



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Regular
Meeting
November 17, 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 Fondario | 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 | Rick Schappacher | Schappacher Engineering, LLC |

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813)-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

November 10, 2020

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, November 17, 2020 at 6:30 PM** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. 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
 - B. District Engineer
 - C. Aquatic Maintenance
 1. Presentation of Pond ReportTab 1
 2. Consideration of Aerator proposalTab 2
 3. Discussion of Aerator Repair for Pond 10
 - D. District Manager
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on October 20, 2020Tab 3
 - B. Consideration of Operation & Maintenance Expenditures for October 2020Tab 4
 - C. Consideration of Resolution 2021-01, Designating Officers of the District.....Tab 5
 - D. Administer Oath of Office to Newly Elected SupervisorTab 6
 1. Consideration of Compensation
 2. Review of Chapter 190 FL Statutes
 3. Review of Sunshine Laws and Code of Ethics for Public Officers and Employees
5. **BUSINESS ITEMS**
 - A. Consideration of Pedestrian Bridge Repair Proposal.....Tab 7
 - B. Consideration of Lake Bank Repair ProposalTab 8
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 S. Moore

Gary S. 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, October 20, 2020 at 6:32 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, 20-193, and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, August 7, 2020, and September 30, 2020 respectively, and pursuant to Florida Statutes.

Present and constituting a quorum:

| | |
|--------------------|----------------------------------------------|
| Amy Tran | Board Supervisor, Chairman |
| Gerard Litrenta | Board Supervisor, Vice Chairman |
| Ryan Stulman | Board Supervisor, Assistant Secretary |
| Michael Fondario | Board Supervisor, Assistant Secretary |
| Barry Schlotzhauer | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|------------------|------------------------------------------------------|
| Gary Moore | District Manager, Rizzetta & Company, Inc |
| Rick Schappacher | District Engineer, Schappacher Engineering |
| Andy Cohen | District Counsel, Persson, Cohen & Mooney |
| Jason Jaszak | Solitude |

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident raised concerns over the Board considering funding for Pond Remediation without having received proposals for the work and expressed disagreement with the Board considering amendment to landscape cost share agreement.

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THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Discussion Regarding Status of Pond Remediation Financing

District Counsel reviewed Center State Bank Non-Binding Proposal and noted an error in proposal that discussion was not to exceed \$900,000.00 yet the wording states \$800,000.00. The figure was based on the District Engineer's estimates and approving this proposal will put the District in a position to move forward once Pond Remediation proposals are received.

On a Motion by Mr. Fondario, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors authorized the chair to execute term sheet, for the Copperstone Community Development District.

Mr. Cohen informed the board that the Governor's Executive Order expires November 1, 2020.

B. District Engineer

1. Review of Drainage Report

Mr. Schappacher investigated drainage concern behind property at 7911 113th Avenue Circle East and found no issue in the area that needed to be addressed.

2. Consideration of Erosion Repair Proposal

Mr. Schappacher informed the Board that the RFP for Erosion Repair has been published and questions are due by October 23rd. Bid submissions are required by end of day November 5th, 10 vendors are currently considering placing a bid.

Mr. Schappacher updated the Board that the phase 1 recertification has been completed with SWFWMD.

Mr. Schlotzhauer raised a question regarding planting in areas of ponds to comply with SWFWMD.

C. Aquatic Services

1. Presentation of Restoration Assessments

Mr. Jasczak informed the Board that the plantings in ponds #1, 4, 5, 8, 10, 11, 13 & 21-25 started today and are expected to be completed Thursday.

2. Consideration of Aluminum Sulfate Services Agreement

The Board reviewed the Pond 20 restoration assessment. Mr. Jaszak recommend Aluminum Sulfate treatment and a proposal for aeration should be considered.

On a Motion by Ms. Tran, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the proposal from Solitude for aluminum sulfate treatment for the Copperstone Community Development District.

D. District Manager

Mr. Moore informed the Board that the next regular meeting is scheduled for Tuesday, November 17, 2020 at 6:30 p.m. and is currently planned to be held in person.

Mr. Moore distributed the RFP for pedestrian bridge repairs to five vendors and requested guidance from Board regarding the need to replace railings. The Board preferred to focus on decking and straps only.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 15, 2020

Mr. Moore presented the Minutes of the Board of Supervisors' Meeting held on September 15, 2020 to the Board. The Board would like a change to Line 65 – to add between the & control box “added weir.”

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on September 15, 2020, as amended, for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for September 2020

Mr. Moore presented the Operations & Maintenance Expenditures for September 2020 to the Board for ratification.

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for September 2020 in the amount of \$36,764.37, for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Third Amendment to the Agreement for

**Sharing of Certain Landscape
and Irrigation Costs**

Mr. Cohen reviewed the amendment to the agreement for sharing of certain landscape and irrigation costs to the Board. Discussion ensued.

On a Motion by Mr. Litrenta, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the amendment to the agreement for sharing of certain landscape and irrigation costs, for the Copperstone Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Second
Addendum to District Services
Contract**

Mr. Moore presented Consideration of Second Amendment to District Services Contract.

On a Motion by Mr. Litrenta, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the second addendum to District Services Contract, for the Copperstone Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Arbitrage
Engagement Letters**

Mr. Moore reviewed the Arbitrage Engagement letters with the Board.

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all in favor, the Board approved for Copperstone Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments

A resident commented on the Recertification of Phase 1 Ponds and is concerned that it' is not aligned with SWFWMD requirements. He also feels ponds 2A, 2B, 2C should also be considered in recertification and repairs should be considered. He will be reaching out to SWFWMD.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Tran asked the District Manager to send standard summaries to residents through the HOA.

Mr. Stulman requested to know if signs regarding pond erosion were going to be posted. M. Schappacher responded that the signs will be posted once work commences.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors adjourned the meeting at 7:12 p.m., for the Copperstone Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures October 2020 For Board Approval

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

The total items being presented: **\$29,428.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

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

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------------|---------------------|---------------------------|--------------------------------------------|-----------------------|
| Amy Tran | 002153 | AT102020 | Board of Supervisors Meeting 10/20/2020 | \$ 200.00 |
| Barry Schlotzhauer | 002150 | BS102020 | Board of Supervisors Meeting 10/20/2020 | \$ 200.00 |
| Bradenton Herald | 002139 | 0004742085 09/16/2020 | 662887 Legal Advertising 09/20 | \$ 111.15 |
| Bradenton Herald | 002146 | 0004776265 10/09/20 | 662887 Legal Advertising 10/20 | \$ 133.38 |
| Gerard Litrenta III | 002148 | GL102020 | Board of Supervisors Meeting 10/20/2020 | \$ 200.00 |
| Innsersync Studio, Ltd | 002140 | 18937 | CDD Website Services 10/20-09/21 | \$ 1,537.50 |
| Michael Fondario | 002147 | MF102020 | Board of Supervisors Meeting 10/20/2020 | \$ 200.00 |
| Peace River Electric Cooperative, Inc. | 002149 | Electric Summary 09/20 | Electric Summary 09/20 | \$ 1,074.77 |
| Persson, Cohen & Mooney, P.A. | 002143 | 25223 | Legal Services 09/20 | \$ 3,187.50 |
| Rizzetta & Company, Inc. | 002141 | INV0000053297 | District Management Services 10/20 | \$ 3,891.67 |
| Rizzetta & Company, Inc. | 002141 | INV0000053542 | Assessment Roll Preparation FY 20/21 | \$ 5,000.00 |
| Rizzetta Technology Services, LLC | 002144 | INV0000006352 | Website Hosting Services 10/20 | \$ 100.00 |
| Ryan Stulman | 002152 | RS102020 | Board of Supervisors Meeting 10/20/2020 | \$ 200.00 |
| Schappacher Engineering | 002145 | 1715 | Engineering Services 09/20 | \$ 5,915.00 |
| Solitude Lake Management | 002151 | PI-A00487335 | Fountain Services 10/20 | \$ 270.85 |

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------|---------------------|-----------------------|------------------------------------------------|-----------------------|
| Solitude Lake Management | 002151 | PI-A00488429 | Monthly Aquatic Services 10/20 | \$ 2,266.00 |
| Solitude Lake Management | 002151 | PI-A00494161 | Restoration Assessment - Pond 20 10/20 | \$ 900.00 |
| U.S. Bank | 002142 | 5821133 | Trustee Fees Series 2019 07/01/20- 06/30/21 | <u>\$ 4,040.63</u> |
| Report Total | | | | <u>\$ 29,428.45</u> |

RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
APPOINTING [AND REMOVING] OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Copperstone Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman. _____, _____ and _____ are hereby removed as Assistant Secretaries.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER, 2020.

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY