

# Copperstone Community Development District

### Board of Supervisors' Regular Meeting December 2, 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 Chairman

Michael Fondario Vice Chairman
Adam Bailey Assistant Secretary
Cory Richter Assistant Secretary
Gerard Litrenta Assistant Secretary

**District Manager** Stephanie DeLuna Rizzetta & Company, Inc.

**District Attorney** Marisa Powers Blalock Walters

**District Engineer** 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

<u>District Office · Riverview, Florida · (813) 533-2950</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u> <u>www.copperstonecdd.org</u>

Board of Supervisors Copperstone Community Development District **December 1, 2025** 

#### **REVISED FINAL AGENDA**

#### **Dear Board Members:**

7.

ADJOURNMENT

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday**, **December 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.	AUDI	ENCE COMMENTS ON AGENDA ITEMS	
3.	STAF	F REPORTS	
	Α.	Aquatic Maintenance	
		1. Presentation of Waterway Inspection ReportT	ab 1
		2. Presentation of Waterway Management ReportsT	
	B.	District Engineer	
	C.		
	D.	District Manager	
		1. Review of SharePoint / Action ItemsL	JSC
	E.	Chair Update	
		1. End of Path Behind Pond 17Ta	ab 3
4.	BUSI	NESS ITEMS	
	Α.	Consideration of Mandy's Electric #2572, PQ Surge	
		ProtectorT	ab 4
	B.	Consideration of the 3rd Quarter Website AuditT	
5.	BUSI	NESS ADMINISTRATION	
	Α.	Consideration of Minutes of the Board of Supervisor's	
		Meeting Held on October 7, 2025Ta	ab 5
	В.	Consideration of Operations and Maintenance	
		Expenditures for October 2025T	ab 6
6	SUPE	FRVISOR REQUESTS	

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

\_\_\_\_\_

#### **Reason for Inspection:**

Quality Assurance

#### **Inspection Date:**

10/24/2025

#### **Prepared for:**

Copperstone
Community Development District

#### Prepared by:

Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa 1-800-491-9621



#### 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 or 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.

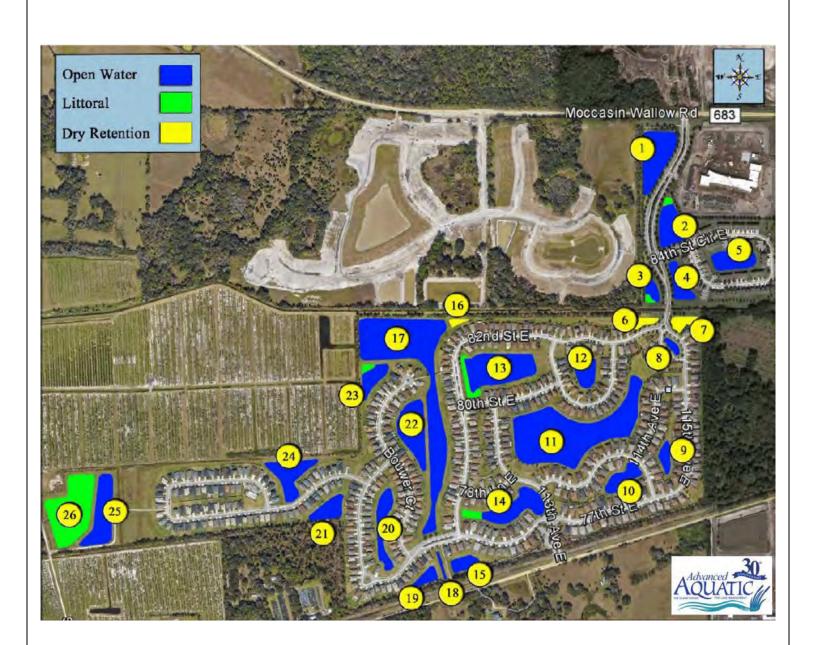




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#### Map



#### www.AdvancedAquatic.com

lakes@advancedaquatic.com

### Tab 2



ALGAE/AQUATIC WEED CONTROL

1-800-491-9621

CUSTOMER:	COPPERSTUNE
ACCOUNT #:	11 910
DATE:	NOU 12 2023
TECH:	John E
WEATHER C	ONDITIONS: Sanny 4 Cour
WATER LEVE	is: level low

# WATERWAY MANAGEMENT REPORT

WATERWAY I.D. 4 3 4 3 6 7 8 9 10 11 12 13 17 4	2/
ALGAE TREATMENT	
BORDER GRASSES XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
SUBMERSED AQUATICS	21
FLOATING AQUATICS # 16 17 18, 19, 20 (70) 22 (23) 24, 25 16	16
CUTT CONCERNATIONS	
SITE OBSERVATIONS:	JEŽIV.
Struct all lows for algue + Briss	
-	
• Water Quality Analysis □ Lake (s) #     • Native Plantings □ Lake (s) #     • Triploid Grass Carp □ Lake (s) #	1
SPORT FISH BIOLOGICAL CONTROL FISH  Largemouth Bass Triploid Grass Carp  Mosquitofish	
OTHER WILDLIFE: Saushill Crows, GASTON, Snaus	
REMARKS:	11 12 1

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





lakes@advancedaquatic.com advancedaquatic.com 1-800-491-9621

CUSTOMER: COPP estine CDD
ACCOUNT #: 5/0
DATE: 11/19
TECH: 13. Jantin
WEATHER CONDITIONS: Sonny
WATER LEVELS: LOW 2-4ft

# WATERWAY MANAGEMENT REPORT

ALGAE/	AQUATIC'	WEED CON	ITROL

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

$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	117	3/4	5	6/5	0/5	10/11	12/13	14/15	17/18	15/20	21	22	23	24	25
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	X	X	X			Min	X	X	X	X		X	N. FILE	200	
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		1	X					٨							011

SITE OBSERVATIONS: Over 1/ property looks great. Previous freetments doing great. Previous freetments doing

## **RECOMMENDATIONS:**

- Water Quality Analysis
- Lake (s) #

- Native Fish Stocking
- Lake (s) #

- Native Plantings
- Lake (s) #
- Triploid Grass Carp
- Lake (s) #

# FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE: REMARKS: Thes, Gatos ☐ Largemouth Bass

Bream

Catfish

■ Mosquitofish ☐ Triploid Grass Carp

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

## Tab 3

















### Tab 4

#### MANDY ELECTRIC, INC.

6201 N Nebraska TAMPA, FL 33604 8132649234

carie@mandyselectric.com

www.mandyselectric.com

#### ADDRESS

Copperstone CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614





SHIP TO	0
Coppe	erstone Pond Fountain
- 5/5/5	

ESTIMATE #	DATE	
2572	11/03/2025	

DESCRIPTION	QTY	RATE	AMOUNT
- Provide and install PQ surge protector at pond fountain control panel	1	1,150.00	1,150.00
* Due upon completion			

I hereby accept this proposal and authorize you to do the work TOTAL \$1,150.00

Accepted By Accepted Date

## PQ PROTECTION SURGE PROTECTION DEVICES

#### PQC160 & PQCF160 SERIES





PQC160 and PQCF160 series are high-performance, robust, surge protective devices (SPDs) with advanced features, protecting your facilities' electrical equipment from damaging electrical power surges due to lightning, utility power generation/distribution systems, and inductive load switching equipment within your facility. Intended for service entrances, distribution panels, MCCs, branch panels, lighting panels, and large equipment applications (e.g., HVAC).

The PQC160 and PQCF160 are automatic in operation, resetting after activation to provide continuous protection of electrical equipment. The PQC160 and PQCF160 series feature pre-wired remote monitoring contacts.

The PQC160 standard series is UL Type 1 listed (automatically suitable for UL Type 2) and can be installed before or after the service equipment overcurrent device, with or without a dedicated circuit breaker for the SPD.

The PQCF160 with EMI Filter option is UL Type 2 listed and can be installed after the service equipment overcurrent device. The PQCF160 EMI Filter series protects your facility

equipment from internally generated transients such as oscillatory ring waveforms – typically due to switch-mode power supplies within most modern electronic equipment. The PQCF160's Ground Reference feature indicates if the potential between neutral and ground exceeds ~20 V.

PQC160

ISO 9001:2014 Quality Management System, ISO 17025:2007 Laboratory Certification (UL DAP Program), and 100% Quality Tested prior to shipping.

	PRODUCT SPECIFIC	ATIONS					
Status Indication	Individual LED indicators per Line/Phase and Audible Alarm,						
Status indication	PQCF160 has additional Alarm LED and Ground Reference Indication						
Certifications	UL® 1449 5 <sup>th</sup> Edition Type 1 / Ty	/pe 2					
Certifications	UL® 1449 5 <sup>th</sup> Edition Type 2, UL	.® 1283 Edition 7 (EMI Filter Models)					
	UL® 96A and NEC® Article 242	(Article 285 - prior to 2020)					
	ANSI®/IEEE® C62.41.1-2002 C	at A, Cat B, Cat C					
Complies With	ANSI®/IEEE® C62.41.2-2002 C	at A, Cat B, Cat C					
	ANSI®/IEEE® C62.45-2002 Cat						
	MIL-STD-220A (EMI Filter Mode	els)					
Short Circuit Current Rating (SCCR)	200 kA						
Maximum Discharge Current (I <sub>max</sub> )	160 kA per phase / 80 kA per mode - 8/20 μs						
Nominal Discharge Current (In)	20 kA						
Frequency	50 Hz, 60 Hz, 400 Hz						
Filtering (EMI Filter Models)	–36 dB @ 100 kHz						
Operating Temperature	-40° to 185°F (-40 to 85°C), No	ote ¹: −35° to 185°F (-31 to 85°C)					
Mounting	¾" nipple mount, optional Flush Mount kit						
Enclosure Rating	NEMA® Type 4X, UL® 50E Type 4, suitable for indoor or outdoor installation						
Enclosure Material	Polycarbonate						
Depth	<b>PQC160</b> 2.8 in.	<b>PQCF160</b> 3.1 in.					
Width	<b>PQC160</b> 3.25 in. w/o nipple	<b>PQCF160</b> 2.75 in.					
Height	<b>PQC160</b> 3.25 in.	PQCF160 6.25 in. w/o nipple					
Weight	<b>PQC160</b> 2 lb.	<b>PQCF160</b> 2 lb.					
Recommended Circuit Breaker	20A or 30A, multi-pole as requ	ired					
Connection Method	Parallel, 12 AWG stranded, ~18" length						
Remote Monitoring - Contacts	Form C, 2 A @ 240 V, 22 AWG	stranded, ~18" length, IoT, BMS, and SCADA compatible					
Warranty	Ten (10) Years						

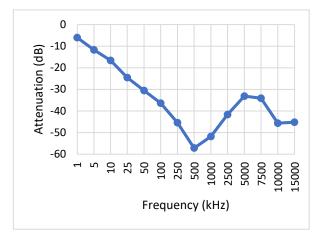
## PQ PROTECTION SURGE PROTECTION DEVICES

#### PQC160 & PQCF160 SERIES



STANDARD N	MCOV	VPR				
Model Number	Configuration	(V)	L-G (V)	L-N (V)	N-G (V)	L-L (V)
PQC160-120V-1P <sup>1</sup>	120V, Single-phase, 2W+G	180	700	700	600	_
PQC160-240V-1P <sup>1</sup>	240V, Single-phase, 2W+G	350	1000	1200	1000	_
PQC160-120/240V-SP <sup>1</sup>	120/240V, Split-phase, 3W+G	180/360	700	700	600	1200
PQC160-120/208V-3Y <sup>1</sup>	120/208V, 3-phase Wye, 4W+G	150/300	700	600	500	1000
PQC160-277/480V-3Y <sup>1</sup>	277/480V, 3-phase Wye, 4W+G	350/700	1000	1200	1000	2000
PQC160-347/600V-3Y	347/600V, 3-phase Wye, 4W+G	440/880	1500	1500	1500	2500
PQC160-240V-3D <sup>1</sup>	240V, 3-phase Delta, 3W+G	275	1000	-	_	1200
PQC160-480V-3D <sup>1</sup>	480V, 3-phase Delta, 3W+G	550	1800	-	=	1800
PQC160-120/240V-HLD	120/240V, High-leg Delta, 4W+G	180/275	700/1000	700/900	700	1200/1500

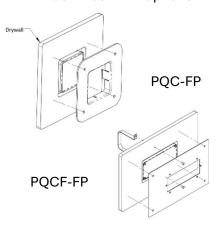
EMI FILTER MODELS   PQCF160		MCOV	VPR			
Model Number	Configuration	(V)	L-G (V)	L-N (V)	N-G (V)	L-L (V)
PQCF160-120V-1P	120V, Single-phase, 2W+G	180	700	700	700	_
PQCF160-240V-1P	240V, Single-phase, 2W+G	350	1200	1200	1200	_
PQCF160-120/240V-SP	120/240V, Split-phase, 3W+G	180/360	700	700	700	1200
PQCF160-120/208V-3Y	120/208V, 3-phase Wye, 4W+G	150/300	700	700	600	1200
PQCF160-277/480V-3Y	277/480V, 3-phase Wye, 4W+G	350/700	1200	1200	1200	2500
PQCF160-347/600V-3Y	347/600V, 3-phase Wye, 4W+G	440/880	1500	1500	1500	3000
PQCF160-240V-3D	240V, 3-phase Delta, 3W+G	275	1000	_	-	1200
PQCF160-480V-3D	480V, 3-phase Delta, 3W+G	550	1800	-	-	1800
PQCF160-120/240V-HLD	120/240V, High-leg Delta, 4W+G	180/275	700/1000	800/1000	700	1500/1500



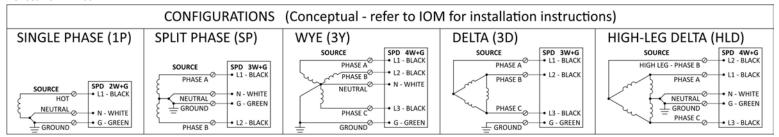
The EMI Filter option mitigates oscillatory ring waveforms – generally caused by non-linear loads inside the facility.

Typical oscillatory ring waveform sources include "transformer-less" switching power supplies for computers, IT equipment (network, monitors, printers), TVs, electronic ballasts for lighting, UPS, Inverter, Rectifier systems and Variable Frequency (speed) Drives.

#### Flush Mount Kit Options



Revised 2024-11-06



# Tab 4B



# **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**

Comp	liance	Audit
------	--------	-------

Overview	2
Compliance Criteria	2
ADA Accessibility	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 <u>Florida Statute Chapter</u> 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. <u>189.069</u>, 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 <u>WCAG 2.1</u> 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.



## **Accessibility Grading Criteria**

Passed	Description
Passed	Website errors*  O WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> 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	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

<sup>\*</sup>Errors represent less than 5% of the page count are considered passing

<sup>\*\*</sup>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.

19% of population has a disability.

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: <a href="http://webaim.org/techniques/alttext">http://webaim.org/techniques/alttext</a>



## 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 <a href="WAI-ARIA">WAI-ARIA</a> 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: <a href="http://webaim.org/techniques/skipnav">http://webaim.org/techniques/skipnav</a>

# Q

## 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: <a href="http://webaim.org/techniques/sitetools/">http://webaim.org/techniques/sitetools/</a>



## **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:* <a href="http://webaim.org/techniques/acrobat/acrobat">http://webaim.org/techniques/acrobat/acrobat</a>



## 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: <a href="http://webaim.org/techniques/captions">http://webaim.org/techniques/captions</a>



## 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: <a href="http://webaim.org/techniques/forms">http://webaim.org/techniques/forms</a>



#### 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 (eg., 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

1 MINUTES OF MEETING 2 3 Each person who decides to appeal any decision made by the Board with respect to any matter 4 considered at the meeting is advised that person may need to ensure that a verbatim record of the 5 proceedings is made, including the testimony and evidence upon which such appeal is to be based. 6 7 COPPERSTONE 8 COMMUNITY DEVELOPMENT DISTRICT 9 10 The regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on Wednesday, November 5, 2025, at 6:30 p.m. at 11 Copperstone Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219. 12 13 14 Present and constituting a quorum: 15 Tom Fretz **Board Supervisor, Chair** 16 17 Michael Fondario **Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary** Adam Bailey 18 19 Cory Richter **Board Supervisor. Assistant Secretary** (via phone) Gerad Litrenta **Board Supervisor, Assistant Secretary** 20 21 22 Also, present were: 23 24 Rachel Welborn District Manager, Rizzetta & Company, Inc. Reyna Grundy **District Counsel, Blalock Walters** (via phone) 25 26 Kyle Thornton **District Engineer, Halff Associates, Inc.** (via phone) 27 Doug Agnew Representative, Advanced Aquatics Representative, Advanced Aquatics Jason Jasczak 28 29 30 Audience None 31 32 FIRST ORDER OF BUSINESS Call to Order 33 34 Ms. Welborn called the meeting to order and conducted roll call. 35 **SECOND ORDER OF BUSINESS** 36 **Audience Comments** 37 38 There were no audience members to provide comments. 39 THIRD ORDER OF BUSINESS 40 Staff Reports A. Aquatic Maintenance 41 42 1. **Presentation of Waterway Inspection Report** Mr. Jasczak and Mr. Agnew reviewed the inspection report with the Board. The 43 Board requested a non-solar aeration proposal for Pond 19. The electric supply 44 will need to be evaluated in the area for this non-solar option. 45 46 47 Mr. Fretz asked that the Pond 7 grate be checked, as it is out of position. 48 49 Pond 25 will have plantings added to shore up the waterline.

The fountain lights have been repaired and are watertight again.

Ms. Gundry provided an update on the research on the fencing off the private road.

The Board reviewed the action items list and made updates on the existing

Mr. Fretz toured the District and found items for discussion. There has been sod

stolen, there is fencing needing installed near the new townhomes being built and East of the powerlines, there is erosion on Buffalo Creek, there are stumps in the

ground from the hurricanes and there are trees dying by Pond 23's berm. Mr. Fretz

**Business Items** 

items and added new items. A discussion took place on streetlights.

She does not recommend proceeding. Mr. Bailey requested she draft a

#### 2. **Presentation of Waterway Management Reports**

1. Review of SharePoint / Action Items (Exhibit A)

will take photos, and all will be revisited at the next meeting.

A. Ratification Advanced Aquatics Pond #4 Washout Repair Proposal

This report was included in the agenda for viewing.

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**B.** District Engineer

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Mr. Thornton was present via phone and had no updates. Mr. Fretz asked if Mr. Thornton had received the test area pictures. Mr. Thornton liked the water level shown in the pictures.

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C. District Counsel

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memorandum regarding the matter. D. District Manager

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The next meeting is scheduled for Tuesday, December 2, 2025, at 6:30 p.m. at the Copperstone Clubhouse.

E. Chair Update

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84 85 86 On a Motion by Mr. Fretz, seconded by Mr. Fondario with all in favor, the Board of Supervisors ratified the Advanced Aquatics Pond #4 proposal for \$425.00, for the

FOURTH ORDER OF BUSINESS

Copperstone Community Development District.

**B.** Acceptance of Third Quarter Website Audit

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

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#### 91 FIFTH ORDER OF BUSINESS **Business Administration** 92 A. Consideration of the Minutes of the Board of Supervisor's Meeting Held on 93 October 7, 2025 94 95 96 A correction was requested on line 47. 97 On a Motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the minutes from the October 7, 2025, Board of Supervisors meeting, as amended, for the Copperstone Community Development District. 98 99 B. Consideration of Operations and Maintenance Expenditures for September 100 2025 101 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 September 2025 (\$43,425.90), for the Copperstone Community Development District. 102 103 SIXTH ORDER OF BUSINESS **Supervisor Requests** 104 105 Mr. Fondario requested the light on the entrance sign be looked at due to being 106 dim. 107 **Adjournment** SEVENTH ORDER OF BUSINESS 108 109 On a Motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:55 p.m., for Copperstone Community Development District. 110 111 112 113 114 Chairman/Vice Chairman Assistant Secretary

# Tab 6

#### COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

# Operation and Maintenance Expenditures October 2025 For Board Approval

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

Approval of Expenditures:

\_\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

Assistant Secretary

The total items being presented: \$34,386.62

# **Copperstone Community Development District**

# Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Adam E Bailey	20251010-2	AB100725	Board of Supervisors Meeting 10/07/25	\$	200.00
Advanced Aquatic Services, Inc.	300116	10560794	Monthly Lake & Fountain Maintenance	\$	2,682.00
Blalock Walters, P.A.	300114	44351-000-46	10/25 Legal Services 09/25	\$	1,560.00
Blalock Walters, P.A.	300114	44351-002-34	Legal Services 09/25	\$	670.50
Cepra Landscape, LLC	300117	TPA6151	Landscape Maintenance 10/25	\$	10,939.80
Cepra Landscape, LLC	300120	TPA6185	Irrigation Well Pump Maintenance	\$	1,022.25
Cory Richter	300113	CR100725	Inspections 10/25 Board of Supervisors Meeting 10/07/25	\$	200.00
Florida Department of Commerce	e 20251029	93067 ACH	Special District Fee for FY 25-26	\$	175.00
Gerard Litrenta III	20251010-1	GL100725	Board of Supervisors Meeting 10/07/25	\$	200.00
Michael Fondario	20251010-4	MF100725	Board of Supervisors Meeting 10/07/25	\$	200.00
Mid Florida Utilities, LLC	300115	2420	Install Bore for Piping (115th Ave &	\$	4,950.00
Peace River Electric	20251006	Electric Summary 08/25	Moccasin Wallow Rd) Irrigation 04/25 Electric Summary 08/25	\$	859.14
Cooperative, Inc. Rizzetta & Company, Inc.	300111	ACH 155 INV0000103657	Assessment Roll (Annual) 10/25	\$	5,000.00
Rizzetta & Company, Inc.	300112	INV0000103541	District Management Fee 10/25	\$	3,859.17

# **Copperstone Community Development District**

# Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
School Now	300118	INV-SN-1063	School Now CDD ADA-PDF 10/25	\$	1,537.50
The Observer Group, Inc.	300119	25-01954B	Legal Advertising 10/25	\$	48.13
The Observer Group, Inc.	300119	25-01958M	Legal Advertising 10/25	\$	83.13
Thomas R Fretz	20251010-3	TF100725	Board of Supervisors Meeting 10/07/25	\$	200.00
Total Report				\$	34,386.62

# Copperstone CDD

#### Meeting Date: October 7, 2025

# SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid		
Michael Fondario			
Tom Fretz	8		
Cory Richter	X		
Gerard Litrenta	X		
Adam Bailey	X		

NOTE: Supervisors are only paid if checked.



#### **EXTENDED MEETING TIMECARD**

Meeting Start Time:	6.30 pm
Meeting End Time:	8:30h
Total Meeting Time:	2:19
Time Over (?) Hours:	
Total at \$ per Hour:	

## ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature

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

10/1/2025

10560794

\$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

10/31/2025

Monthly Lake Maintenance.

\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED\*\*\*

2,412.00

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



#### **INVOICE #TPA6151**

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

#### **BILLTO**

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



INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6151	10/01/2025	\$10,939.80	Net 15	

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



#### **INVOICE #TPA6185**

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

#### **BILLTO**

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



INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6185	10/09/2025	\$1,022.25	Net 15	

DESCRIPTION	PRICE
10/09/2025: WORK ORDER: 51663 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.	\$1,022.25
Annual Price \$6,815.00	
QUARTER 4: OCTOBER 2025	
SPLIT:	
HOA/40% \$681.50	
CDD/60% \$1,022.25	
TOTAL = \$1,703.75	
BALANCE DUE	\$1,022.25

## FloridaCommerce, opcois.

# Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

	Fiscal Year 2025 - 2	2026 Special District Stat	te Fee Invoice and Proint	ido Administrative Code
Poguired	by sections 189.064 and	189.018, Florida Statutes,	, and Chapter 100 = 1,	Invoice No: 93067
te Invoiced: 10/01/2025			Received: \$0.00	Total Due, Postmarked by 12/02/2025:
nual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received to the	\$175.00
The state of the s				

**FEP 1:** Review the following profile and make any needed changes.

Special District's Name, Registered Agent's Name and Registered Office Address:

# **Copperstone Community Development District**

Mr. William Rizzetta 3434 Colwell Avenue, Suite 200





Mid Florida Utilities, LLC 8682 Williams Rd Seffner, FL 33584-2625

# **INVOICE**

**BILL TO** 

Copperstone CDD 3434 Colwell Avenue Tampa, FL 33614 

PROJECT LOCATION: 115TH AVE E & MOCO PARRISH, FL.	CASIN WALLOW RD BALAN	ICE DUE	\$4,950.00
Bore Service 2" HDPE BORE	1	4,950.00	4,950.00
ACTIVITY	QTY	RATE	AMOUNT

FINAL BILLING

#### **COPPERSTONE CDD**

#### Peace River Electric Cooperative, Inc. Aug 2025

Account Number	Invoice Date	Due Date	Am	ount	Period Covered	Location	GL Account
93668001	09/15/25	10/06/25	\$	286.00	08/07/25 - 09/07/25	11237 78th Street E Fountain	53100-4301
93668002	09/15/25	10/06/25	\$	175.32	08/07/25 - 09/07/25	8790 115th Avenue East SL	53100-4307
93668003	09/15/25	10/06/25	\$	191.33	08/07/25 - 09/07/25	11595 84th St Cir E Fountain	53100-4301
93668004	09/15/25	10/06/25	\$	91.54	08/07/25 - 09/07/25	7615 113th Ave E	53100-4301
93668005	09/15/25	10/06/25	\$	114.95	08/07/25 - 09/07/25	8415 115th Ave E Fountain	53100-4301
				·			
Total			\$	859.14			

\* 53100-4301 \$683.82 53100-4307 \$175.32 \$859.14 NNNN

**Peace River Electric** Cooperative, Inc.

Your Touchstone Energy® Cooperative KIN

**Customer Care** Pay by Phone **Outage** Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

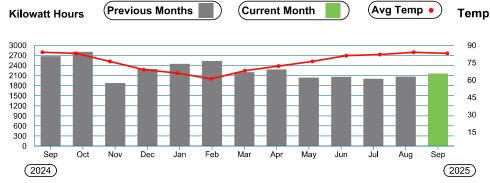
**TOTAL** AMOUNT DUE 286.00 **Bank Draft is** 

**COPPERSTONE COMM DEV DIST** 

Bill Date Account # Member # 09/15/2025 93668001 93668

**Monthly Energy Use** 

scheduled for 10/06/2025



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

## Monthly Energy Use Comparison

2,145 2,067 2,678 kWh kWh kWh This Month Last Month This Month 31 Days 30 Days Last Year 30 Days

#### Your Average Daily Use

69 \$8.72 kWh Day Use Cost not including taxes and fees

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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

4 562

Account # Service Address

93668001 11237 78TH ST E

Bank Draft Amount is scheduled for 10/06/2025

\$286.00



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

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





Florida Low Income Home Energy Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- FloridaCommerce partners with local agencies and Promise to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied you don't send money or personal info to anyone.

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 <a href="mailto:pay.vanilladirect.com/pages/retailers">pay.vanilladirect.com/pages/retailers</a>





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

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













NNNN

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Your Touchstone Energy® Cooperative KIN

**Customer Care** Pay by Phone **Outage** Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

**TOTAL** 

75.32

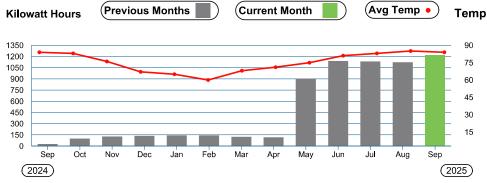
**AMOUNT DUE** 

**Bank Draft is** scheduled for 10/06/2025

**COPPERSTONE COMM DEV DIST** 

Bill Date Account # Member # 09/15/2025 93668002 93668

#### **Monthly Energy Use**

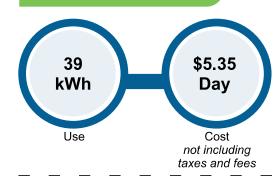


Detailed usage information is available on the SmartHub App or www.preco.coop

#### Monthly Energy Use Comparison

#### 1,219 1,123 28 kWh kWh kWh This Month Last Month This Month 31 Days 30 Days Last Year 30 Days

#### Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

4 563

Account # Service Address

93668002 8790 115TH AVE E

Bank Draft Amount

\$175.32

is scheduled for 10/06/2025

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

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





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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 <a href="mailto:pay.vanilladirect.com/pages/retailers">pay.vanilladirect.com/pages/retailers</a>





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NNNN

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800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

Bill Date

Account # Member #

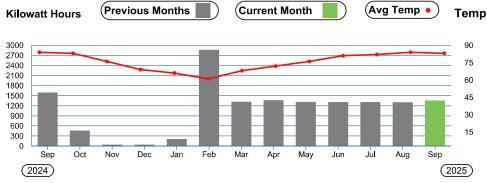
**COPPERSTONE COMM DEV DIST** 09/15/2025 93668003 93668

**TOTAL AMOUNT DUE** 

.33

**Bank Draft is** scheduled for 10/06/2025

#### **Monthly Energy Use**

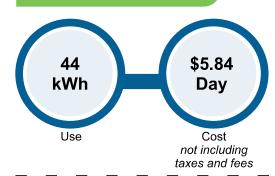


Detailed usage information is available on the SmartHub App or www.preco.coop

#### Monthly Energy Use Comparison

1,302 1,592 1,353 kWh kWh kWh This Month Last Month This Month 31 Days 30 Days Last Year 30 Days

#### Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

4 564

Account # Service Address

93668003 11595 84TH ST CIR E

Bank Draft Amount

\$191.33

is scheduled for 10/06/2025



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

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



**Service Address** Account **Service Description Board District** 93668003 11595 84TH ST CIR E **FOUNTAIN** 8 **Service Period** Readings Meter Meter# kWh Usage kW Reading From To **Previous Present** Multiplier 08/07/2025 31778820 09/07/2025 247,748 249.101 1.0 1.353 5.504 **Account Summary Current Charges** GS-S Previous Balance \$185.23 Facilities Use Charge \$28.00 Payment(s) Made -\$185.23 **Energy Charge** 1,353 kWh @ 0.121 \$163.71 **Balance Forward** \$0.00 CPA 1,353 kWh @ -0.008 -\$10.82 **Current Charges** \$191.33 Property Tax Recovery Fee \$5.66 **Total Amount Due** \$191,33 **Gross Receipts Tax** \$4.78 **Total Current Charges** \$191.33 **Bank Draft Amount** \$191.33



Florida Low Income Home Energy Assistance Program (LIHEAP)



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- FloridaCommerce partners with local agencies and Promise to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied you don't send money or personal info to anyone.

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 <a href="mailto:pay.vanilladirect.com/pages/retailers">pay.vanilladirect.com/pages/retailers</a>





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

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













NNNN

**Peace River Electric** Cooperative, Inc.

Your Touchstone Energy® Cooperative KIN

**Customer Care** Pay by Phone **Outage** Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

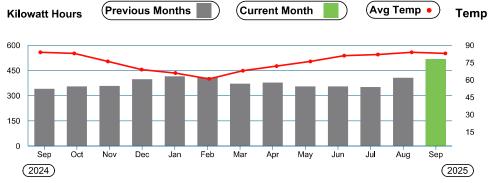
**TOTAL AMOUNT DUE** 

**Bank Draft is** scheduled for 10/06/2025

**COPPERSTONE COMM DEV DIST** 

Bill Date Account # Member # 09/15/2025 93668004 93668

#### **Monthly Energy Use**

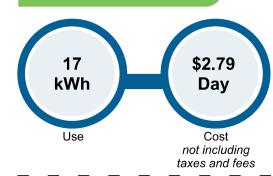


Detailed usage information is available on the SmartHub App or www.preco.coop

#### Monthly Energy Use Comparison

#### 518 406 341 kWh kWh kWh This Month Last Month This Month 31 Days 30 Days Last Year 30 Days

#### Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

4 565

Account # Service Address

93668004 7615 113TH AVE E

Bank Draft Amount

is scheduled for 10/06/2025

\$91.54

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

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





Florida Low Income Home Energy Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- FloridaCommerce partners with local agencies and Promise to apply approved assistance directly to your utility bill.
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800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop



**TOTAL** AMOUNT DUE **Bank Draft is** 

scheduled for 10/06/2025

Bill Date

Account #

Member #

#### **Monthly Energy Use**

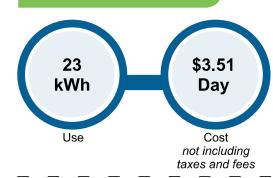


Detailed usage information is available on the SmartHub App or www.preco.coop

#### Monthly Energy Use Comparison

#### 714 680 738 kWh kWh kWh This Month Last Month This Month 31 Days 30 Days Last Year 30 Days

#### Your Average Daily Use



**COPPERSTONE COMM DEV DIST** 

09/15/2025

93668005

93668

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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

4 566

Account # Service Address

93668005 8415 115TH AVE E

Bank Draft Amount

\$114.95

is scheduled for 10/06/2025



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

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





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













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

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Date	Invoice #
10/3/2025	INV0000103657

#### Bill To:

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



Services for the month of Terms **Client Number** October Upon Receipt 00155 Description Qty Rate Amount Assessment Roll (Annual) 1.00 \$5,000.00 \$5,000.00 \$5,000.00 Subtotal Total \$5,000.00

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

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Date	Invoice #
10/2/2025	INV0000103541

#### Bill To:

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



	Services for the month of		s	Cli	ent Number
	October	Upon Receipt		00155	
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,44		\$1,442.50
Administrative Services		1.00		7.50	\$337.50
Financial & Revenue Collections		1.00	\$10	0.00	\$100.00
Management Services		1.00	\$1,86	9.17	\$1,869.17
Website Compliance & Management		1.00	\$11	0.00	\$110.00
		<b>Subtotal</b> \$3,859.17		\$2.0E0.47	
				<b>ჶა</b> ,იეყ. i /	
		Total \$3,8		40.050.15	
				\$3,859.17	





Copperstone CDD 2700 S. Falkenburg Road, Suite 2745 Riverview FL 33578 United States



Invoice # INV-SN-1063
Invoice Date: 10/20/2025
Due Date: 11/19/2025

PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
	Subtotal:	\$1,537.50
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	\$1,537.50
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$1,537.50

#### Click Here to pay with Credit Card

#### **Check Remittance:**

Innersync Studios Ltd P.O. Box 771470 St. Louis, MO 63177-9816 United States

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

#### **INVOICE**

**Legal Advertising** 

Invoice # 25-01954M Date 10/17/2025

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
Serial # 25-01954M
Notice of Public Meeting
\$48.13

**RE:** Meeting on November 5, 2025 at 6:30pm; Copperstone CDD **Published:** 10/17/2025

Important Message Paid ()
e our Serial # Pay by credit card online: Total \$48.13

Please include our Serial # on your check

ay by credit card online:
https://legals.
businessobserverfl.
com/send-payment/

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**

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

## INVOICE

Notice of Public
Meeting for the Copperstone

**Legal Advertising** 

The Copperstone Community Development District will hold a special meeting on Wednesday, November 5, 2025, located at the Copperstone Clubhouse located at 8145 115th Avenue, Parrish FL 34219, at 6:30 p.m.

Community Development District

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 7-1-1 or 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 October 17, 2025

25-01954M

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

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

#### **INVOICE**

**Legal Advertising** 

Invoice # 25-01958M Date 10/17/2025

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 # 25-01958M Public Notice RE: Meeting on November 4, 2025 at 6:30pm Published: 10/17/2025	\$83.13

Important Message Paid ()
our Serial # Pay by credit card online: Total \$83.13

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

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**

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

#### **INVOICE**

**Legal Advertising** 

PUBLIC NOTICE
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL MEETING
ATTORNEY/CLIENT SESSION MEETING
TUESDAY, NOVEMBER 4, 2025 AT 6:30 PM
HARRISON RANCH CLUBHOUSE,
5755 HARRISON RANCH BOULEVARD, PARRISH, FL 34219

A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Tuesday, November 4, 2025, and beginning at 6:30 p.m. and lasting approximately ninety (90) minutes at the request of the District's Attorney. This meeting shall be held at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219. This meeting shall commence at an open meeting and then will move into an Attorney/ Client Session limited in attendance to the District Attorneys, Marisa Powers, and Matthew Liebert and District Manager Stephanie DeLuna who will meet in private with the Board of Supervisors of the Copperstone Community Development District (Adam Bailey, Gerard Litrenta, Tom Fretz, Michael Fondario, Cory Richter), and a court reporter who will transcribe the full proceedings to be made part of the public record for release at the conclusion of the litigation for the purpose of discussing: settlement negotiations or strategy sessions related to litigation expenditures in the following court case: Copperstone Community Development District v. Crosscreek Environmental, Inc., et al, Case No.: 2023-CA-0041075. At the conclusion of the private portion of the meeting, the meeting shall then reopen in public.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571.

October 17, 2025 25-01958M

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**