



Rizzetta & Company

# **Copperstone Community Development District**

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## **Board of Supervisors' Regular Meeting September 2, 2025**

**District Office:  
2700 Falkenburg Rd. S, Suite 2745  
Riverview, Florida 33578  
813-533-2950**

**[copperstonecdd.org](http://copperstonecdd.org)**

## **COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA** Copperstone

Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219

<b>Board of Supervisors</b>	Tom Fretz Michael Fondario Adam Bailey Cory Richter Gerard Litrenta	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Attorney</b>	Marisa Powers	Blalock Walters
<b>District Engineer</b>	Kyle L. Thornton, PE	Halff Associates, Inc.

### **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 · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.copperstonecdd.org](http://www.copperstonecdd.org)

**Board of Supervisors  
Copperstone Community  
Development District**

**August 29, 2025**

## **REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, September 2, 2025, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatic Maintenance**
    1. Presentation of Waterway Inspection Reports.....Tab 1
    2. Storm Drain Inspection Proposal.....Tab 2
    3. Fish Stocking Proposal ..... Tab 3
  - B. District Engineer**
    - 1. Discussion of New Development**
  - C. District Counsel**
  - D. District Manager**
    1. Review of SharePoint / Action Items.....USC
    2. Consideration of 2024-2025 Goals and Objectives..... USC
- 4. BUSINESS ITEMS**
  - A. Consideration of District Management Services Agreement.....Tab 4**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor's Meeting Held on August 5, 2025..... Tab 5**
  - B. Consideration of Operations and Maintenance Expenditures for July 2025 ..... Tab 6**
- 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,

*Stephanie DeLuna*

District Manager

## **Tab 1**





# Copperstone Community Development District

## Waterway Inspection Report

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
8/19/2025

**Prepared for:**  
Copperstone  
Community Development District

**Prepared by:**  
Jacob Adams, Project Manager & Biologist

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1-800-491-9621



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## Site Assessments

### Pond 1

#### Comments:

Normal Growth Observed

Overall pond 1 looks good. Sign of previous treatments for Torpedograss, Pennywort, Alligator weed, and algae were observed. A minor amount of algae remains. The remaining algae will receive a follow up treatment during the upcoming visits. The native aquatic plant species are healthy and robust.



### Pond 2

#### Comments:

Site Looks Good

Pond 2 looks great. Shoreline weeds were recently treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Although limited, the native aquatic plant species are healthy and robust.



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## Site Assessments

### Pond 3

#### **Comments:**

Site Looks Good

Pond 3 continues to look good. A very minor amount of Torpedograss was observed in a few small patches. This is normal growth to be expected and minimal. No other issues were observed.

Native aquatic plant species are healthy and robust.



### Pond 4

#### **Comments:**

Normal Growth Observed

A very minimal amount of algae and some Torpedograss was observed on pond 4. The algae and Torpedograss will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds.



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## Site Assessments

### Pond 5

#### **Comments:**

Site Looks Good

Pond 5 continues to look great and the native vegetation is robust in patches around the perimeter. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Dry Retention Area 6

#### **Comments:**

Normal Growth Observed

Some algae and minimal amounts of invasive regrowth, such as Torpedograss, were observed. We will continue to target the invasive regrowth on this site.



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## Site Assessments

### Dry Retention Area 7

#### **Comments:**

Normal Growth Observed

Some algae and minimal amounts of invasive regrowth, such as Torpedograss, were observed. We will continue to target the invasive regrowth on this site.



### Pond 8

#### **Comments:**

Normal Growth Observed

Pond 8 looks good overall, with a minimal amount of algae growth observed. No other issues with submersed weeds or shoreline weeds were observed. The algae will be targeted for treatment during the upcoming visits.



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## Site Assessments

### Pond 9

#### **Comments:**

Normal Growth Observed

A minimal amount of shoreline weeds were observed in a few spots around the shoreline perimeter. This will be targeted during routine maintenance. No issues were observed with algae or submersed weeds.



### Pond 10

#### **Comments:**

Site Looks Good

A very minimal amount of algae was observed on pond 10. This amount is normal and can be expected this time of year. The algae will be targeted for treatment during the upcoming visits. No issues were seen with submersed weeds or shoreline weeds.



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## Site Assessments

### Pond 11

#### **Comments:**

Site Looks Good

Overall pond 11 looks good. A very minimal amount of Torpedograss was observed in a few areas around the shoreline perimeter. No other issues with algae or submersed weeds were observed. A total of 5 dead Tilapia were observed on the whole pond during this visit. This could be due to weather circumstances but we will certainly continue to monitor this.



### Pond 12

#### **Comments:**

Site Looks Good

Pond 12 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were observed.



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## Site Assessments

### Pond 13

#### **Comments:**

Normal Growth Observed

A minimal amount of algae was observed. This will be targeted for treatment. The invasive growth in and around the native vegetation has been previously treated and positive results were observed. No other issues were observed.

Although very limited, the native aquatic plant species are healthy.



### Pond 14

#### **Comments:**

Normal Growth Observed

A minor amount of Algae, Duckweed, and Hydrilla were observed on pond 14. These will all be targeted during the upcoming visits. Recent treatments for shoreline weeds and invasive growth in the littoral area were observed.

The native aquatic plant species within this littoral shelf are healthy and robust.



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## Site Assessments

### Pond 15

#### **Comments:**

Site Looks Good

Pond 15 looks great overall. One small, minor patch of Torpedograss was observed and will be targeted during routine maintenance. No issues were observed with algae, submersed weeds, or other shoreline weeds.

Although very limited, the native aquatic plant species are healthy.



### Dry Retention Area 16

#### **Comments:**

Site Looks Good

This site looks great and no issues were observed.



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## Site Assessments

### Pond 17

#### **Comments:**

Site Looks Good

Pond 17 looks good. Signs of recent treatment for Alligator weed and shoreline weeds were observed. No issues were observed with algae or submersed weeds.



### Pond 18

#### **Comments:**

Site Looks Good

The ditch looks great. No vegetation growth was observed. Water can flow freely as needed.



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## Site Assessments

### Pond 19

#### **Comments:**

Normal Growth Observed

Algae was present around the shoreline perimeter. This growth will be targeted for treatment. No other issues were observed with submersed weeds or shoreline weeds.

Aeration is recommended for this pond.



### Pond 20

#### **Comments:**

Site Looks Good

Pond 20 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments for shoreline weeds have shown positive results.



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## Site Assessments

### Pond 21

#### **Comments:**

Site Looks Good

Pond 21 looks great overall. A minor amount of Torpedograss was observed in and around some of the native vegetation. These will be targeted for treatment. No issues were observed with algae or submersed weeds.

Although limited, the native aquatic plant species are healthy and robust.



### Pond 22

#### **Comments:**

Site Looks Good

Pond 22 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous shoreline weed treatments have shown positive results.

Although very limited, the native aquatic plant species are healthy.



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## Site Assessments

### Pond 23

#### **Comments:**

Normal Growth Observed

A minor amount of Water Lettuce, Alligator weed, Torpedograss, and Primrose were observed. These will all be targeted for treatment during the upcoming visit. No issues with algae or submersed weeds were observed.

The native aquatic plant species are healthy and robust.



### Pond 24

#### **Comments:**

Site Looks Good

Pond 24 looks good overall. A minimal amount of Torpedograss was observed and will be targeted during routine maintenance. No issues were observed with algae or submersed weeds.

Although very limited, the native aquatic plant species are healthy.



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## Site Assessments

### Pond 25

#### **Comments:**

Site Looks Good

Pond 25 continues to look great with only minimal amounts of Torpedograss. This will be treated during routine maintenance visits. No issues were observed with algae or submersed weeds.

Although very limited, the native aquatic plant species are healthy.



### Littoral Area 26

#### **Comments:**

Normal Growth Observed

A significant amount of new growth of invasive weeds such as Sesbania and Torpedograss was observed in this buffer. These invasive plant species will be targeted during upcoming routine maintenance visits in late August.



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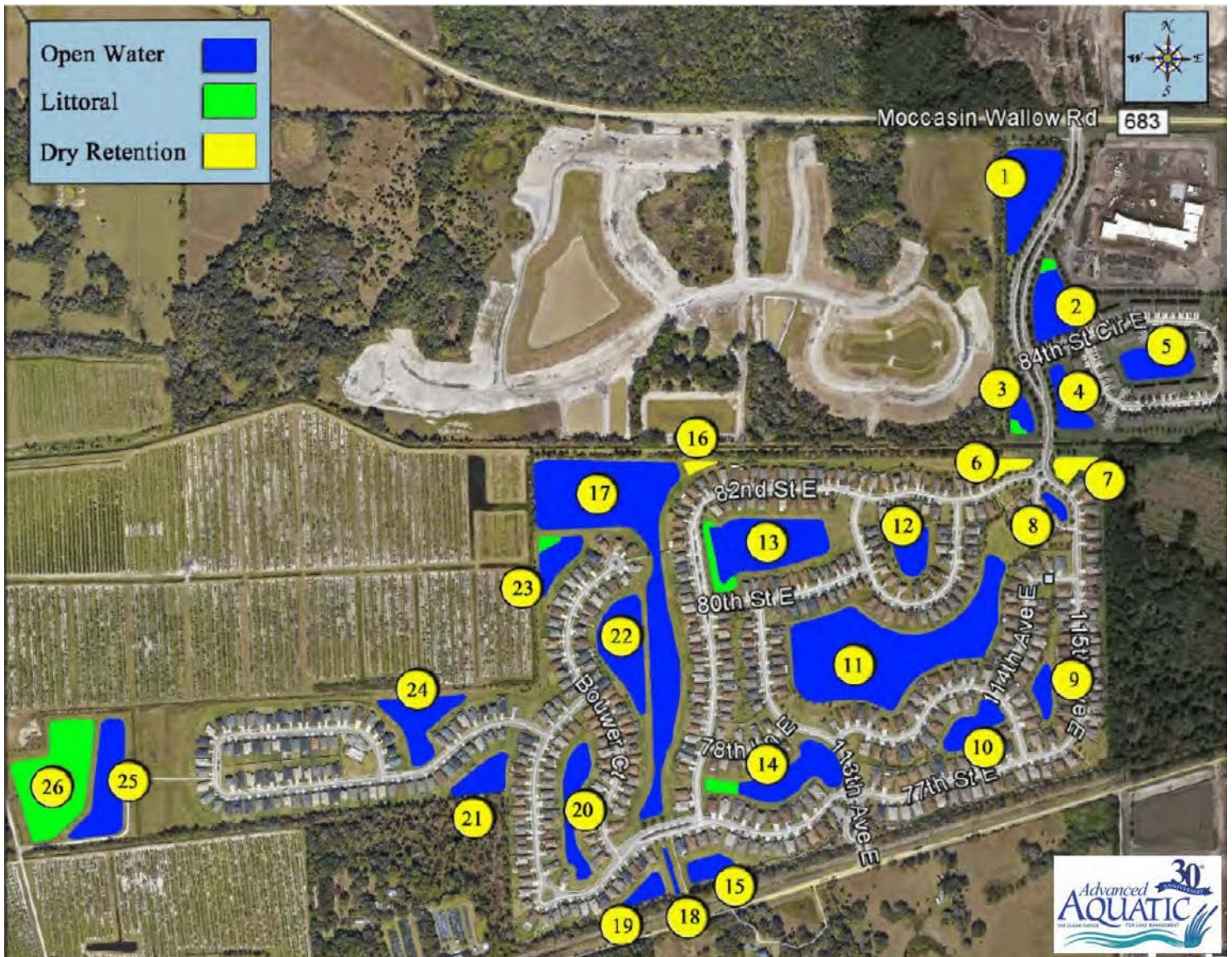
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Map

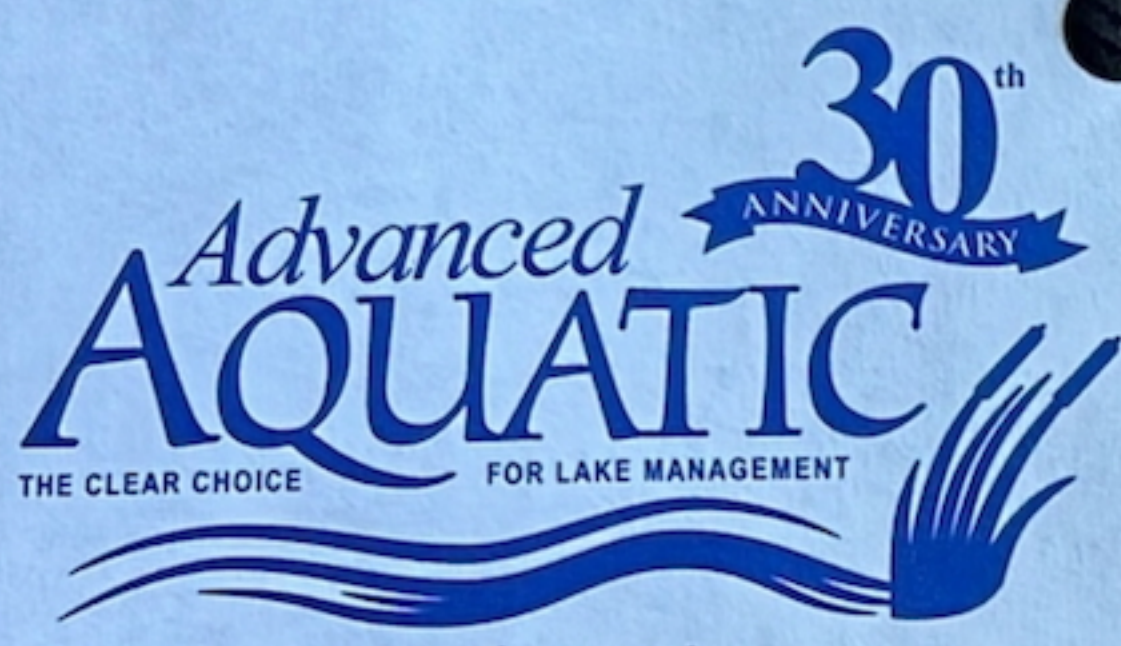


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CUSTOMER: COPPERSTONE  
ACCOUNT #: 910  
DATE: 8-20-2025  
TECH: John, Ryan, Jeremy  
WEATHER CONDITIONS: Cloudy, Warm  
WATER LEVELS: Levels Low

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D. X  
ALGAE TREATMENT  
BORDER GRASSES  
SUBMERSED AQUATICS  
FLOATING AQUATICS

1	2	3	4	5	6	7	8	9/10	14	13	17	20	11	25	24
	X	X			X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

### SITE OBSERVATIONS:

Sprayed all lakes for Algae - Weeds  
(4 DEMO PLOT on # 11) Floating as needed

### RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A  
Lake (s) # N/A

- Native Fish Stocking ☐ Lake (s) # N/A
- Triploid Grass Carp ☐ Lake (s) # N/A

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☒ Largemouth Bass

☒ Bream

☒ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

☐ Mosquitofish

OTHER WILDLIFE:

REMARKS:

Gator, Sandhill Cranes

Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking  
Native Planting and Monitoring • Water Quality Analysis



## **Tab 2**



**ADVANCED AQUATIC SERVICES, Inc.**  
**-STORM DRAIN INSPECTION PROPOSAL-**

**August 22, 2025**

**Copperstone CDD  
c/o Rizzetta and Company, Inc.  
2700 S. Falkenburg Road, Suite 2745  
Riverview, FL 33578**

**Item Description**

**Advanced Aquatic** shall perform the work in accordance with the following scope of services:

Inspection of every storm drain located at Copperstone CDD. This report will include a photo of every storm drain and a brief assessment of the current condition of the storm drain. (See attached map)

**Total \$950.00**

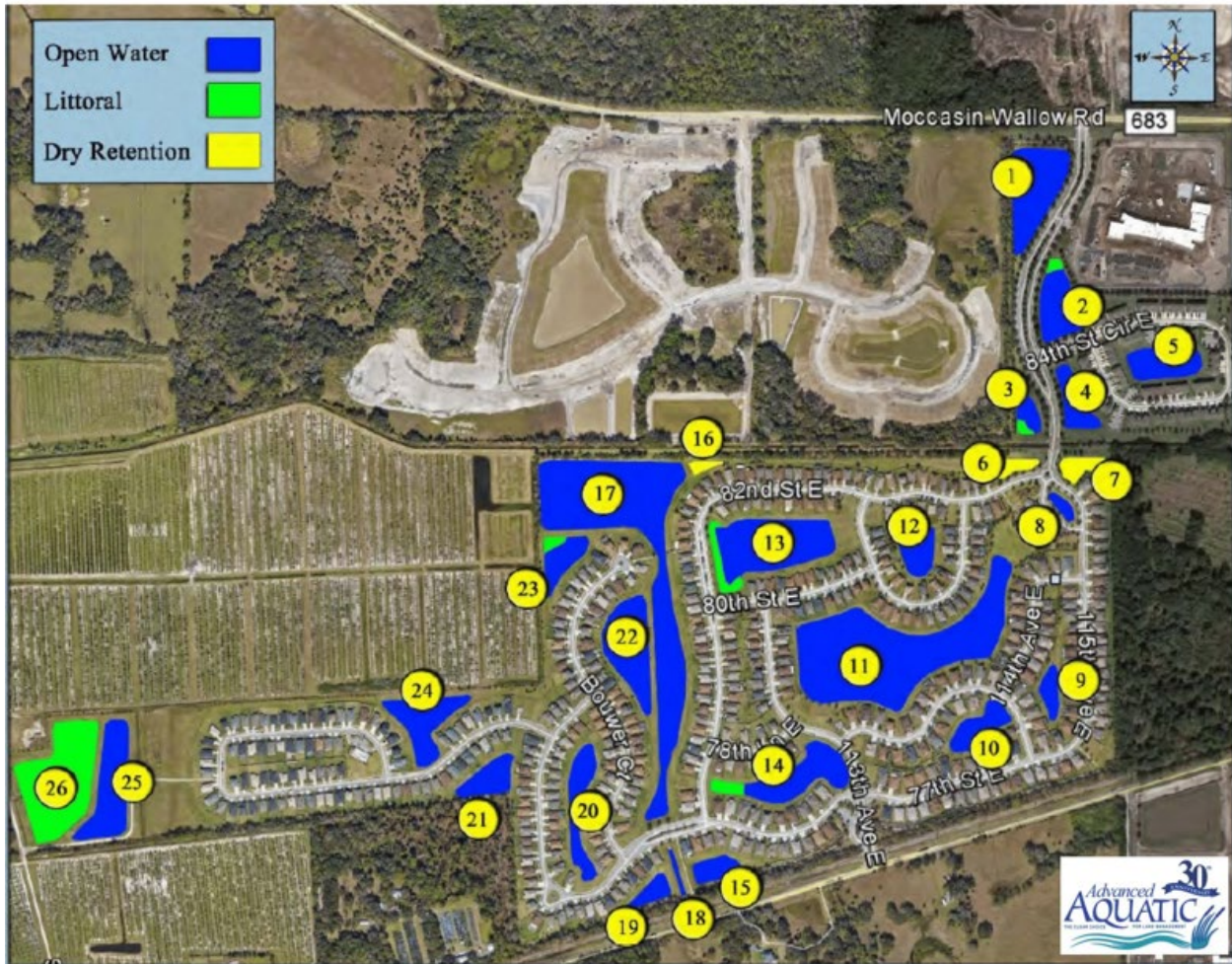
- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

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## **Tab 3**



**ADVANCED AQUATIC SERVICES, Inc.**

- FISH STOCKING PROPOSAL-  
PONDS# 5, 9, 10, 11 and 22

**August 22, 2025**

**Copperstone Community Development District  
c/o Rizzetta and Company, Inc.  
2700 S. Falkenburg Road, Suite 2745  
Riverview, FL 33578**

**Item Description**

**Advanced Aquatic** shall perform the work in accordance with the following scope of services:

To assist with the control of midge fly populations, we recommend the stocking of the following fish species at **Ponds #5, 9, 10, 11, and 22** (totaling 15.54 acres) at Copperstone Community Development District, located in Parrish, Florida: (see attached map)

- 4,150 Redear Shellcracker (1" -2")
- 1,750 Bluegill (3" – 4")

These species are known to contribute to the biological control of midge fly larvae. Fish will be supplied and delivered based on availability, with final pricing determined at the time of scheduling.

This fish stocking program is intended to complement the seasonal midge fly larvicide treatments performed in the spring and fall, creating a more comprehensive and sustainable control strategy.

**Total \$4,575.00**

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

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5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

6.) **This proposal shall be valid for 30 days upon receipt.**

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

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Open Water



Littoral



Dry Retention



Moccasin Wallow Rd

683

1

2

5

3

4

16

6

7

17

13

12

8

82nd St E

80th St E

23

22

11

9

24

26

25

21

20

15

18

19

77th St E

114th Ave E

115th Ave E

78th St E

14

113th Ave E

10

Bowler Cr





## **Tab 4**

## CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

**DATE:** October 1, 2025

**BETWEEN:** **RIZZETTA & COMPANY, INC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

**AND:** **COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

### PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.

**A. STANDARD ON-GOING SERVICES.** The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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MJJ 051424

- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
- v. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

**B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

**II. ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.



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MJJ 051424

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. **TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. **FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services



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shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

#### B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.



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- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. RESPONSIBILITIES.**
- A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- XI. TERMINATION.** This Contract may be terminated as follows:
- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B.** By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any



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member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

## **XII. GENERAL TERMS AND CONDITIONS.**

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

## **XIII. INDEMNIFICATION.**

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its



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employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

**DISTRICT MANAGER INDEMNIFICATION.** The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall 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.

- XIV. WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable





instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

## **XV. INSURANCE.**

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E.** If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish,



upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall 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 Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:



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**If to the District:** Copperstone Community  
Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**With a copy to:** Blalock Walters, P.A.  
802 11<sup>th</sup> Street W.  
Bradenton, FL 34205  
Attn: District Counsel

**If to the District Manager:** Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.



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- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District





shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

**XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT.** District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

**XXIV. FORCE MAJEURE.** The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

**XXV. DISCLOSURE.** Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

*(Remainder of this page is left blank intentionally)*



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: William J. Rizzetta  
PRINTED NAME: William J. Rizzetta  
TITLE: President  
DATE: Aug 11, 2025

**COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: Chairman/Vice Chairman  
DATE: \_\_\_\_\_

**Exhibit A** – Scope of Services  
**Exhibit B** – Schedule of Fees  
**Exhibit C** – Municipal Advisor Disclaimer  
**Exhibit D** – Public Records Request Policy  
**Exhibit E** – Human Trafficking Affidavit



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**EXHIBIT A**  
Scope of Services

**STANDARD ON-GOING SERVICES:** These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

**MANAGEMENT:**

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
  - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
  - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
  - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
  - 4. Provide Form 1 Financial Disclosure documents for Board Members
  - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
  - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
  - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
  - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
  - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
  - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
  - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
    - a. Provide written notice to owners of public hearing on the budget and its related assessments.
  - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
  - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
  - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
  16. Provide for submitting the regular meeting schedule of the Board to County.
  17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
  18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
  20. Provide for public records announcement and file document of registered voter data each June.
  21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
  22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
  23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
    - a. Provide for the appropriate ad templates and language for each of the above.
  24. Provide for instruction to Landowners on the Election Process and forms, etc.
  25. Respond to Bond Holders Requests for Information.
  26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

**ADMINISTRATIVE:**

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
  - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

**ACCOUNTING:**

**A. Financial Statements**

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
  - a) Chart of Accounts
  - b) Vendor and Customer Master File
  - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
  - a) Cash Investment Account Reconciliations per fund
  - b) Balance Sheet Reconciliations per fund
  - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1<sup>st</sup> of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
  - a) Review statutory and bond indenture requirements
  - b) Prepare Audit Confirmation Letters for independent verification of activities.



- c) Prepare all supporting accounting reports and documents as requested by the auditors
  - d) Respond to auditor questions
  - e) Review and edit draft report
  - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30<sup>th</sup> of each year.

**B. Budgeting**

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

**C. Accounts Payable/Receivable**

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
  - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
  - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
  - a) File reports with IRS.

**D. Capital Program Administration**

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
  - a) Vendor Contract completion status
  - b) Verify Change Orders for materials
  - c) Check for duplicate submittals



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d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

**E. Purchasing**

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

**F. Risk Management**

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

**FINANCIAL AND REVENUE COLLECTION:**

**A. Administer Prepayment Collection:**

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

**B. Administer Assessment Roll Process:**

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

**C. Administer Assessments for Off Tax Roll parcels/lots:**

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

**D. True-Up Analysis:**

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

**WEBSITE MANAGEMENT:**

**A. Website Management:**

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. 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.



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- d. The fiscal year of the special district.
- e. 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.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. 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 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.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. 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 or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

**ADDITIONAL SERVICES:**

**A. Meetings**

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

**B. Financial Reports**

- 1. Modifications and Certification of Special Assessment Allocation Report;
- 2. True-Up Analysis;



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- a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

**LITIGATION SUPPORT SERVICES:**

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.



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**ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:**

- A. Issue estoppel letters as needed for property transfers
  - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
  - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
  - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
  - 2. Maintain collection log showing all parcels that have pre-paid assessments.
  - 3. Prepare, execute and issue release of lien to be recorded in public records.

***(Remainder of this page is left blank intentionally)***



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**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,869.17	\$22,430
Administrative:	\$337.50	\$4,050
Accounting:	\$1,442.50	\$17,310
Financial & Revenue Collections:	\$100.00	\$1,200
Assessment Roll <sup>(1)</sup>		\$5,000
Website Management:	\$110.00	\$1,320
<b>Total Standard On-Going Services:</b>	<b>\$3,859.17</b>	<b>\$51,310</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.



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Professionals in Community Management

[rizzetta.com](http://rizzetta.com)

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

**PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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### LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



**EXHIBIT C**  
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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## EXHIBIT D

### Public Records Request Policy and Fees

#### **Public Officer, Employee and Staff Policy for Processing Requests for Public Records**

##### **Policy Generally:**

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

##### **Requests for District Records:**

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



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6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

**Processing Responsive Records:**

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.





**EXHIBIT E**

Nongovernmental Entity  
Human Trafficking Affidavit  
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

**FURTHER AFFIANT SAYETH NOT.**

**Rizzetta & Company, Incorporated, a  
Florida Corporation**

By: William J. Rizzetta  
Name: William J. Rizzetta  
Title: President



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# 2025-10-01 - Copperstone CDD - Contract for District Management Services (consolidated)

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA93UBwj4DdvqKkXY5D-UWI09ImS5KsEsx

## "2025-10-01 - Copperstone CDD - Contract for District Management Services (consolidated)" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)  
2025-08-11 - 11:28:04 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature  
2025-08-11 - 11:28:10 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)  
2025-08-11 - 11:28:25 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)  
Signature Date: 2025-08-11 - 12:03:02 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-11 - 12:03:02 PM GMT

## **Tab 5**

**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 5, 2025, at 6:30 p.m.** at **Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

Tom Fretz	<b>Board Supervisor, Chair</b>
Michael Fondario	<b>Board Supervisor, Vice Chair</b>
Adam Bailey	<b>Board Supervisor, Assistant Secretary</b>
Gerard Litrenta	<b>Board Supervisor, Assistant Secretary</b>
Cory Richter	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Marisa Powers	<b>District Counsel, Blalock Walters</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

Audience

**FIRST ORDER OF BUSINESS**                      **Call to Order**

Ms. DeLuna called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**                      **Audience Comments**

There were audience members present, but no comments.

**THIRD ORDER OF BUSINESS**                      **Staff Reports**

**A. Aquatic Maintenance**

1. Presentation of Waterway Inspection Report  
Mr. Agnew reviewed the monthly report. An update was given on Pond 14, that the littoral shelf was purposely planted. Pond 19, it is suggested that aeration be added to increase the oxygen in this pond to help prevent issues.

Mr. Agnew presented a proposal for weir and inflow pipe repair in the amount of \$6,560.00.



On a Motion by Mr. Bailey, seconded by Mr. Fretz with all in favor, the Board of Supervisors approved the Advanced Aquatic Services weir and inflow pipe repair proposal for \$6560.00, for the Copperstone Community Development District.

A discussion ensued on fish in the ponds and the benefits.

**B. District Engineer**

1. District Engineer Report

Mr. Thornton was not present.

**C. District Counsel**

Ms. Powers was present and had no updates.

**D. District Manager**

The next meeting is scheduled for Tuesday, September 2, 2025, at 6:30 p.m.

**1. Review of SharePoint / Action Items**

Ms. DeLuna reviewed the list with the Board. Advance Aquatics will remain on the action item list until quotes are received and the work performed is completed. An additional line was added for the public hearing on power line easement that Mr. Thornton is to review.

**2. Consideration of Goals & Objectives**

This item was reviewed and will be discussed in detail at the September meeting.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Ratification of Timber Intentions Proposal #116 (D)**

On a Motion by Mr. Bailey, seconded by Mr. Richter with all in favor, the Board of Supervisors agreed to ratify the Timber Intentions proposal #116(D) in the amount of \$4147.25, for the Copperstone Community Development District.

**B. Public Hearing on Fiscal Year 2025-2026 Final Budget**

On a Motion by Mr. Fretz, seconded by Mr. Richter with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025-2026 final budget, for the Copperstone Community Development District.

Public comments were heard. A member of the audience questioned the litigation line item and previous year's cost. District Counsel, Ms. Powers provided insight pertaining to the associated cost.

On a Motion by Mr. Fretz, seconded by Mr. Richter with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025-2026 final budget, for the Copperstone Community Development District.

82  
83  
84 Mr. Bailey requested the Board be paid electronically to save money for the  
85 District residents, bringing the assessments to \$82.81 annually.  
86

On a Motion by Mr. Bailey seconded by Mr. Richter, and Mr. Fretz also in favor, and with Mr. Litrenta and Mr. Fondario opposed, the Board of Supervisors approved to go from paper checks to electronic payment for Board members, for the Copperstone Community Development District. 3-2

87  
88 **1. Consideration of Resolution 2025-04, Adopting Fiscal Year 2025-2026**  
89 **Final Budget**  
90

On a Motion by Mr. Fretz, seconded by Mr. Richter with all in favor, the Board of Supervisors adopted Resolution 2025-04; Adopting fiscal Year 2025-2026 Final Budget, for the Copperstone Community Development District.

91  
92 **C. Public Hearing on Fiscal Year 2025-2026 Assessments**  
93

On a Motion by Mr. Bailey, seconded by Mr. Fretz with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025-2026 assessments, for the Copperstone Community Development District.

94  
95 Public comments were heard.  
96

On a Motion by Mr. Richter, seconded by Mr. Bailey with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025-2026 assessments , for the Copperstone Community Development District.

97  
98 **1. Consideration of Resolution 2025-05, Levying O&M Assessments for**  
99 **Fiscal Year 2025-2026**  
100

On a Motion by Mr. Richter, seconded by Mr. Fretz with all in favor, the Board of Supervisors adopted Resolution 2025-05; Levying O&M Assessments for Fiscal Year 2025-2026, for the Copperstone Community Development District.

101  
102 **D. Consideration of Resolution 2025-06; Setting the Meeting Schedule for Fiscal**  
103 **Year 2025-2026**  
104

On a Motion by Mr. Richter, seconded by Mr. Bailey with all in favor, the Board of Supervisors adopted Resolution 2025-06; Setting the Meeting Schedule for Fiscal Year 2025-2026, for the Copperstone Community Development District.

**E. Acceptance of the Second Quarter Website Audit**

On a Motion by Mr. Bailey, seconded by Mr. Fretz with all in favor, the Board of Supervisors accepted the second quarter website audit, for the Copperstone Community Development District.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of the Board of Supervisor's Meeting Held on July 1, 2025**

On a Motion by Mr. Richter, seconded by Mr. Bailey, with all in favor, the Board of Supervisors approved the minutes from the July 1, 2025, Board of Supervisors meeting, as amended, for the Copperstone Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for June 2025**

On a Motion by Mr. Bailey, seconded by Mr. Richter, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for June 2025 (\$24,513.14), for the Copperstone Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Richter, seconded by Mr. Bailey, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:02 p.m., for Copperstone Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## Tab 6



# COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures July 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,881.94**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam E Bailey	300084	AB080525	Board of Supervisors Meeting 06/06/25 - Court Mediation	\$200.00
Adam E Bailey	300084	AB080525	Board of Supervisors Meeting 08/05/25	\$200.00
Advanced Aquatic Services, Inc.	300079	10559558	Monthly Lake & Fountain Maintenance 07/25	\$2,682.00
Blalock Walters, P.A.	300073	44351-000-43	Legal Services 06/25	\$2,418.00
Blalock Walters, P.A.	300073	44351-002-31	Legal Services 06/25	\$4,464.00
Cepira Landscape, LLC	300080	TPA5810	Yearly Irrigation Well Pump Maintenance Inspections 07/25	\$1,022.25
Cepira Landscape, LLC	300083	TPA5774	Landscape Maintenance 07/25	\$10,939.80
Cory Richter	300085	CR080525	Board of Supervisors Meeting 08/05/25	\$200.00
Gerard Litrenta III	300086	GL080525	Board of Supervisors Meeting 08/05/25	\$200.00
Halff Associates, Inc	300078	10146655	District Engineering Services 07/25	\$3,457.48
Michael Fondario	300087	MF080525	Board of Supervisors Meeting 08/05/25	\$200.00
Peace River Electric Cooperative, Inc.	20250703	Electric Summary 05/25	Electric Summary 05/25	\$802.14
Rizzetta & Company, Inc.	300072	ACH 155 INV0000400449	District Management Fee 07/25	\$3,432.50
Rizzetta & Company, Inc.	300077	INV0000100658	Mass Mailings - Budget Notices 07/25	\$1,284.39

## Copperstone Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300076	25-01073M	Legal Advertising 07/25	\$179.38
Thomas R Fretz	300088	TF080525	Board of Supervisors Meeting 08/05/25	<u>\$200.00</u>
<b>Total Report</b>				<b><u>\$ 31,881.94</u></b>

**Copperstone CDD**  
**Community Development District**  
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

**Check Request**

Amount: \$200

Description: BOS Meeting 8/5/2025

Date: 7/28/25

Make Payable To: Adam E. Bailey

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

Directions for Check: Inter Office RV

Manager Approval:





Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

7/1/2025
10559558
\$2,682.00

Bill To
Copperstone CDD c/o Rizzetta and Company, Inc. 2700 S. Falkenburg Road, Suite 2745 Riverview, FL 33578

Due Date
Net 30
7/31/2025

RECEIVED  
06/24/25

Monthly Lake Maintenance. 2,412.00  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly. 270.00

Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

\$2,682.00

**INVOICE #TPA5810**

PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

**BILL TO**

Copperstone CDD  
c/o Rizzetta & Company  
3434 Colwill Ave  
Suite 200  
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA5810	07/15/2025	\$1,022.25	Net 15	

DESCRIPTION	PRICE
07/15/2025: WORK ORDER: 49621 Yearly Irrigation Well Pump Maintenance Inspections of (4) Wells:  Inspections include:  -Physically check for leaks or bad connection points -Ensure operating pressure is optimal -Check all electrical points and Meg out Pump and Motor -Adjust cycle stop -Adjust Pressure switch -Manually check filter and clean  Inspections to occur quarterly.  Annual Price \$6,815.00  QUARTER 3: JULY 2025  SPLIT:  HOA/40% -- \$681.50  CDD/60% -- \$1,022.25  TOTAL = \$1,703.75	\$1,022.25
<b>BALANCE DUE</b>	<b>\$1,022.25</b>

**RECEIVED**  
07/15/2025

**INVOICE #TPA5774**

PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

**BILL TO**

Copperstone CDD  
c/o Rizzetta & Company  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA5774	07/01/2025	\$10,939.80	Net 15	

DESCRIPTION	PRICE
JULY BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$10,939.80
<b>BALANCE DUE</b>	<b>\$10,939.80</b>

**RECEIVED**  
07/08/2025

**Copperstone CDD**  
**Community Development District**  
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

**Check Request**

Amount: \$200

Description: BOS Meeting 8/5/2025

Date: 7/28/25

Make Payable To: Corey Ritcher

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

Directions for Check: Inter Office

Manager Approval:



**RECEIVED**  
07/28/25



**Copperstone CDD**  
**Community Development District**  
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

**Check Request**

Amount: \$200

Description: BOS Meeting 8/5/2025

Date: 7/28/25



Make Payable To: Gerard Litrenta III

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

Directions for Check: Inter Office

Manager Approval:

A handwritten signature in black ink, appearing to be "S. DeLuna", written over a horizontal line.

**Copperstone CDD**  
**Community Development District**  
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

**Check Request**

Amount: \$200

Description: BOSMeeting 8/5/2025

Date: 7/28/25



Make Payable To: Michael Fondario

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

Directions for Check: Inter Office RV

Manager Approval:

A handwritten signature in black ink, appearing to be "S. DeLuna", written over a horizontal line.

**COPPERSTONE CDD**  
**Peace River Electric Cooperative, Inc.**  
**May 2025**

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
93668001	06/12/25	07/03/25	\$ 273.89	05/09/25 - 06/08/25	11237 78th Street E Fountain	53100-4301
93668002	06/12/25	07/03/25	\$ 164.67	05/09/25 - 06/08/25	8790 115th Avenue East SL	53100-4307
93668003	06/12/25	07/03/25	\$ 184.22	05/09/25 - 06/08/25	11595 84th St Cir E Fountain	53100-4301
93668004	06/12/25	07/03/25	\$ 71.67	05/09/25 - 06/08/25	7615 113th Ave E	53100-4301
93668005	06/12/25	07/03/25	\$ 107.69	05/09/25 - 06/08/25	8415 115th Ave E Fountain	53100-4301
Total			<b>\$ 802.14</b>			

**RECEIVED**  
06/16/25

*	53100-4301	\$637.47
	53100-4307	\$164.67
		<u><b>\$802.14</b></u>



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 06/12/2025  
 Account # 93668001  
 Member # 93668

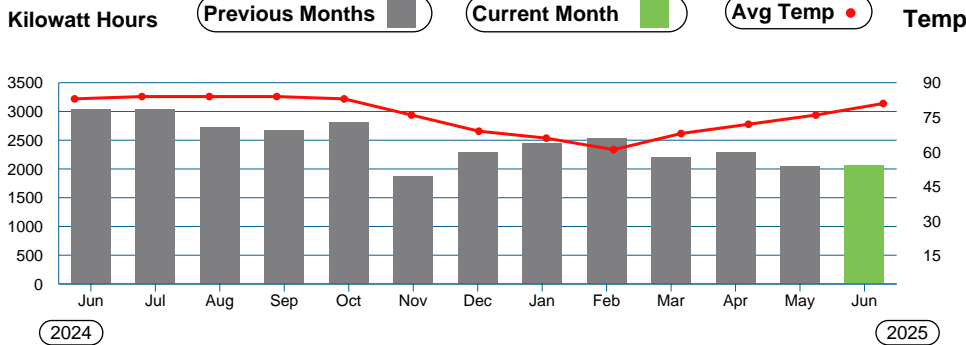
**TOTAL  
AMOUNT DUE**

**\$273.89**

Bank Draft is  
scheduled for  
07/03/2025

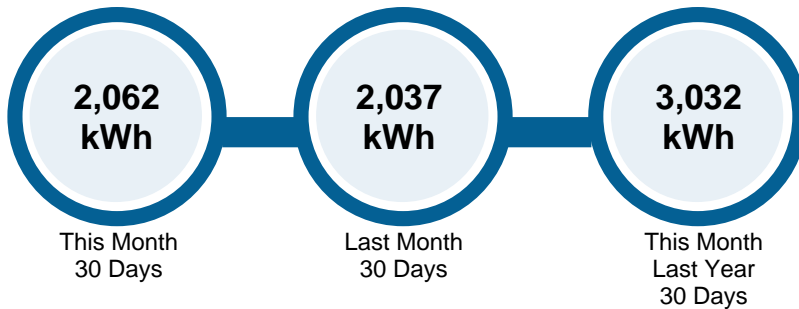
## Monthly Energy Use

**RECEIVED**  
06/13/25

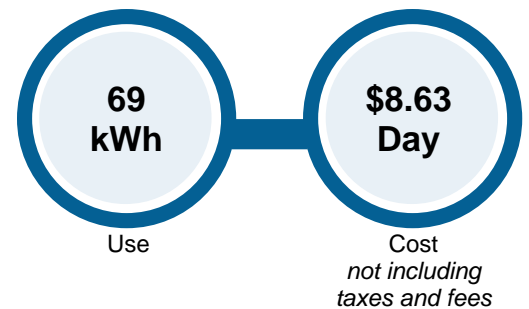


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 93668001  
 Service Address 11237 78TH ST E

**Bank Draft Amount \$273.89**  
 is scheduled for 07/03/2025

COPPERSTONE COMM DEV DIST  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 506

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

110260093668001000027389000028389061220253

**Account**  
93668001

**Service Address**  
11237 78TH ST E

**Service Description**  
PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31779012	05/09/2025	06/08/2025	389,465	391,527	1.0	2,062	11.2
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](https://pay.vanilladirect.com/pages/retailers)



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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**







**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 06/12/2025  
 Account # 93668002  
 Member # 93668

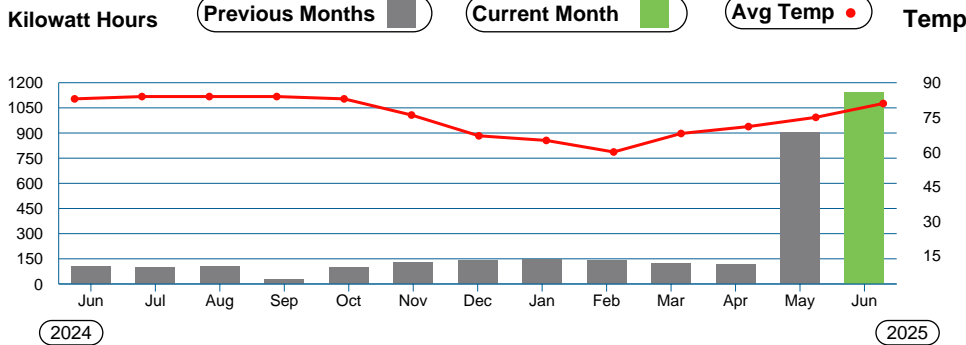
**TOTAL  
AMOUNT DUE**

**\$164.67**

Bank Draft is  
scheduled for  
07/03/2025

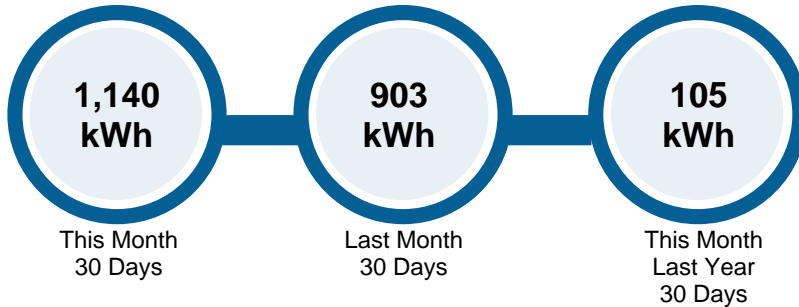
## Monthly Energy Use

**RECEIVED**  
06/13/25

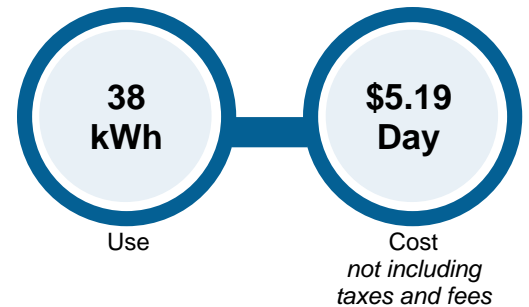


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 93668002  
 Service Address 8790 115TH AVE E

**Bank Draft Amount \$164.67**  
 is scheduled for 07/03/2025

COPPERSTONE COMM DEV DIST  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 507

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

110260093668002000016467000017467061220250

**Account**  
93668002

**Service Address**  
8790 115TH AVE E

**Service Description**  
LIGHTS

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	05/09/2025	06/08/2025	242,642	243,782	1.0	1,140	4.842
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			

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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 06/12/2025  
 Account # 93668003  
 Member # 93668

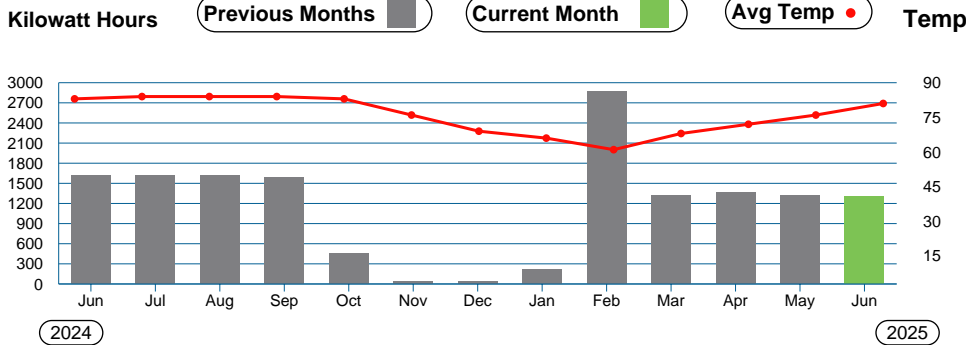
**TOTAL  
AMOUNT DUE**

**\$184.22**

Bank Draft is  
scheduled for  
07/03/2025

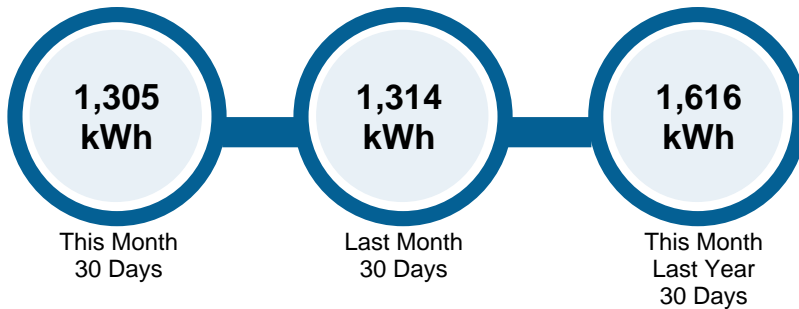
## Monthly Energy Use

**RECEIVED**  
06/13/25

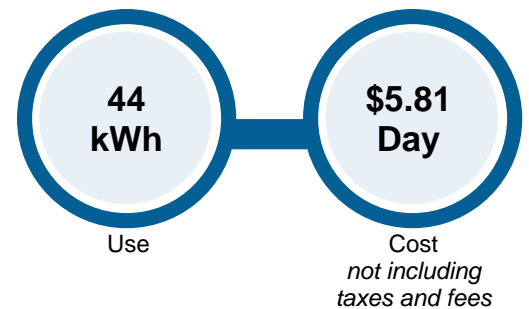


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 93668003  
 Service Address 11595 84TH ST CIR E

**Bank Draft Amount \$184.22**  
 is scheduled for 07/03/2025

COPPERSTONE COMM DEV DIST  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 508

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

110260093668003000018422000019422061220253



**Account**  
93668003

**Service Address**  
11595 84TH ST CIR E

**Service Description**  
FOUNTAIN

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778820	05/09/2025	06/08/2025	243,834	245,139	1.0	1,305	5.49
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)

**COPPERSTONE COMM DEV DIST**

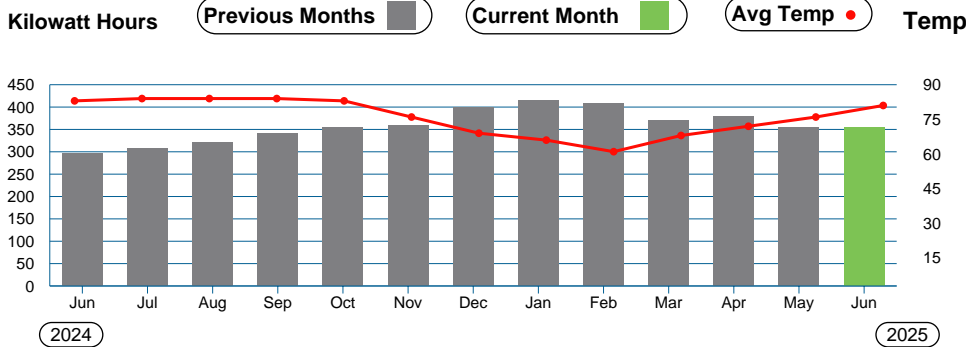
Bill Date 06/12/2025  
 Account # 93668004  
 Member # 93668

**TOTAL  
AMOUNT DUE**

**\$71.67**

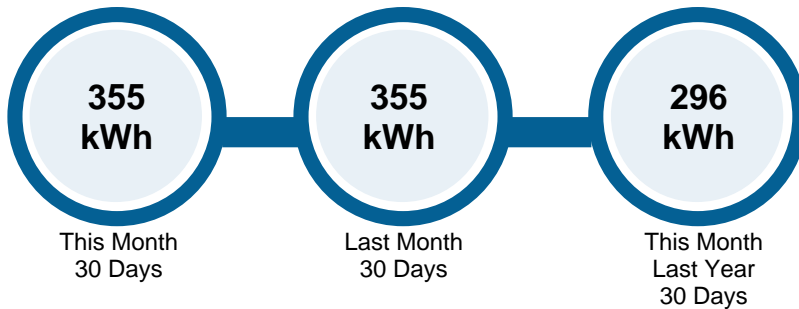
Bank Draft is  
scheduled for  
07/03/2025

## Monthly Energy Use

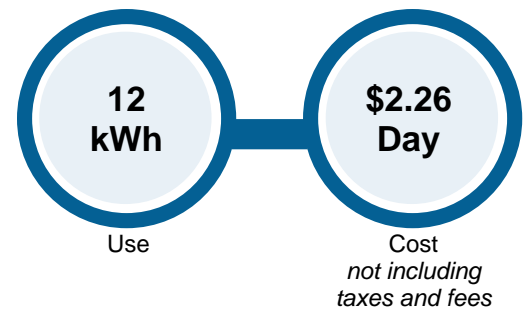


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 93668004  
 Service Address 7615 113TH AVE E

**Bank Draft Amount \$71.67**  
 is scheduled for 07/03/2025

COPPERSTONE COMM DEV DIST  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 509

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

110260093668004000007167000008167061220250

**Account**  
93668004

**Service Address**  
7615 113TH AVE E

**Service Description**  
GATES

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778993	05/09/2025	06/08/2025	77,975	78,330	1.0	355	0.792
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](https://pay.vanilladirect.com/pages/retailers)



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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 06/12/2025  
 Account # 93668005  
 Member # 93668

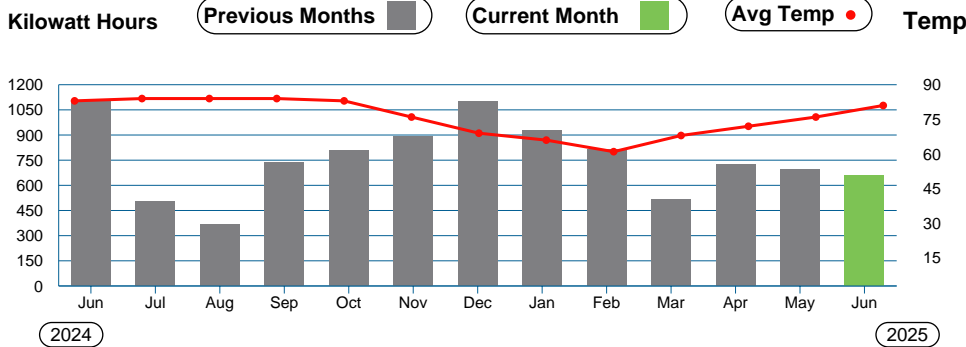
**TOTAL  
AMOUNT DUE**

**\$107.69**

Bank Draft is  
scheduled for  
07/03/2025

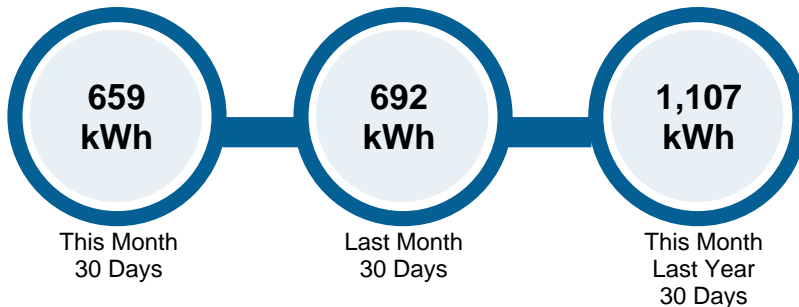
## Monthly Energy Use

**RECEIVED**  
06/13/25

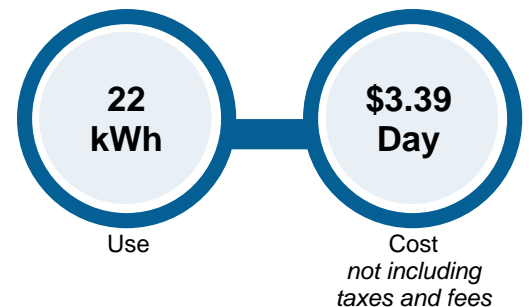


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 93668005  
 Service Address 8415 115TH AVE E

**Bank Draft Amount \$107.69**  
 is scheduled for 07/03/2025

COPPERSTONE COMM DEV DIST  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 510

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

110260093668005000010769000011769061220255



**Account**  
93668005

**Service Address**  
8415 115TH AVE E

**Service Description**  
POOL/PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
16342658	05/09/2025	06/08/2025	329,978	330,637	1.0	659	5.622
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](https://pay.vanilladirect.com/pages/retailers)



799366433650001102600936680059

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at [vanilladirect.com/pay/terms](https://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](https://vanilladirect.com/pay/ereceipt).

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**



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

# Invoice

Date	Invoice #
7/2/2025	INV0000100449

**Bill To:**

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

RECEIVED  
06/27/25

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

[illegible]

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

# Invoice

Date	Invoice #
7/11/2025	INV0000100658

**Bill To:**

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

RECEIVED  
07/11/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
July	Upon Receipt	00155

[illegible]

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01073M

Date 07/04/2025

**Attn:**  
Copperstone CDD - Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01073M

\$179.38

### Notice of Public Hearing

**RE:** Meeting on August 5, 2025 at 6:30pm; Copperstone CDD

**Published:** 7/4/2025, 7/11/2025

**RECEIVED**  
07/03/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$179.38**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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#### COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET;

The Board of Supervisors (the "Board") for the Copperstone Community Development District (the "District") will hold a Meeting on Tuesday, August 5, 2025 at 6:30 p.m. in the Copperstone Community Development District Clubhouse, 8145 115 Avenue East, Parrish, Florida for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 2700 Falkenburg Rd., S., Suite 2745, Riverview, Florida 33578, Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website <https://www.copperstonecdd.org> at least two days before the budget hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna  
District Manager  
July 4, 11, 2025

25-01073M

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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**Copperstone CDD**  
**Community Development District**  
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

**Check Request**

Amount: \$200

Description: BOS Meeting 8/5/2025

Date: 7/28/2025

Make Payable To: Tom Fretz

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

Directions for Check: Inter Office RV

Manager Approval:

  
\_\_\_\_\_

**RECEIVED**  
07/28/25