



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Regular Meeting
January 19, 2021**

**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 S. 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

January 12, 2021

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, January 19, 2021 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 revised agenda for the meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Aquatic Maintenance
 1. Presentation of Pond ReportTab 1
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Action Item ListTab 2
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on December 15, 2020Tab 3
 - B. Consideration of Operation & Maintenance Expenditures for December 2020.....Tab 4
5. **BUSINESS ITEMS**
 - A. Consideration of Golf Cart Use on the Pedestrian Bridge
5. **AUDIENCE COMMENTS**
6. **SUPERVISOR REQUESTS**
7. **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, December 15, 2020 at 6:31 p.m.** located at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

| | |
|--------------------|----------------------------------------------|
| Amy Tran | Board Supervisor, Chairman |
| Gerard Litrenta | Board Supervisor, Vice Chairman |
| 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 Lake Management |
| Cynthia Wilhelm | Nabors, Giblin & Nickerson, P.A. |

| | |
|----------|---------------------|
| Audience | No audience present |
|----------|---------------------|

FIRST ORDER OF BUSINESS

Call to Order

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

| |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board of Supervisors recognized Mr. Stulman's attendance by phone, for the Copperstone Community Development District. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Services

Mr. Jaszak presented the Aquatic Services update. The Alum testing for pond 20 was not satisfactory. Solitude will treat the pond every other week at no cost to the District until acceptable testing is achieved.

48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93

B. District Counsel

Mr. Cohen presented the District Counsel update. Mr. Cohen discussed the funding of Pond Remediation in the amount of \$800,000.00 at 3.65% for 10 years. Mr. Cohen anticipates the closing to occur on December 17, 2020.

C. District Engineer

Mr. Schappacher presented the District Engineer update.

Mr. Schappacher discussed the pond remediation preparations.

1. Warning signs for construction work will be posted the week of December 21, 2020.
2. The work is expected to start the first or second week of January 2021, he is working on the schedule.

Mr. Schappacher discussed a resident's concern regarding possible flooding of pond 17. This pond outfalls into the Buffalo Canal, which is a County drainage system. Buffalo Canal is a major drainage system through this portion of the County and discharging directly into Tampa Bay. In reviewing the photos, it appears the system is working as designed. In addition, the Copperstone community has been built to have the finish floor elevations of the buildings higher than the 100-year storm elevation. So there really does not appear to be any major concerns with the water levels in either Pond 17 or the Buffalo Canal.

D. District Manager

Mr. Moore informed the Board that the next regular meeting is scheduled for Tuesday, January 19, 2020 at 6:30 p.m. Mr. Moore reported that the pedestrian bridge repairs are in progress. Mr. Moore reported the repairs for the burned-out streetlights along 115th Ave., have been scheduled for December 28,2020.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 17, 2020

Mr. Moore presented the Minutes of the Board of Supervisors' Meeting held on November 17, 2020 to the Board.

On a Motion by Mr. Schlotzhauer, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the minutes for November 17, 2020, for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for November 2020

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

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for November 2020 in the amount of \$24,809.85, for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Aerator Proposals for Pond 20

Mr. Moore presented the Aerator proposals for pond 20 to the Board.

On a Motion by Mr. Litrenta, seconded by Mr. Fondario, with all in favor, the Board approved Solitude's solar proposal in the amount of \$9,464.00, for Copperstone Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Approving the Sale, Issuance and Terms of Sale of the Revenue Note, Series 2020

Ms. Wilhelm presented Consideration of Resolution 2021-02, Approving the Sale, Issuance and Terms of Sale of the Revenue Note, Series 2020 to the Board.

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board adopted Resolution 2021-02, Approving the Sale, Issuance and Terms of Sale of the Revenue Note, Series 2020, for the Copperstone Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Supplemental Engineer's Report

Mr. Cohen presented the Supplemental Engineer's Report to the Board.

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board accepted as amended the Supplemental Engineer's Report, for Copperstone Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments

There were no additional comments.

130 **TENTH ORDER OF BUSINESS** **Supervisor Requests**
131
132 Ms. Tran requested for Mr. Moore to send CDD updates to community residents via HOA.
133
134 Ms. Tran requested Mr. Moore and Mr. Jaszak look into pond 10 aerator not functioning
135 properly.
136
137 Mr. Schlotzhauer raised concern regarding lighting in clubhouse parking lot he requested
138 Mr. Moore to arrange installation of brighter bulbs
139
140 Mr. Fondario voiced concern with regards to the lighting on the Erie gate sign, Ms. Tran said
141 that she has contacted the county regarding installation of lighting for the safety children at
142 bus stop.
143

144 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
145

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board of Supervisors adjourned the meeting at 7:22 p.m., for the Copperstone Community Development District.

146
147
148
149
150 _____
Assistant Secretary Chairman/Vice Chairman

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2020 For Board Approval

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

The total items being presented: **\$42,702.02**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------------------|---------------------|-----------------------|--------------------------------------------|-----------------------|
| Amy Tran | 002181 | AT121520 | Board of Supervisors Meeting 12/15/2020 | \$ 200.00 |
| Barry Schlotzhauer | 002178 | BS121520 | Board of Supervisors Meeting 12/15/2020 | \$ 200.00 |
| Construction Management Services LLC | 002182 | 2092 | Bridge Repair 12/20 | \$ 11,250.00 |
| Covepark Landscape, LLC. | 002170 | 1472 | Monthly Landscaping 11/20 | \$ 8,925.00 |
| Covepark Landscape, LLC. | 002175 | 1486 | Monthly Landscaping 12/20 | \$ 8,925.00 |
| Gerard Litrenta III | 002177 | GL121520 | Board of Supervisors Meeting 12/15/2020 | \$ 200.00 |
| Michael Fondario | 002176 | MF121520 | Board of Supervisors Meeting 12/15/2020 | \$ 200.00 |
| Persson, Cohen & Mooney, P.A. | 002171 | 25380 | Legal Services 11/20 | \$ 2,040.00 |
| Rizzetta & Company, Inc. | 002168 | INV0000054644 | District Management Services 12/20 | \$ 3,891.67 |
| Rizzetta Technology Services, LLC | 002169 | INV0000006560 | Website Hosting Services 12/20 | \$ 100.00 |
| Ryan Stulman | 002180 | RS121520 | Board of Supervisors Meeting 12/15/2020 | \$ 200.00 |
| Schappacher Engineering | 002173 | 1753 | Engineering Services 11/20 | \$ 877.50 |
| Solitude Lake Management | 002179 | PI-A00518462 | Fountain Services 12/20 | \$ 270.85 |

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 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 | 002179 | PI-A00519510 | Monthly Aquatic Services 12/20 | \$ 2,266.00 |
| Solitude Lake Management | 002174 | PI-A00522917 | Water Quality Restoration - Pond 20 - Appy Alum - 12/20 | <u>\$ 3,156.00</u> |
| Report Total | | | | <u>\$ 42,702.02</u> |