 2020 to
54 the Board for ratification.
55

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for July 2020 in the amount of \$33,016.84, for the Copperstone Community Development District.

56
57 **FIFTH ORDER OF BUSINESS** **Presentation of Resumes for Board**
58 **Supervisor Vacant Seat #2**
59

60 The Board would like to consider several a member of the audience as candidates for the
61 Vacant seat on the Board. These residents answered general questions from the present
62 Board members.
63

On a Motion by Mr. Litrenta, seconded by Ms. Tran, with all in favor, the Board of Supervisors appointed Michael Fondario to Seat #2 for the Copperstone Community Development District.

64
65 **SIXTH ORDER OF BUSINESS** **Administer Oath of Office to Newly**
66 **Elected Supervisor**
67

68 Mr. Huber administered the oath of office to Mr. Fondario and Mr. Fondario responded in the
69 affirmative. Mr. Huber informed Mr. Fondario that as a Board Supervisor they are entitled to
70 compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00. Mr. Fondario
71 accepted compensation. District Counsel reviewed Sunshine Laws and Public records Laws
72 with Mr. Fondario. District Manager will email the oath of office to Mr. Fondario to have
73 notarized.
74

75 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-06,**
76 **Designating Officers of the District.**
77

78 Mr. Croom presented Resolution 2020-06 to the Board, which will re-designate officers of
79 the District. The Board named Amy Tran as Chairman, Gerard Litrenta as Vice Chairman,
80 and Ryan Stulman, Barry Schlotzhauer, Michael Fondario, Gary Moore, and Justin Croom
81 as Assistant Secretaries.
82

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors adopted Resolution 2020-06, for the Copperstone Community Development District.

83
84 **EIGHTH ORDER OF BUSINESS** **Presentation of Pond Report**
85

86 Mr. Huber reviewed the pond report to the Board. The Board discussed the
87 treatments needed for specific pond sites. The Board would like an update on the planting
88 proposals that were tabled at the previous meeting.
89

90
91 **NINTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year**
92 **2020-2021 Budget**
93

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board opened the Public Hearing on Fiscal Year 2020-2021 Budget for Copperstone Community Development District.

94
95 Mr. Croom presented the Fiscal Year 2020-2021 budget to the Board. Mr. Deblasio
96 commented on the landscape erosion.
97

On a Motion by Mr. Stulman, seconded by Ms. Tran with all in favor, the Board closed the Public Hearing on Fiscal Year 2020-2021 Budget for Copperstone Community Development District.

98
99 **2. Consideration of Resolution 2020-07, Adopting Fiscal Year 2020-2021**
100 **Budget**

101
102 Mr. Croom presented Resolution 2020-07 to the Board, which will adopt the
103 Budget for Fiscal Year 2020-2021
104

On a Motion by Mr. Schlotzhauer, seconded by Mr. Stulman, with all in favor, the Board adopted Resolution 2020-07 for Copperstone Community Development District.

105
106 **3. Consideration of Resolution 2020-08, Imposing Special Assessments**
107 **and Certifying Assessment Roll**

108
109 Mr. Croom presented Resolution 2020-08 to the Board, which will impose
110 special assessments and certify the tax roll for the 2020-2021 budget.
111

On a Motion by Mr. Litrenta seconded by Mr. Stulman, with all in favor, the Board adopted Resolution 2020-08 for Copperstone Community Development District.

112
113 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-09,**
114 **setting Meeting schedule for FY**
115 **2020-2021**

116
117 Mr. Huber presented Resolution 2020-09 to the Board, which will set their meeting
118 schedule for Fiscal Year 2019-2020. All meetings will convene on the 3rd Tuesday of each
119 month and will be held at the Copperstone Clubhouse located at 8145 115th Avenue East,
120 Parrish, Florida 34219. Mr. Huber also stated that because of the COVID-19 public health
121 emergency, these meetings may be held telephonically, virtually, or at another location in the
122 event the above location is not available.
123

On a Motion by Mr. Tran, seconded by Mr. Litrenta, with all in favor, the Board adopted Resolution 2020-09 for Copperstone Community Development District.

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125
126
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ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen gave an update regarding the bank loan update and discussed the principal and interest associated.

B. District Engineer

The Board discussed the termination of ACT. Both Mr. Moore and Mr. Croom have reached out to ACT for early dismissal form agreement and had not gotten a response at the time of the meeting. District staff will be reaching out to ACT to retrieve necessary files.

The Board would like inspections on compactness during and after erosion project completion for Finn Outdoor and Site Masters. Mr. Schappacher gave an update to the Board regarding the erosion issues. He stated that the lake #11 erosion issues were not as bad as previously stated by ACT and recommended that the Board hold off on proposals from Finn Outdoor and Site masters.

C. District Manager

Mr. Huber informed the Board that the next regular meeting is scheduled for Tuesday, September 15, 2020 at 6:30 p.m. to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes.

TWELFTH ORDER OF BUSINESS

Audience Comments

- A resident had a question regarding who provided the scope of work.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Deblasio expressed concerns with Mr. Schappacher regarding ACT and their determination of erosion repairs.
- Mr. Fretz asked a question regarding the Board seats that are up for election in November. Mr. Cohen explained that the qualification period has expired.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Stulman, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors adjourned the meeting at 8:08 p.m. for the Copperstone Community Development District.

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 special meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Wednesday, August 12, 2020 at 6:30 p.m.** to be conducted by means of communications media technology telephone (929) 205-6099 ID# 424-856-3677 pursuant to Executive Orders 20-52, 20-69 20-112, 20-123, 20-139, 20-150, and 20-179 issued by Governor DeSantis on March 9, 2020 and March 20,2020, April 29, 2020, May 18, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Section 120.54.(5)(b)2., Florida Statutes. The following is the agenda for this meeting.

Present and constituting a quorum:

Amy Tran	Board Supervisor, Chairman
Gerard Litrenta	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary
Barry Schlotzhauer	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Co., Inc.
Gary Moore	District Manager, Rizzetta & Co., Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of District
Engineering Services**

The Board reviewed the proposals that were received from the advertised RFQ for engineering services. District Counsel advised on the termination of ACT and that these proposals are open for 120 days. Schappacher Engineering was the highest bidder with a total of 285 points. Cardno, Inc received a total of 168.5 points, and JMT withdrew their bid.

On a Motion by Mr. Stulman, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the proposal from Schappacher Engineering for District Engineering services for the Copperstone Community Development District.

FOURTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

54 **FIFTH ORDER OF BUSINESS**

Supervisor Requests

55
56 District Counsel discussed the bank loan update and finance options. They stated
57 that Center State is interested in moving forward. The Board compared the taxable
58 vs non-taxable options.

59
60 The Board discussed the status of Finn Outdoor.

61
62 **SIXTH ORDER OF BUSINESS**

Adjournment

63

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors adjourned the meeting at 7:09 p.m. for Copperstone Community Development District.
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68 _____
Assistant Secretary

Chairman/Vice Chairman

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

**Operation and Maintenance Expenditures
August 2020
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,267.44**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District
Paid Operation & Maintenance Expenditures
 August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Compliance Technologies, Inc.	002113	00027241	District Engineer 07/20	\$ 3,145.00
Amy Tran	002120	AT081220	Board of Supervisors Meeting 08/12/2020	\$ 200.00
Bradenton Herald	002115	0004714372 08/12/20	Legal Advertising 08/20	\$ 155.61
Gerard Litrenta III	002116	GL081220	Board of Supervisors Meeting 08/12/2020	\$ 200.00
Peace River Electric Cooperative, Inc.	002117	Electric Summary 07/20	Electric Summary - 07/20	\$ 1,056.81
Persson, Cohen & Mooney, P.A.	002114	25089	Legal Services 07/20	\$ 2,932.50
Rizzetta & Company, Inc.	002111	INV0000051709	District Management Services 08/20	\$ 3,806.67
Rizzetta Technology Services, LLC	002112	INV0000006049	Website Hosting Services 08/20	\$ 100.00
Ryan Stulman	002119	RS081220	Board of Supervisors Meeting 08/12/2020	\$ 200.00
Solitude Lake Management	002118	PI-A00454637	Fountain Services 08/20	\$ 270.85
Solitude Lake Management	002118	PI-A00455637	Monthly Aquatic Services 08/20	\$ <u>2,200.00</u>
Report Total				\$ <u>14,267.44</u>