



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors'
Regular Meeting
November 5, 2025**

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

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA Copperstone

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

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

**Board of Supervisors
Copperstone Community
Development District**

October 28, 2025

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Wednesday, November 5, 2025, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115th 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 Report.....Tab 1
 - 2. Presentation of Waterway Management Reports.....Tab 2
 - B. District Engineer**
 - C. District Counsel**
 - D. District Manager**
 - 1. Review of SharePoint / Action Items.....USC
 - E. Chair Update**
- 4. BUSINESS ITEMS**
 - A. Ratification of Advanced Aquatics Pond #4 Washout Repair Proposal.....Tab 3**
 - B. Acceptance of Third Quarter Website Audit.....Tab 4**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor’s Meeting Held on October 7, 2025.....Tab 5**
 - B. Consideration of Operations and Maintenance Expenditures for September 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,
Rachel Welborn
District Manager

Tab 1



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

10/24/2025

Prepared for:

Copperstone
Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

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TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Sites 15-16	9
Sites 17-18	10
Sites 19 -20	11
Sites 21-22	12
Sites 23-24	13
Sites 25-26	14
Site Map	15

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Site Assessments

Pond 1

Comments:

Site Looks Good

Very minimal algae was observed between some of the native vegetation and shoreline, where the water is only a few inches deep. While the water level remains low this minimal algae growth can be expected. This will be targeted for treatment during the upcoming visits. No other issues were observed.



Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The native aquatic plant species are healthy and robust. Previous treatments for shoreline weeds have shown positive results.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Pond 3 looks good overall.

A minimal amount of Torpedograss was observed in and around some of the native vegetation. This new growth will be targeted during the upcoming maintenance visits. No issues were observed with algae or submersed weeds. Native aquatic plant species are healthy and robust.



Pond 4

Comments:

Site Looks Good

Torpedograss treatments are showing positive results. A minimal amount of algae growth was observed in only a few small spots. This new algae growth will be targeted for treatment. No other issues were observed on this pond and the water level has dropped since the last inspection was performed.



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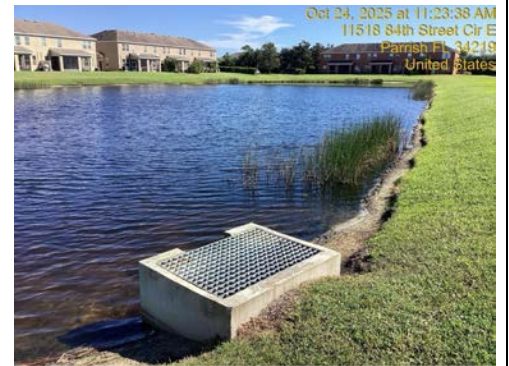
Site Assessments

Pond 5

Comments:

Site Looks Good

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



Dry Retention Area 6

Comments:

Site Looks Good

Minimal to no new regrowth was observed. Previous treatments for invasive vegetation has showed positive results. The water level has dropped and this site is currently dry.



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Site Assessments

Dry Retention Area 7

Comments:

Site Looks Good

Minimal to no new regrowth was observed. Previous treatments for invasive vegetation has showed positive results. The water level has dropped and this site is currently dry.



Pond 8

Comments:

Site Looks Good

Pond 8 looks good overall, with a very minimal amount of algae growth observed in just a few spots around the perimeter. No other issues with submersed weeds or shoreline weeds were observed. The algae will be targeted for treatment during the upcoming visits. Shoreline weeds were previously treated and positive results were observed.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 looks great. Shoreline weeds were previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration system was operational.



Pond 10

Comments:

Site Looks Good

Previous treatments for algae were effective and have shown a reduction in growth. Shoreline weeds were also treated previously and positive results were viewed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration system was operational.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were recently treated and positive results were seen.

Aeration system was operational.



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.

Aeration still down.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Positive results were seen from previous algae treatments and shoreline weed treatments. No issues were observed with algae, submersed weeds, or shoreline weeds. The invasive weed growth around native vegetation was treated and looks great.

Aeration system was operational.



Pond 14

Comments:

Site Looks Good

Only a very minimal invasive growth in the littoral area and this area looks great. Duckweed treatments were effective and no issues were observed. A few minor patches of new Hydrilla growth was observed. This new growth will be targeted for treatment during the upcoming visits. No other issues were observed.



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Site Assessments

Pond 15

Comments:

Normal Growth Observed

Pond 15 looks good overall. A very minimal amount of Water Lettuce was observed on this pond and will be targeted for treatment during the next visit to prevent this from spreading further. No other issues were observed on this pond.



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. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments have targeted shoreline weed growth, minor amounts of algae, and minimal amounts of alligator weed. All of these treatments were effective and have shown positive results.



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

New algae growth was observed on pond 19. This new growth will continue to be targeted for treatment. No other issues were observed on this pond with submersed weeds or shoreline weeds. Shoreline weeds were previously treated and show positive results.



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.

Aeration system is operational.



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Site Assessments

Pond 21

Comments:

Site Looks Good

Minimal to no new invasive growth was observed on pond 21. Pond 21 looks good. Pennywort and Torpedograss were previously treated only a very minimal amount remain. These will continue to be targeted during routine maintenance visits. No other issues were observed on this pond.



Pond 22

Comments:

Normal Growth Observed

A minimal amount of algae was observed in between the native vegetation and the shoreline where the water is only inches deep. This type of growth can be expected. No other issues with submersed weeds or shoreline weeds were observed. Shoreline weeds were previously treated and positive results were seen. 1/2 aeration running.



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Site Assessments

Pond 23

Comments:

Site Looks Good

Pond 23 was previously treated for Water Lettuce growth and positive results have been seen, as it has been completely reduced. Shoreline weeds were also previously treated and have shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 24

Comments:

Normal Growth Observed

Pond 24 looks good overall.

Torpedograss was recently targeted for treatment around some of the native vegetation and positive results were observed. Some Torpedograss and Pennywort remain and will continue to be targeted for treatment. No issues were observed with algae or submersed weeds.



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Site Assessments

Pond 25

Comments:

Site Looks Good

Pond 25 looks great. Torpedograss was recently targeted for treatment around some of the native vegetation and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Littoral Area 26

Comments:

Normal Growth Observed

This buffer area was recently treated for Sesbania, Torpedograss, Dog Fennel, and other invasive weed growth. The invasive growth has been pushed back a few more feet after the most recent treatment. The water level has dropped and is no longer visible in the buffer area. Treatments will continue to target new invasive growth in the buffer area.



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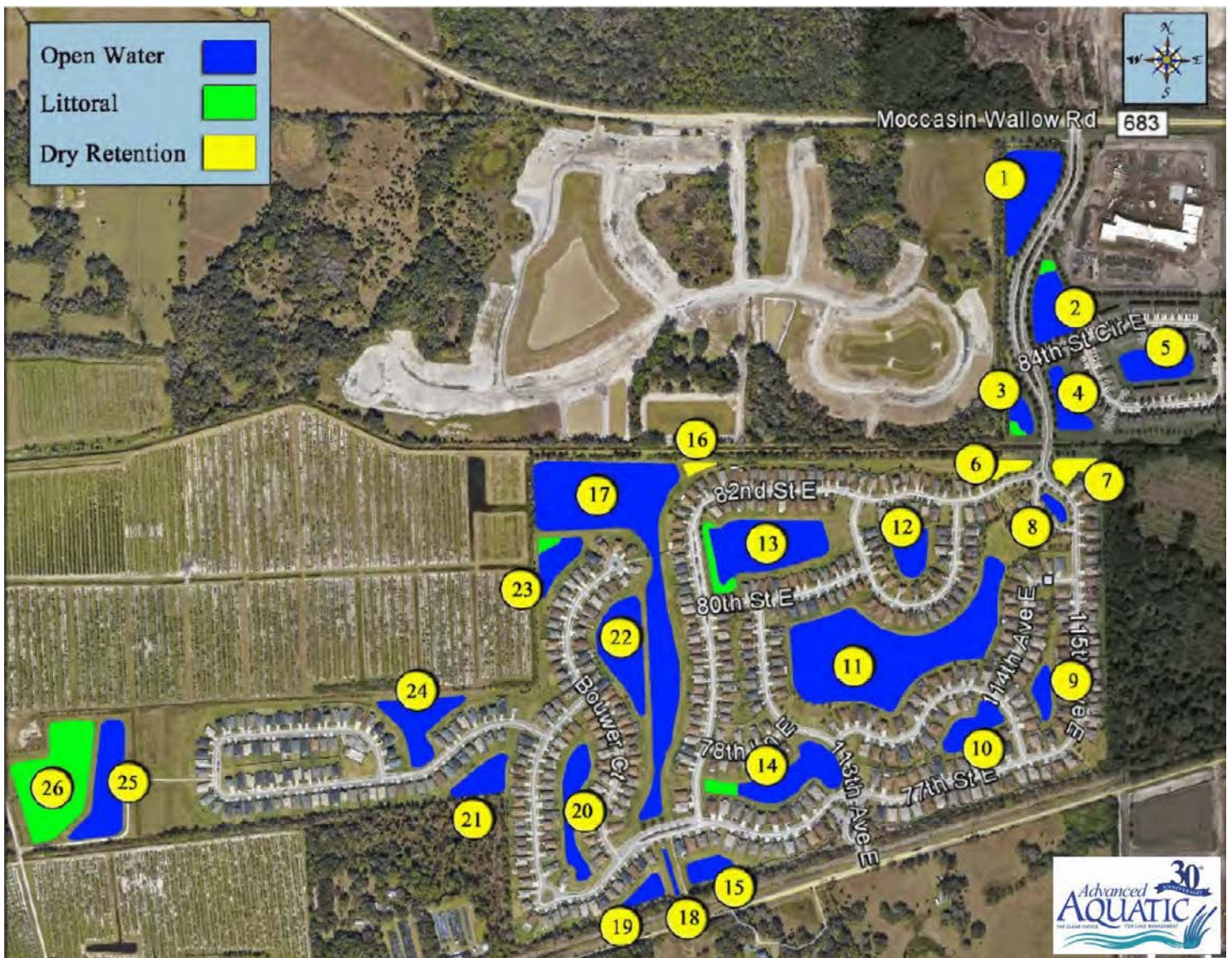
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Map

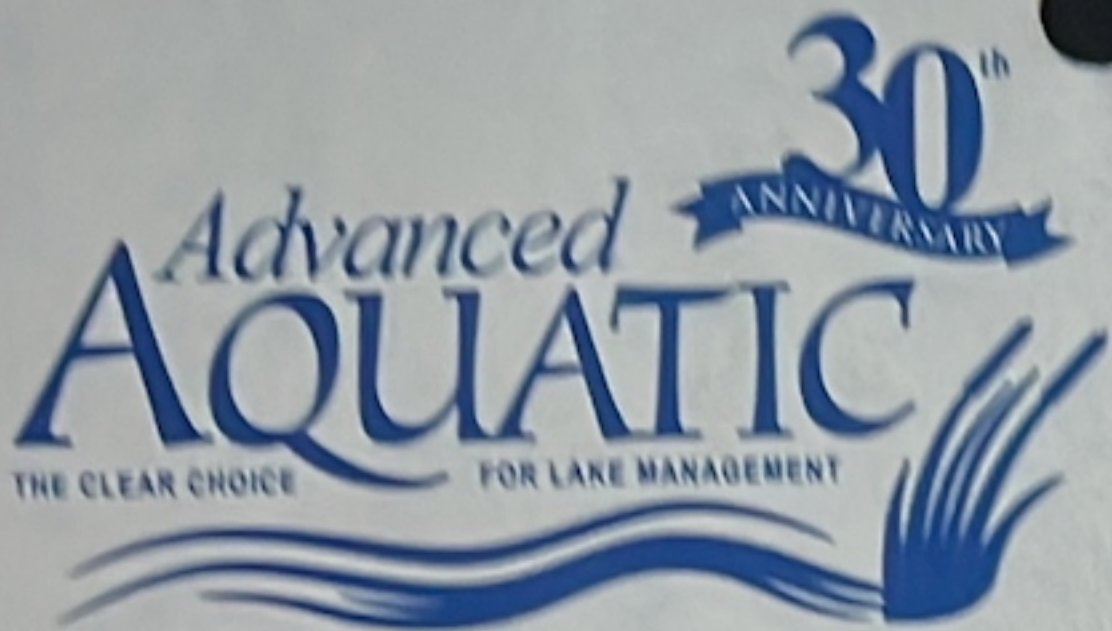


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Tab 2



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CUSTOMER: Copperstone CDD
 ACCOUNT #: 910
 DATE: 10/15/25
 TECH: Ryan Bronson Jeremy
 WEATHER CONDITIONS: Cloudy + Warm
 WATER LEVELS: Low + 1-2 ft.

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1	2	3	4	5	6	7	8/9	10/11	12/13	14/15	18	19/20	21/22	23
ALGAE TREATMENT	X			X				X		X		X	X	X	
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SUBMERSED AQUATICS												X	X		
FLOATING AQUATICS															

SITE OBSERVATIONS: Treated all ponds for border grasses, algae and submersed aquatics as needed.

RECOMMENDATIONS:

- Water Quality Analysis
- Lake (s) # /
- Native Plantings
- Lake (s) # /
- Native Fish Stocking
- Lake (s) # /
- Triploid Grass Carp
- Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

- SPORT FISH Largemouth Bass Bream Catfish
 BIOLOGICAL CONTROL FISH Triploid Grass Carp Mosquitofish

OTHER WILDLIFE:
 REMARKS: Gators, Ducks, Cranes

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

Tab 3



ADVANCED AQUATIC SERVICES, Inc.
- WASHOUT REPAIR PROPOSAL- **Pond #4**

October 8, 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:

Repair the washout on **Pond #4**. Washout is located about 12 feet above the pond. Sod will be pulled back from the hole, fill dirt will be installed back to grade and sod will be placed back on top of the repair. Reinstall the preserved sod over the repaired area to match surrounding turf. (see attached map for reference)

Total \$425.00

- 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: Chairman
Tom Fretz (Oct 8, 2025 16:08:42 EDT)

Print Name: Tom Fretz Date: 10/08/25



(Copperstone CDD 2 of 2)



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CLIENT:

Final Audit Report

2025-10-08

Created:	2025-10-08
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqxt5MSuLXH9nk8uAaD09Y-gE7-b17paV

"CLIENT:" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-10-08 - 7:57:46 PM GMT
-  Document emailed to Tom Fretz (fretzcdd@gmail.com) for signature
2025-10-08 - 7:57:51 PM GMT
-  Email viewed by Tom Fretz (fretzcdd@gmail.com)
2025-10-08 - 8:07:12 PM GMT
-  Document e-signed by Tom Fretz (fretzcdd@gmail.com)
Signature Date: 2025-10-08 - 8:08:42 PM GMT - Time Source: server
-  Agreement completed.
2025-10-08 - 8:08:42 PM GMT

Tab 4



Quarterly Compliance Audit Report

Copperstone

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

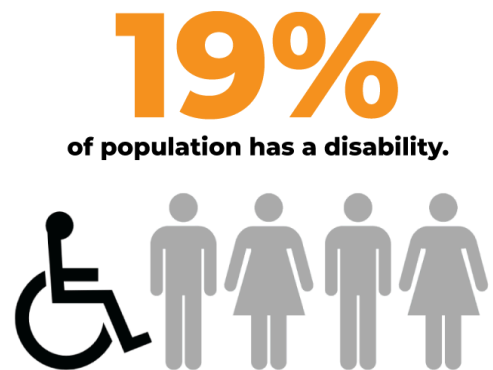
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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, October 7, 2025, at 6:30 p.m.** at **Copperstone Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

Tom Fretz	Board Supervisor, Chair
Michael Fondario	Board Supervisor, Vice Chair
Adam Bailey	Board Supervisor, Assistant Secretary
Cory Richter	Board Supervisor, Assistant Secretary
Gerad Litrenta	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Reyna Grundy	District Counsel, Blalock Walters
Kyle Thornton	District Engineer, Halff Associates, Inc. (via phone)
Doug Agnew	Representative, Advanced Aquatics
Jason Jaszczak	Representative, Advanced Aquatics

Audience	None
----------	-------------

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 no members of the general audience in attendance to provide comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

Mr. Jaszczak and Mr. Agnew reviewed the inspection report with the Board. They provided an adjustment and proposals for the townhome area and stated that the midge fly treatments would be done within the next two weeks.

The Board asked that Pine Tree check on Pond 1 and Pond 5.

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2. Presentation of Waterway Inspections Reports.

The Board reviewed the spray reports.

3. Presentation of Quarterly Fountain Maintenance Report

Mr. Jaszak and Mr. Agnew presented the report, informing the Board that the control panel on Erie Rd. is rusty and will need to be replaced. They will provide a proposal at a future meeting. Discussion was held regarding potential weather impacts.

B. District Engineer

1. Discussion of New Development

Mr. Thornton updated the Board on the pond contracts grade, stating that it tore up grass more than expected as it was soft around the edges causing ruts. He estimated that it would cost approximately \$1,000 to repair. The Board requested the cost per linear foot.

A brief discussion was held regarding the South shore of pond #25.

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,000 for plantings, for the Copperstone Community Development District.

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C. District Counsel

Ms. Gundry was asked to research the use of recreational motorized vehicles within the District.

Ms. Gundry was asked if she would be filling in for Ms. Powers more often and if they were on the same billing tier. Ms. Gundry answered yes to both questions.

D. District Manager

The next meeting is scheduled for Tuesday, November 4, 2025, at 6:30 p.m. at the Copperstone Clubhouse.

1. Review of SharePoint / Action Items

The Board discussed cancelling the November meeting in lieu of hosting a shade meeting. It was decided to continue with the November meeting and schedule the shade meeting in addition. Ms. DeLuna advised that it will be an additional meeting.

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FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of 2025-206 Insurance Policy

On a Motion by Mr. Bailey, seconded by Mr. Richter with all in favor, the Board of Supervisors ratified approval of the fiscal year 2025-2026 EGIS insurance proposal at a cost of \$6,718, for the Copperstone Community Development District.

90

B. Consideration of Resolution 2026-01, Amending 2024-2025 Budget

Ms. Deluna presented the resolution to the Board. This amendment is due to the insurance claim that was received.

On a Motion by Mr. Richter seconded by Mr. Bailey, with all in favor, the Board of Supervisors adopted Resolution 2026-01, amending the fiscal year 2024-2025 budget by \$29,426.08, 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 September 2, 2025

On a Motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the minutes from the September 2, 2025, Board of Supervisors meeting, as presented, for the Copperstone Community Development District.

B. Consideration of Operations and Maintenance Expenditures for August 2025

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for August 2025 (\$31,256.55), for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Fondario stated that the fountain light remote was relinquished to Mr. Richter.

Mr. Fretz reported that the HOA is stating that there is a potential of \$30,000 for irrigation repairs.

128 **SEVENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:50 p.m., for Copperstone Community Development District.

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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 September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,425.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	300100	AB090225	Board of Supervisors Meeting 09/25	\$ 200.00
Advanced Aquatic Services, Inc.	300108	10560375	Monthly Lake & Fountain Maintenance 09/25	\$ 2,682.00
Advanced Aquatic Services, Inc.	300108	10560505	Weir and Inflow Pipe Repair 08/25	\$ 6,560.00
Blalock Walters, P.A.	300106	44351-002-33	Legal Services 08/25	\$ 620.00
Blalock Walters, P.A.	300106	44351-000-45	Legal Services 08/25	\$ 1,066.00
Cepira Landscape, LLC	300105	TPA5946	Tree Trimming 08/25	\$ 1,080.00
Cepira Landscape, LLC	300109	TPA6009	Landscape Maintenance 09/25	\$ 10,939.80
Cory Richter	300101	CR090225	Board of Supervisors Meeting 09/02/25	\$ 200.00
Egis Insurance Advisors, LLC	300110	29451	Policy #100125609 10/01/2025- 10/01/2026	\$ 15,163.00
Gerard Litrenta III	300102	GL090225	Board of Supervisors Meeting 09/02/25	\$ 200.00
Michael Fondario	300103	MF090225	Board of Supervisors Meeting 09/02/25	\$ 200.00
Peace River Electric Cooperative, Inc.	20250903	Electric Summary 07/25 ACH	Electric Summary 07/25	\$ 814.79
Rizzetta & Company, Inc.	300099	INV0000102223	District Management Fee 09/25	\$ 3,432.50
The Observer Group, Inc.	300107	25-01687M	Legal Advertising 09/25	\$ 67.81

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas R Fretz	300104	TF090225	Board of Supervisors Meeting 09/02/25	\$ <u>200.00</u>
Total Report				\$ <u>43,425.90</u>

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

Check Request

Amount: \$200

Description: BOS Meeting 9/2/2025

Date: 9/2/25

Make Payable To: Adam E. Bailey

RECEIVED
09/02/25

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

9/1/2025
10560375
\$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
10/1/2025

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

RECEIVED
08/20/25

\$2,682.00

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

9/2/2025
10560505
\$6,560.00

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

Due Date
Net 30
10/2/2025

Weir and Inflow Pipe repaired at Ponds #6, 7, 18, 23, 24 and 26 Completed 8/27/25	6,560.00

RECEIVED
09/02/25

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

\$6,560.00



INVOICE #TPA5946

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
TPA5946	08/27/2025	\$1,080.00	Net 15	

DESCRIPTION	PRICE
08/27/2025: WORK ORDER: 50584 To trim (26) 17" DBH Fan Palm, Mexican (Washingtonia robusta), Clubhouse/Pool area, - Perform natural pruning intended to maintain the tree's characteristic growth pattern to develop structure by applying 9-3 o'clock pattern. Remove seed pods, haul away debris.	\$1,080.00
TOTAL -- \$1,800	
HOA -- \$720	
CDD -- \$1,080	
BALANCE DUE	\$1,080.00

RECEIVED

08/27/25



INVOICE #TPA6009

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6009	09/01/2025	\$10,939.80	Net 15	

DESCRIPTION	PRICE
SEPTEMBER BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$10,939.80
BALANCE DUE	\$10,939.80

RECEIVED
09/11/25

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

Check Request

Amount: \$200

Description: BOS Meeting 9/2/2025

Date: 9/2/25

Make Payable To: Corey Ritcher

RECEIVED
09/02/25

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
09/24/25

INVOICE

Customer	Copperstone Community Development District
Acct #	489
Date	09/17/2025
Customer Service	Yvette Nunez
Page	1 of 1

Copperstone Community Development District
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 15,163.00
Payment Amount	
Payment for:	Invoice#29451
100125609	

Thank You

Please detach and return with payment



Customer: Copperstone Community Development District

Invoice	Effective	Transaction	Description	Amount
29451	10/01/2025	Renew policy	Policy #100125609 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2025	15,163.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total	
\$	15,163.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/17/2025

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

Check Request

Amount: \$200

Description: BOS Meeting 9/2/2025

Date: 9/2/25

Make Payable To: Gerard Litrenta III

RECEIVED
09/02/25

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

Directions for Check: Inter Office

Manager Approval: _____



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

Check Request

Amount: \$200

Description: BOSMeeting 9/22025

Date: 9/2/25

Make Payable To: Michael Fondario

RECEIVED
09/02/25

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:



COPPERSTONE CDD
Peace River Electric Cooperative, Inc.
July 2025

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
93668001	08/13/25	09/03/25	\$ 276.68	07/08/25 - 08/07/25	11237 78th Street E Fountain	53100-4301
93668002	08/13/25	09/03/25	\$ 163.85	07/08/25 - 08/07/25	8790 115th Avenue East SL	53100-4307
93668003	08/13/25	09/03/25	\$ 185.23	07/08/25 - 08/07/25	11595 84th St Cir E Fountain	53100-4301
93668004	08/13/25	09/03/25	\$ 78.14	07/08/25 - 08/07/25	7615 113th Ave E	53100-4301
93668005	08/13/25	09/03/25	\$ 110.89	07/08/25 - 08/07/25	8415 115th Ave E Fountain	53100-4301
Total			\$ 814.79			

* 53100-4301	\$650.94
53100-4307	\$163.85
	<u>\$814.79</u>



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

08/13/2025
93668001
93668

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

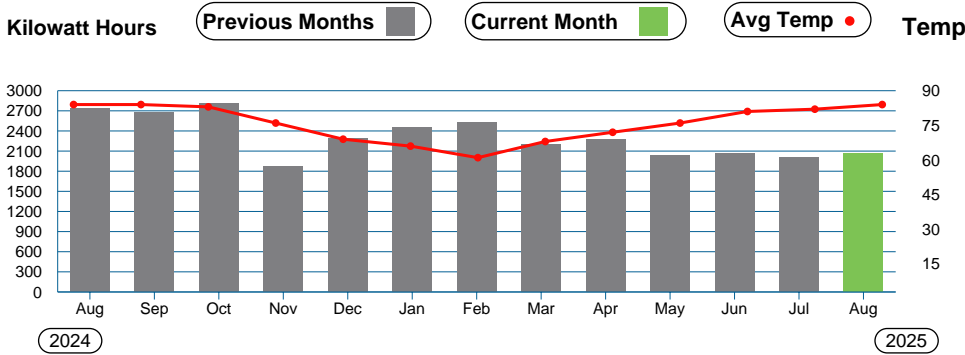


TOTAL AMOUNT DUE

\$276.68

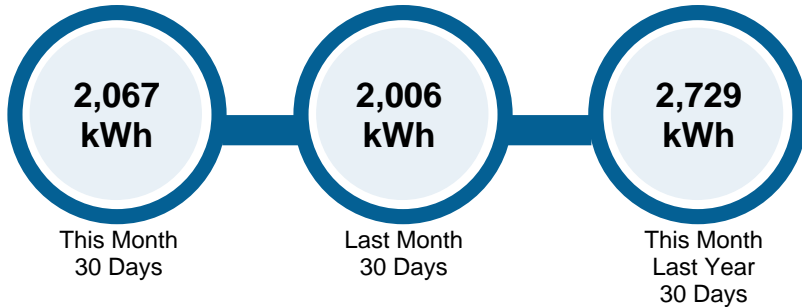
Bank Draft is scheduled for 09/03/2025

Monthly Energy Use

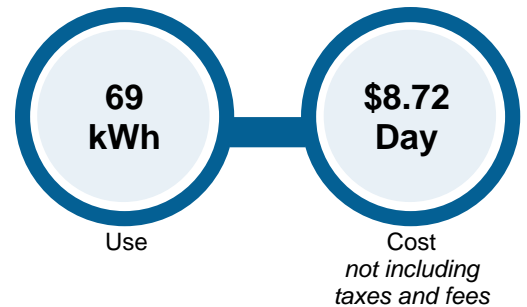


Detailed usage information is available on the SmarHub App or www.preco.coop

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 \$276.68
is scheduled for 09/03/2025



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

4 540

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



110260093668001000027668000028668081320259

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	07/08/2025	08/07/2025	393,533	395,600	1.0	2,067	10.86

Account Summary			Current Charges			GS-S
Previous Balance		\$269.38	Facilities Use Charge			\$28.00
Payment(s) Made		-\$269.38	Energy Charge	2,067 kWh @ 0.121		\$250.11
Balance Forward		\$0.00	CPA	2,067 kWh @ -0.008		-\$16.54
Current Charges		\$276.68	Property Tax Recovery Fee			\$8.19
Total Amount Due		\$276.68	Gross Receipts Tax			\$6.92
			Total Current Charges			\$276.68
Bank Draft Amount						\$276.68

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Grand Prize Drawing – August 30
 Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

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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

799366433650001102600936680018

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

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

08/13/2025
93668002
93668

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

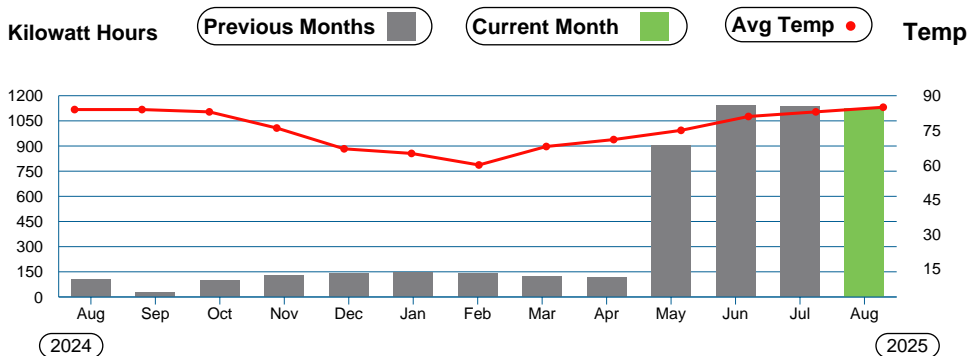


TOTAL AMOUNT DUE

\$163.85

Bank Draft is scheduled for 09/03/2025

Monthly Energy Use



Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison

1,123 kWh

This Month
30 Days

1,133 kWh

Last Month
30 Days

106 kWh

This Month
Last Year
30 Days

Your Average Daily Use

37 kWh

Use

\$5.16 Day

Cost
not including
taxes and fees

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 \$163.85
is scheduled for 09/03/2025



4 541

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

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



110260093668002000016385000017385081320256

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	07/08/2025	08/07/2025	244,915	246,038	1.0	1,123	4.756

Account Summary			Current Charges			GS-S
Previous Balance		\$165.04	Facilities Use Charge			\$28.00
Payment(s) Made		-\$165.04	Energy Charge	1,123 kWh @ 0.121		\$135.88
Balance Forward		\$0.00	CPA	1,123 kWh @ -0.008		-\$8.98
Current Charges		\$163.85	Property Tax Recovery Fee			\$4.85
Total Amount Due		\$163.85	Gross Receipts Tax			\$4.10
			Total Current Charges			\$163.85
Bank Draft Amount						\$163.85

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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



799366433650001102600936680026

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

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





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

08/13/2025
93668003
93668

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

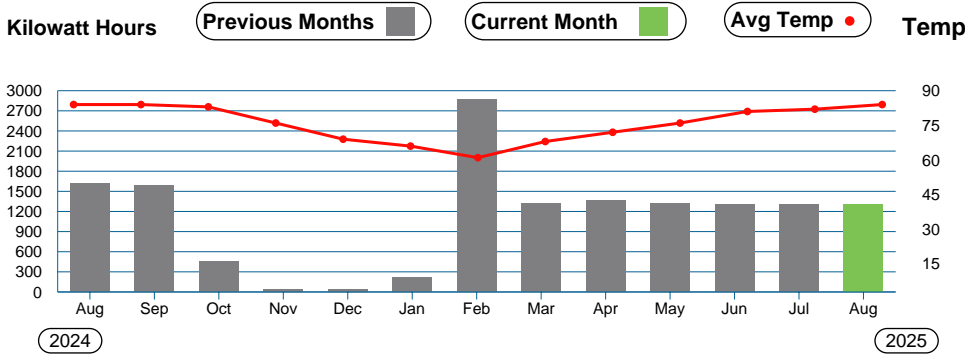


TOTAL AMOUNT DUE

\$185.23

Bank Draft is scheduled for 09/03/2025

Monthly Energy Use



Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison

1,302 kWh

This Month
30 Days

1,307 kWh

Last Month
30 Days

1,615 kWh

This Month
Last Year
30 Days

Your Average Daily Use

43 kWh

Use

\$5.84 Day

Cost
not including
taxes and fees

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 # 93668003
Service Address 11595 84TH ST CIR E

Bank Draft Amount \$185.23
is scheduled for 09/03/2025



4 542

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

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



110260093668003000018523000019523081320259

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	07/08/2025	08/07/2025	246,446	247,748	1.0	1,302	5.464

Account Summary			Current Charges			GS-S
Previous Balance		\$185.84	Facilities Use Charge			\$28.00
Payment(s) Made		-\$185.84	Energy Charge	1,302 kWh @ 0.121		\$157.54
Balance Forward		\$0.00	CPA	1,302 kWh @ -0.008		-\$10.42
Current Charges		\$185.23	Property Tax Recovery Fee			\$5.48
Total Amount Due		\$185.23	Gross Receipts Tax			\$4.63
			Total Current Charges			\$185.23
Bank Draft Amount						\$185.23

Too much mail? Let us help you clear the clutter.
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

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Grand Prize Drawing – August 30
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More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.




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



799366433650001102600936680034

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





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

08/13/2025
93668004
93668

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

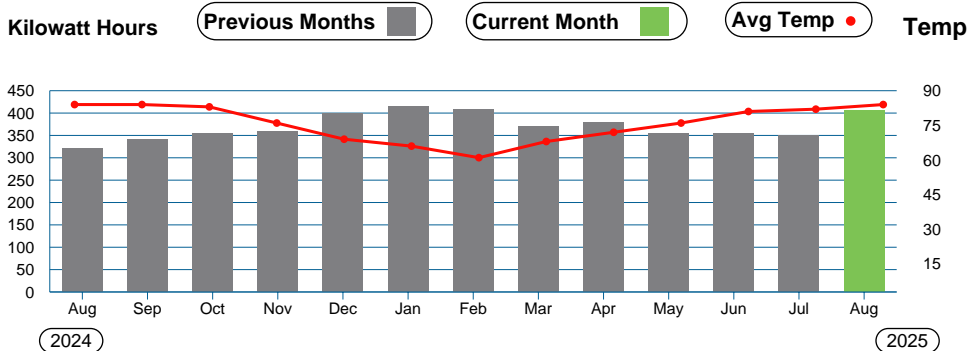


TOTAL AMOUNT DUE

\$78.14

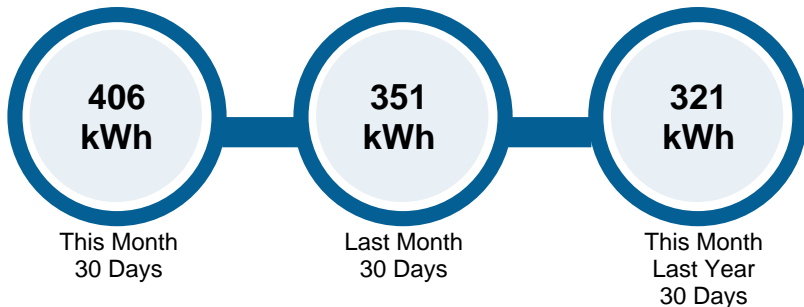
Bank Draft is scheduled for 09/03/2025

Monthly Energy Use

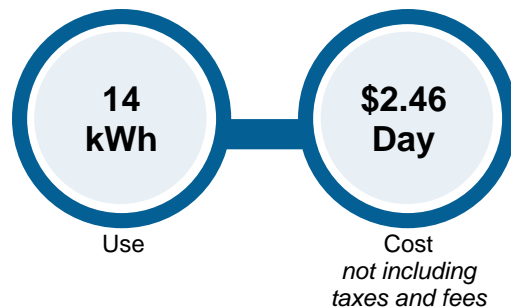


Detailed usage information is available on the SmarHub App or www.preco.coop

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 \$78.14
is scheduled for 09/03/2025



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

4 543

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



110260093668004000007814000008814081320250

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	07/08/2025	08/07/2025	78,681	79,087	1.0	406	0.792

Account Summary			Current Charges			GS-S
Previous Balance		\$71.57	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$71.57	Energy Charge	406 kWh @ 0.121	\$49.13	
Balance Forward		\$0.00	CPA	406 kWh @ -0.008	-\$3.25	
Current Charges		\$78.14	Property Tax Recovery Fee		\$2.31	
Total Amount Due		\$78.14	Gross Receipts Tax		\$1.95	
			Total Current Charges		\$78.14	
Bank Draft Amount						\$78.14

Too much mail? Let us help you clear the clutter.
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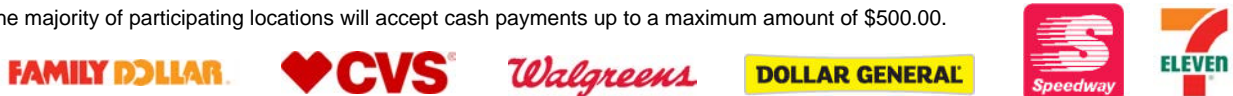
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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

08/13/2025
93668005
93668

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

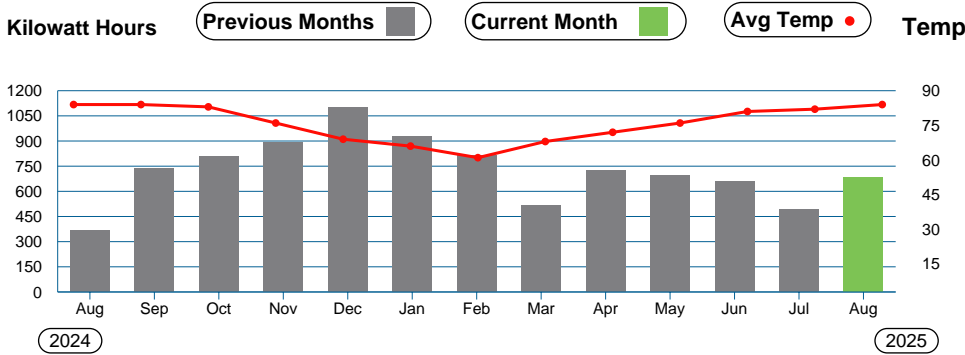


TOTAL AMOUNT DUE

\$110.89

Bank Draft is scheduled for 09/03/2025

Monthly Energy Use



Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison

680 kWh

This Month
30 Days

493 kWh

Last Month
30 Days

366 kWh

This Month
Last Year
30 Days

Your Average Daily Use

23 kWh

Use

\$3.49 Day

Cost
not including
taxes and fees

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 \$110.89
is scheduled for 09/03/2025



4 544

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

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



110260093668005000011089000012089081320259

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	07/08/2025	08/07/2025	331,130	331,810	1.0	680	5.73

Account Summary			Current Charges			GS-S
Previous Balance		\$88.54	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$88.54	Energy Charge	680 kWh @ 0.121	\$82.28	
Balance Forward		\$0.00	CPA	680 kWh @ -0.008	-\$5.44	
Current Charges		\$110.89	Property Tax Recovery Fee		\$3.28	
Total Amount Due		\$110.89	Gross Receipts Tax		\$2.77	
			Total Current Charges		\$110.89	
Bank Draft Amount						\$110.89

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

Invoice

Date	Invoice #
9/2/2025	INV0000102223

Bill To:

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



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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,192.50	\$1,192.50
Administrative Services	1.00	\$337.50	\$337.50
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$1,702.50	\$1,702.50
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$3,432.50
Total			\$3,432.50

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01687M

Date 09/19/2025

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 # 25-01687M Notice of Public Meeting Dates RE: Fiscal Year 2025-2026 Published: 9/19/2025	\$67.81
--	---------

RECEIVED
09/18/25

Important Message		Paid
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	()
		Total \$67.81

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

**NOTICE OF PUBLIC
MEETING DATES
COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of Copperstone Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 on the dates as follows:

October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

All meetings will convene at 6:30 p.m. and will be held at the Copperstone Clubhouse, 8145 115th Ave E, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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

Stephanie DeLuna
District Manager
September 19, 2025 25-01687M

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 9/2/2025

Date: 9/2/2025

Make Payable To: Tom Fretz

RECEIVED
09/02/25

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:

