



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors'
Regular Meeting
April 7, 2026**

**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	Halff Associates, Inc.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813)-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

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

www.copperstonecdd.org

**Board of Supervisors
Copperstone Community
Development District**

March 27, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, April 7, 2026, 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 Report..... Tab 2
 - 3. Presentation of Quarterly Fountain Report..... Tab 3
 - 4. Presentation of Fish Stocking Completion Tab 4
 - 5. Consideration of Advanced Aquatic Proposal-Aeration Pond #5 .. Tab 5
 - 6. Consideration of Advanced Aquatic 2027 Renewal Letter Tab 6
 - B. District Engineer**
 - C. District Counsel**
 - 1. Discussion of Ethics Training
 - D. District Manager**
 - 1. Review of SharePoint / Action Items Tab 7
 - E. Chair Update**
- 4. BUSINESS ITEMS**
 - A.** Resolution 2026-02, Announcing General Election.....Tab 8
 - B.** Consideration of Neptune and RKA Fencing – 84th Street.....Tab 9
 - C.** Consideration of Neptune Large Fence Proposal #194.....Tab 10
 - D.** Consideration of Florida Brothers Proposals #1515 and #1516.....Tab 11
 - E.** Consideration of Reflectors.....Tab 12
 - F.** Ratification of Timber Intentions #178.....Tab 13
 - G.** Ratification of Bullet Towing Agreement.....Tab 14
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisor's Shade Meeting Held on February 24, 2026.....Tab 15
 - B.** Consideration of Minutes of the Board of Supervisor's Meeting Held on March 3, 2026.....Tab 16
 - C.** Consideration of Operations and Maintenance Expenditures for February 2026.....Tab 17
- 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,
[Sam Stevens](#)
District Manager

Tab 1



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

3/23/2026

Prepared for:

Copperstone
Community Development District

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
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1-800-491-9621



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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Minor new algae and shoreline weed growth was observed. A nesting crane was observed in this pond and will delay treatments until it is no longer nesting. As a result we may experience minor growth. No issues were observed with submersed weeds. The native vegetation is bouncing back from the cold damage previously experienced.



Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level. A minimal amount of trash/debris was observed.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Minimal amounts of new Torpedograss growth was observed around the native vegetation. This will continue to be targeted during the maintenance visits. No issues were observed with algae, submersed weeds, or other shoreline weeds. The native vegetation is rebounding from the cold damage.



Pond 4

Comments:

Normal Growth Observed

Minor amounts of algae were observed, and treatment was performed during this inspection for the algae. Results can be seen in 7-14 days and follow up treatments will be performed if necessary. A minimal amount of Torpedograss was observed and will be targeted during routine maintenance. No issues were observed with other shoreline weeds or submersed weeds.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Previous Hydrilla treatments have shown positive results and a full reduction was observed. No issues were observed with algae, submersed weeds, or shoreline weeds. Routine maintenance has kept new growth to a minimum.



Dry Retention Area 6

Comments:

Normal Growth Observed

Minimal new growth was observed and shows signs of recent treatment.

Treatments will continue to target new growth in this Dry Retention Area.

Overall this site looks great and the outflow structure is free to flow.



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Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

Minimal new growth was observed and shows signs of recent treatment.

Treatments will continue to target new growth in this Dry Retention Area.

Overall this site looks great and the outflow structure is free to flow.



Pond 8

Comments:

Normal Growth Observed

A minimal amount of algae growth was observed on pond 8. This new growth was targeted for treatment during this visit. No issues were observed with submersed weeds or shoreline weeds.

Minimal growth of shoreline weeds are due to the routine maintenance visits keeping new growth to a minimum.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously the exposed sediment around the perimeter of the pond was targeted for shoreline weed growth. Positive results have been observed. The water level has remained at a low level.

Aeration system is operational.



Pond 10

Comments:

Normal Growth Observed

A minor amount of algae growth was observed on pond 10. This new growth was targeted for treatment during this inspection. Please allow 7-14 days for results. No issues were observed with submersed weeds or shoreline weeds. Minimal growth of shoreline weeds are due to the routine maintenance visits keeping new growth to a minimum.

Aeration system is operational.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 continues to look good. Previous treatments have targeted shoreline weeds on the exposed shoreline perimeter and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



Aeration system is operational.

Pond 12

Comments:

Site Looks Good

Previous treatments have targeted Planktonic algae growth and minimal amounts of shoreline weed/Torpedograss growth. Positive results have been seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds.

The aeration system is operational.



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Site Assessments

Pond 13

Comments:

Normal Growth Observed

Minor algae growth was observed on pond 13. This was targeted for treatment during the maintenance visit while the inspection was taking place. A follow up treatment will be performed as need. The native Arrowhead and Pickerelweed are rebounding from cold damage. Aeration system is operational.



Pond 14

Comments:

Normal Growth Observed

New growth of Azolla, Alligator Weed, and Torpedograss were observed. A nesting Sandhill Crane was observed previously and may delay treatments until nesting has completed.

Aeration system is operational.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Pond 15 continues to look good. Minimal to no new invasive growth was observed. Previously a minimal amount of shoreline weeds were observed and positive results from this treatment were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Dry Retention Area 16

Comments:

Site Looks Good

Minimal growth of grasses and weeds were observed around the outflow structure have been targeted for treatment. No other issues to report in the area.



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Site Assessments

Pond 17

Comments:

Site Looks Good

Pond 17 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments have targeted shoreline weed growth and positive results were observed. This pond remains at a normal level. An abundance of Midge flies were observed around this pond.



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

Previously algae was targeted for treatment. A minor amount of algae growth is present. Algae will continue to be the main target in this pond and if new algae growth is observed, it will be targeted for treatment. The water level has remained low. New solar aeration system has been installed and is fully operational.



Pond 20

Comments:

Site Looks Good

Pond 20 continues to look great. No issues were observed with algae or submersed weeds. Previous treatments for shoreline weeds have shown positive results and only a minimal amount of new shoreline weed growth was observed. This will be targeted for treatment during the upcoming visit. Water level has remained very low. Aeration system is operational.



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Site Assessments

Pond 21

Comments:

Normal Growth Observed

Minimal to no new invasive growth was observed. Pond 21 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The native vegetation is recovering from the previous cold damage. The water level has remained at a low level.



Pond 22

Comments:

Site Looks Good

Shoreline weeds, including Torpedograss and Cattail growth, were previously targeted for treatment and positive results were seen. The completed erosion repair continues to look great. The water level has remained low.

Both aeration systems are fully operational.



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Site Assessments

Pond 23

Comments:

Site Looks Good

Torpedograss and other shoreline weeds were previously targeted for treatment and positive results were seen. The native vegetation has begun to recover from the cold damage. The water level has remained low. No other issues were observed.



Pond 24

Comments:

Normal Growth Observed

Minor Torpedograss growth was observed. Treatments will be delayed on this pond due to a nesting crane observed. Once nesting has completed treatments will continue to targeted the Torpedograss growth. No issues were observed with algae, submersed weeds, or other shoreline weeds.



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Site Assessments

Pond 25

Comments:

Site Looks Good

Pond 25 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The native vegetation has begun to recover from the previous cold damage. The water level has remained low.



Littoral Area 26

Comments:

Normal Growth Observed

Previous treatments to the buffer area of this site have kept new growth to a minimum. Treatments will continue to target any new invasive growth in the buffer area.

Cold damage is still present on many invasive species deeper in the site.



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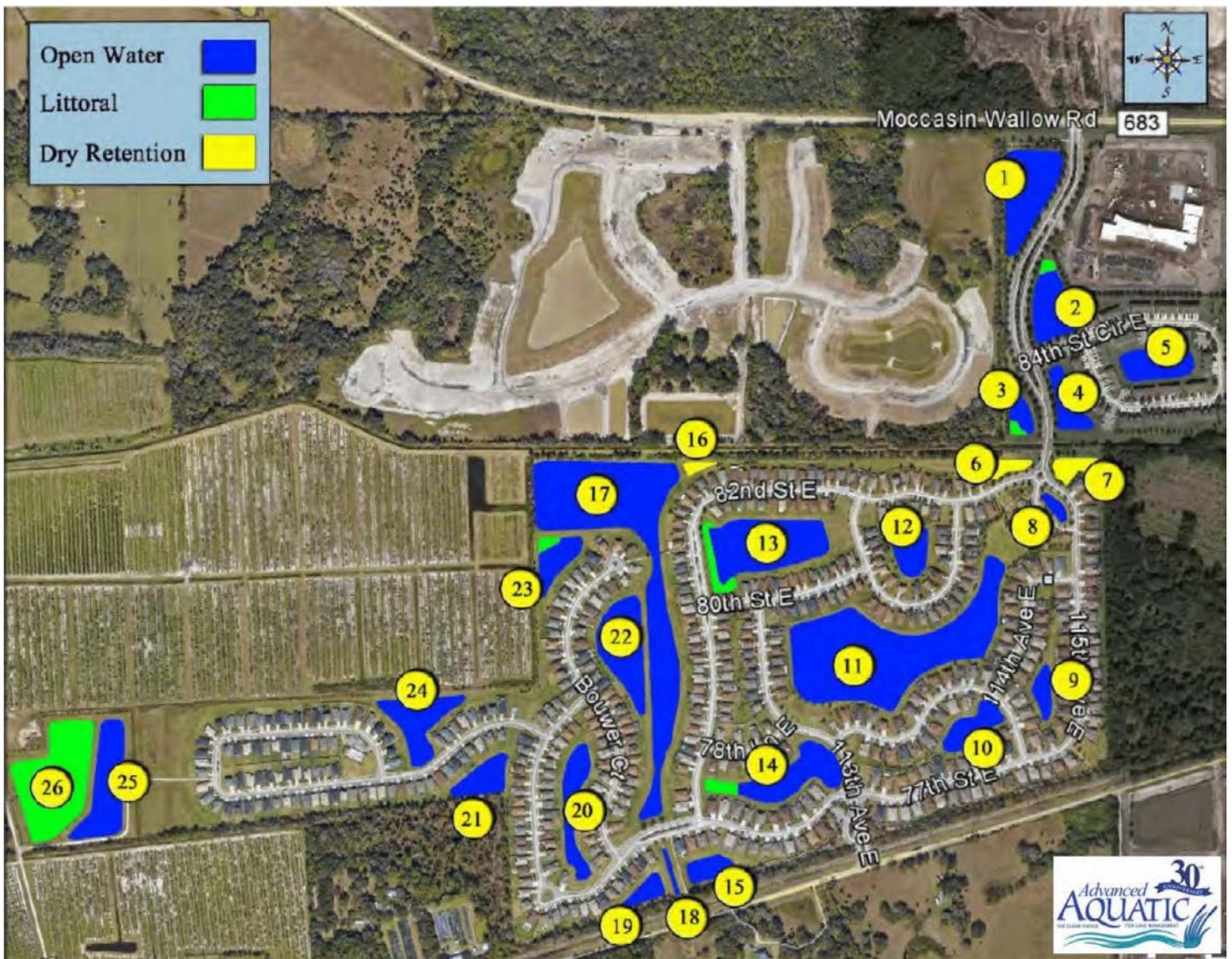
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Map



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Tab 2



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 1-800-491-9621

CUSTOMER: Copperston
 ACCOUNT #: 910
 DATE: 3/9
 TECH: B. Ma An
 WEATHER CONDITIONS: Sunny
 WATER LEVELS: Low 4-6ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1/2	4/5	6/7	8	10	11/12	13/14	18	19	21	22	23	24
ALGAE TREATMENT	X	X		X	X		X				X	X	
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X	X	X	X
SUBMERSED AQUATICS												X	
FLOATING AQUATICS								X				X	

SITE OBSERVATIONS: Overall waterways look good. Water levels still extremely low. Cranes nesting in #1 + #14. Gators nesting in #23.

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, Cranes, Ducks, Turtles



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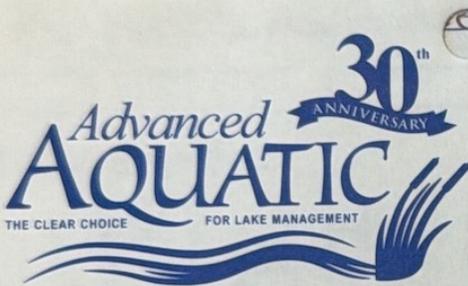
CUSTOMER: 910
 ACCOUNT #: 910
 DATE: 3/23/26
 TECH: Ryan
 WEATHER CONDITIONS: Sunny + warm
 WATER LEVELS: Low 2-4 Ft.

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

2	3	4	5	8	9	10	11	12	13	15	18	19	20	21	22
		X		X	X	X			X			X	X		
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X		X	X				X			X			



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CUSTOMER: Copperstore
 ACCOUNT #: 910
 DATE: 3/25/26
 TECH: Ryan
 WEATHER CONDITIONS: Sunny + warm
 WATER LEVELS: Low 2-4 Ft.

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

17															
X															
X															

SITE OBSERVATIONS: Treated lake for grasses and algae.

RECOMMENDATIONS:

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

FISH/WILDLIFE OBSERVATIONS

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

Tab 3



Quarterly Fountain Maintenance Report

For:

Copperstone

Date:

3/5/2026

Technician(s):

Cody Q. Wylupek, Assistant Project Manager

FOUNTAIN #1:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain cable amperage: Yellow: 19.7A, black: 13.9A, red: 12.2A

Fountain cable Leakage: 4.2mA

Light amperage: 0.65A

Fountain was off at arrival; Advanced Aquatic was notified it was not operational a day or so before maintenance visit.

It was found to be a tripped breaker why the fountain was not running. Once parts contained within the control panel were checked and breaker was reset the fountain was up and running again. Fountain pressure washed, flushed, timers/clocks checked.

FOUNTAIN #2:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain amperage: Yellow: 22.6A, black: 16.7A, red: 12.05A

Fountain Leakage: 0.9mA

Light amperage: 0.64A

Fountain has been cleaned / pressure washed and flushed, intake screen cleared, all components inside control box as well as clocks/timers checked

No issues to report

FOUNTAIN #3:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain has been cleaned / pressure washed and flushed, intake screen cleared, all components inside control box as well as clocks/timers checked.

Lights operational.

No issues to report.

FOUNTAIN #4:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain has been cleaned / pressure washed and flushed, intake screen cleared, all components inside control box as well as clocks/timers checked.

Lights operational.

No issues to report.

Copperstone CDD

Legend

-  Copperstone Homeowners Association
-  Fountain
-  Panel



Tab 4



Fish Stocking Completion Report

at Ponds 5, 9, 10, 11 and 22

For

Copperstone

Community Development District



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Copperstone Community Development District Fish Stocking- March 23, 2026

Bluegill



Redear



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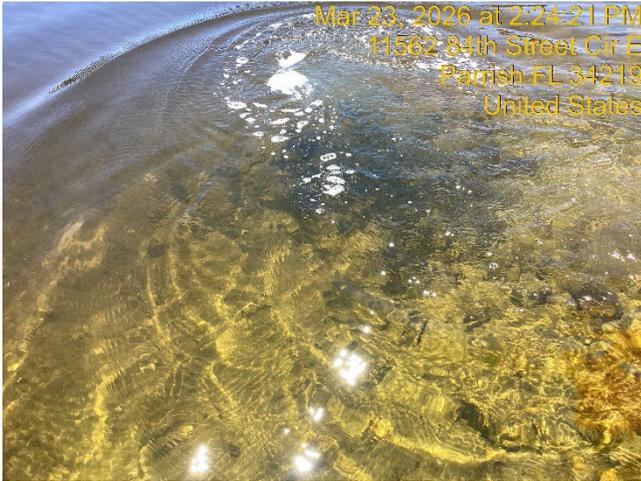
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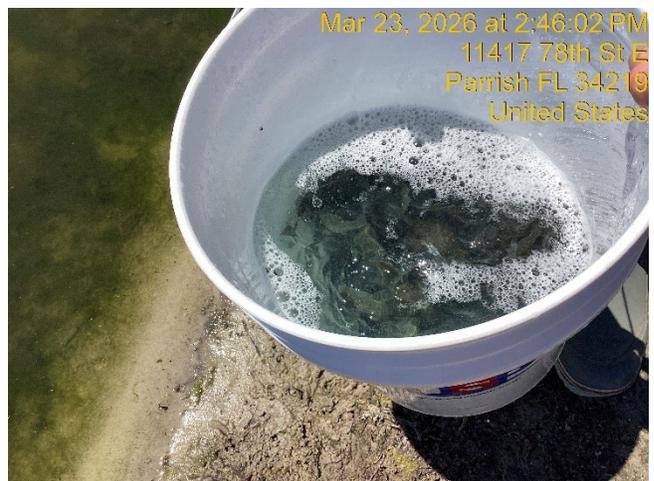
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Copperstone Community Development District Fish Stocking- March 23, 2026

Pond 5:

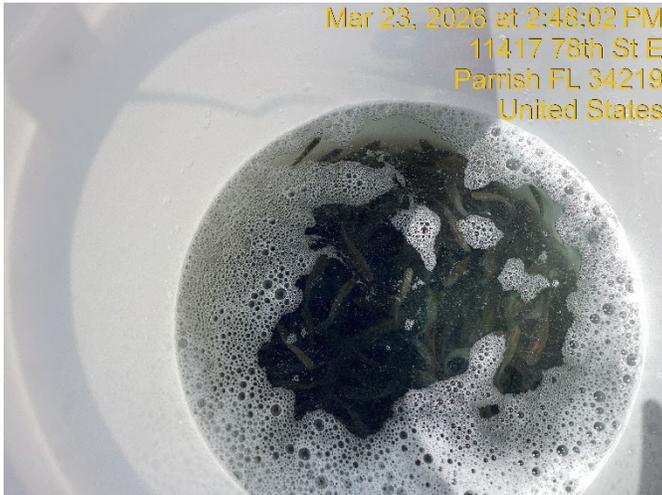


Pond 9:



Copperstone Community Development District Fish Stocking- March 23, 2026

Pond 10:



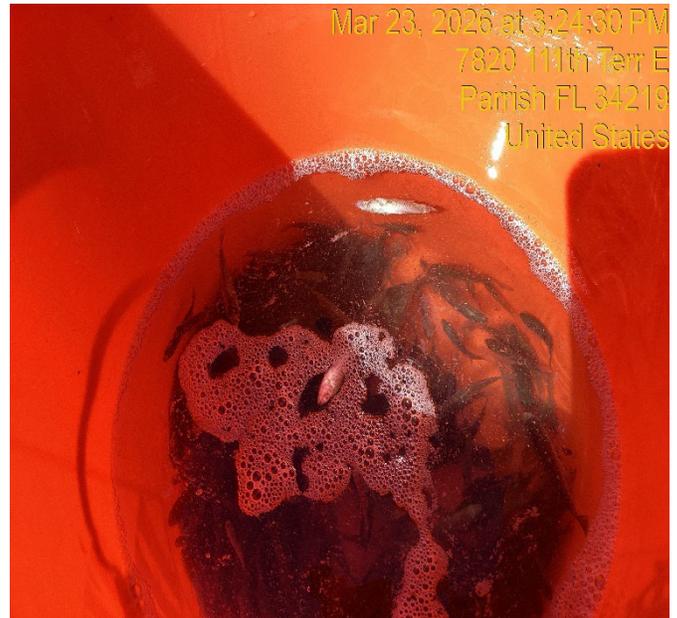
Pond 11:





Copperstone Community Development District Fish Stocking- March 23, 2026

Pond 22:



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Tab 5



Aeration Proposal

For

Copperstone

Community Development District



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- AERATION PROPOSAL- **Pond #5**

March 5, 2026

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

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services at **Pond #5**:

Supply, deliver, and install one (1) Atmos 1/2hp compressor in a cabinet with two (2) cooling fans, one (1) pressure gauge, 3-valve manifold, three (3) 9" self-sink dual diffusers, 1,500 feet weighted airlines, three (3) connector kits, and aerator sound kit.

Warranty: Compressor: 4 years; Electronics: 2 years; Cabinet: Lifetime against rust

A 50% deposit in the amount of \$3,851.00 is required prior to commencement of the work.

Total \$7,702.00

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

Signature: _____ Title: _____

Print Name: _____ Date: _____

Mapping provided by:



For



Client Name	Copperstone CDD
Contact	Jason Jaszczak
Site Name	Pond 5
Address	84th St Cir E
	Parrish FL
Date	3.4.26
Designer	JC

System Requirements	Aeration System Atmos .5	Weighted Airline 5/8" Weighted Airline	Diffusers 9" Double w/ Sinking Base	Other Equipment
Atmos50 Compressor: 1/2hp Gast Rocking Piston CFM Output: 4.3 Voltage: 110v Max Amperage / Running Amperage: 6.2A / 4.81A GFCI: Included Cooling: (2) 4" Cooling Fans Sound Kit: Cabinet Insulation, Mounting Pad, Fan Suppressor Cover Included				ARL0036 Connector Kits
	Notes	Total Length 1,125'	Total Quantity 3	Suggested Maintenance *Replace Filters every 6 months*

Pond Turn Calculation	
Surface Acres	1.47
Average Depth	10
Diffuser Placement Depth	10
GPM Per Air Station	3,200
Total Pond or Lake Volume (gallons)	4,790,010
Area to be Aerated	1.47
Average Depth of Aerated Section	10
Volume of Water in Aerated Section (gallons)	4,790,010
System CFM	4.3
Daily Operating Hours	24
# of Air Stations	3
CFM Per Air Station	1.433333333
GPM Daily	9,907,200
# of Daily Turns of Aerated Section	2.07

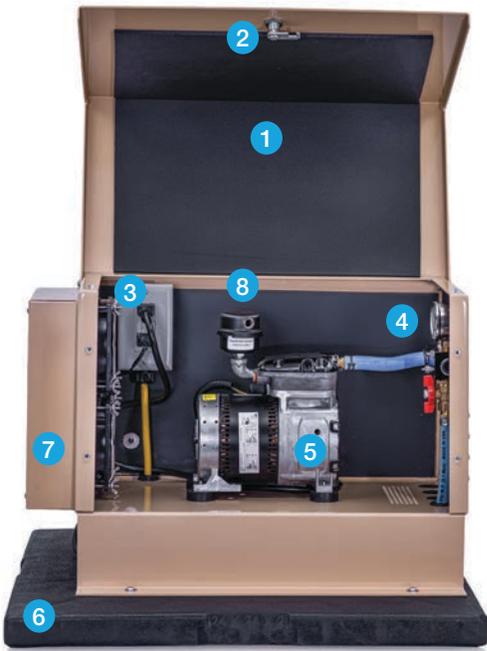


AquaElite™ Atmos

Bottom Diffused Aeration Systems



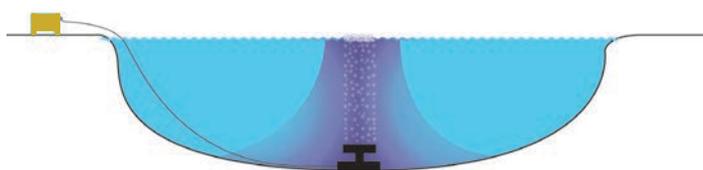
Atmos at a Glance



1. Sound Dampening Foam
2. Powder Coated Aluminum Lockable Cabinet
3. (2) Circulating Fans
4. Valve Manifold & Pressure Gauge

How it Works

The shore mounted rocking piston compressor produces compressed air through weighted airline to a membrane diffuser located on the bottom of the pond. The compressed air is released into the water through the membrane diffuser releasing thousands of fine bubbles which rise to the surface. As the bubbles of air rise, oxygen is transferred into the water. Simultaneously, as bubbles rise, water is pulled upward, creating a flow of water from the bottom of the pond to the surface.



5. Rocking Piston Compressor
6. Equipment Pad
7. Fan Cover
8. Filter

Advantages

- Electricity required at the water's edge. Your compressor needs electricity, but the compressor can be located wherever you desire
- No floating object on the water surface enabling you to go boating or fishing
- Lower maintenance and service costs due to no moving parts in the water
- Safer swimming. The Atmos Bottom Diffused Aeration system does not require electricity to be in the pond
- Eliminates thermal stratification, making it ideal for deep-water applications
- Improves water quality and clarity
- Low operating cost

Quad Cabinet for Large Lakes



Our newest Atmos addition is our quad cabinet.

Key features include:

- Choice of 3 or 4 compressors in 1/2 hp, 3/4 hp or 1 hp with output from 17.2 to 28.8 CFM
- (4) large 6" fans for optimal cooling and air flow
- Valve manifolds from 6 to 16 individual airlines
- Systems customized with remote manifolds if needed
- Lockable cabinet
- Heavy gauge aluminum cabinet offers quiet operation with lifetime warranty against rust
- Restart capabilities for soft start operation
- Individual valves for each compressor which allows for shutting down one compressor if needed for maintenance without impacting the remaining compressors
- Utilizing high pressure/high flow compressors
- Mounted on a 36" equipment pad

Performance Data

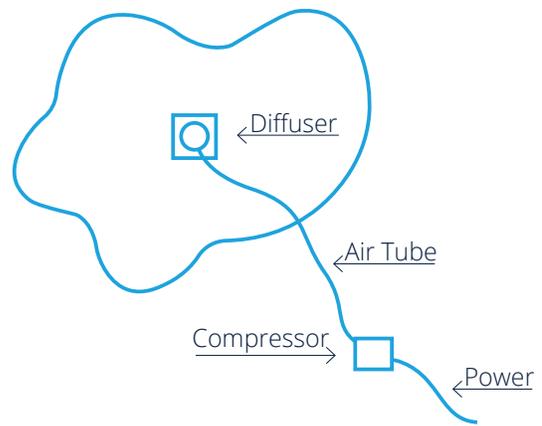
Part No.	HP	Compressors	Cabinet	Volts	Max Amps	CFM	Site Receptacle
Atmos 25	1/4	(1) 1/4 hp	Single	115	3.94	2.2	5-15R
Atmos 25-230	1/4	(1) 1/4 hp	Single	230	1.5	2.2	6-15R
Atmos 50	1/2	(1) 1/2 hp	Single	115	5.11	4.3	5-15R
Atmos 50-230	1/2	(1) 1/2 hp	Single	230	2.43	4.3	6-15R
Atmos 75	3/4	(1) 3/4 hp	Single	115	5.84	6.0	5-15R
Atmos 75-230	3/4	(1) 3/4 hp	Single	230	2.5	6.0	6-15R
Atmos1-230	1	(1) hp	Single XL	230	3.56	7.0	6-20R
Atmos L250	1	(2) 1/2 hp	Medium	115	10.22	8.6	5-15R
Atmos L250-230	1	(2) 1/2 hp	Medium	230	4.86	8.6	6-20R
Atmos L275	1 1/2	(2) 3/4 hp	Medium	115	11.68	12.0	5-15R
Atmos L275-230	1 1/2	(2) 3/4 hp	Medium	230	5.0	12.0	6-20R
Atmos M21-230	2	(2) 1hp	Medium	230	7.12	14	6-20R
Atmos Q31-230	3	(3) 1hp	Quad	230	10.68	21	6-20R
Atmos Q41-230	4	(4) 1hp	Quad	230	14.24	28	6-20R



Sizing Information

When selecting an Atmos bottom diffused aeration system, consider the shape, surface area, and depth of the pond. The amount of surface area the Atmos bottom diffused aeration system will effectively cover is dependant on the depth and shape of the pond. The area of coverage increases the deeper the diffuser is located in the water.

For example, the Atmos 1/4 horsepower Rocking Piston with a single diffuser, located at a depth of 8', will provide adequate aeration and oxygen dispersion of an area 3/4 acres. if the diffuser is located at a depth of 16', the coverage area increases to 1-1.5 acre.



The shape of a pond also affects the number of diffusers needed. An irregular shape pond, (i.e) kidney shape, rectangular, or one with an island or peninsula, will require multiple diffusers to adequately disperse the oxygen.

System Maintenance & Warranty

System Maintenance

- Replace filter(s) every 6 months
- Install compressor maintenance kit(s) every 18-24 months

System Warranty

- 4 year compressor (Does not include wear items)
- 5 year Diffuser/Base and Airline
- Lifetime against rust on cabinet

Atmos Accessories

Weighted Airline

- ARL0033** - 100' of 1/2" Weighted Airline
- ARL0073** - 500' of 1/2" Weighted Airline
- ARL0303** - 100' of 5/8" Weighted Airline
- ARL0304** - 500' of 5/8" Weighted Airline



Self-Sinking Diffusers

- ARS0390** - Single round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting
- ARS0391** - Double round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting
- ARS0458** - Quad round rubber 9" rubber membrane diffusers with self sinking base, 5/8" barb fitting



Tab 6



March 23, 2026

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

We appreciate the opportunity to continue serving **Copperstone CDD**, and we want to thank you for trusting Advanced Aquatic with the care of your ponds since 2022.

We'd like to take this opportunity to highlight the upcoming renewal of your service agreement and updated pricing, effective on the dates noted below.

To continue providing the quality service you rely on, we find it necessary to implement a price adjustment. Your new total monthly service rate will be \$2,788.00, reflecting an increase from \$2,707.00, effective January 1, 2027.

Breakdown of Pricing Increase:

- **Pond and Littoral Maintenance**
Current Monthly Rate: \$2,437.00
New Monthly Rate: \$2,510.00
Effective: January 1, 2027
- **Quarterly Fountain Maintenance & Semi-Annual Aeration (billed monthly)**
Current Monthly Rate: \$270.00
New Monthly Rate: \$278.00
Effective: January 1, 2027
- **Semi-Annual Midge Fly Treatment**
Current Rate: \$6,684.00
New Semi-Annual Rate: \$6,885.00

Please note that all other terms and conditions of your existing contract remain unchanged. The only revision is to the service rate, which will take effect January 1, 2027.

We remain committed to delivering reliable, effective pond and lake management services and greatly value the continued relationship we've built with your community.

If you have any questions or need further information, please don't hesitate to reach out. We're always happy to help.

Thank you again for your continued business. We look forward to another successful year working together.

Sincerely,

Doug Agnew

Jason Jaszczak

Doug Agnew
Senior Environmental Consultant

Jason Jaszczak
Environmental Consultant

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

Tab 7

Copperstone CDD Project Tracker - March

Handled By	Project	Resolution - Status	Date	Status
DM	Advanced Aquatic	The board had requests proposal for Pond 5 Aeration 3/10 proposal received	3/10/2026	Completed
DM	Towing Agreement	Send request to vendors with existing contracts. The board assigned Tom to work with DM Worked with Tom and contract signed by A1 Bullet Towing 3/15	3/15/2026	Completed
DM	ITZ	Send approved proposal to vendor Repair completed 3/12	3/3/2026	Completed
DM	Holiday light/Moccasin	The sign lights are off, but Holiday lights are on 1/19/2026 Issue reported to ITZ 1/21/2026 more issue identified with sign name Relay. Waiting proposal 1/24/2026 Proposal received ITZ 2/3 Board requested more proposals 2/5 Proposal requestes sent to McGhee and Copperline 2/5 McGhee responded: After site visit, they can not give more information at this time Main panel is not marked / exiting photocells are corroded Future investigations are needed to troubleshoot/ trace wire to the lights to clarify the issue. Estimate 2-4 men hrs \$200-400 Possible issue can be repaired same time frame (plus material cost) 2/18 Copperline responded: It seems that the lights that are illuminating the sign closest to the service point are operating. Although the lights on the other side of the road do not have power. he is assuming that there is a underground conduit that goes underneath the roadway that has been possibly damaged. he can go forward with investigating further and repairing on a time and material basis not to exceed \$5,000.00 given Board approval. 3/3 ITZ Approved to repair 3/12 Repair Completed	1/24/2026	Completed
DM	Fence Zone 2	Proposal requests sent to Neptune Zone 2 proposal to be 4 to 5 solid wires including moving gate	3/3/2026	Completed
DM	Timber Intention	Send a copy of the \$805 approved proposal 3/9 Email request sent to Mark, waiting response 3/17 Called Mark	3/3/2026	Completed
DM	Timber Intention	Send proposal request and samples for aluminum reflectors 3/9 Email request sent to Mark, waiting response 3/17 Called Mark	3/3/2026	Completed
DM	Florida Brothers Brandon Miller	Proposal requested for pressure washing, staining, and bolt replacement for the bridge and pedestrian areas 3/9 Called Miller, no response.	3/3/2026	Completed
DM	Fence proposals Gerard	Proposal request sent for fencing at 84th St Cir E (areas provided by Gerard via text). 3/9 Proposal request sent to Neptune and RKA	3/3/2026	Completed
TI	Timber Intention	Mark to inspect the bridge after Hurricane Request communicated to Mark Communication sent to vendor	3/3/2026	Completed
DM	Well Ownership	More information about well to determine ownership 3/10 Email sent to Kyle 3/17 Email sent to Stephanie	3/3/2026	Pending
HOA	Street Lights	Met with HOA President and reached out to Generally, a bill of sale would cost around \$801 for us to draft and negotiate, whereas a maintenance agreement would be substantially longer than a bill of sale and would cost around \$1,335 for us to draft and negotiate. I would note that the time required for negotiation (and the costs associated therewith) will largely depend upon how cooperative the HOA is during the process. Correspondence sent to HOA, Waiting Response 1/19/2026 Sent email to Allen 1/20/2026 HOA will discuss this on their next meeting Bond paperwork was sent to HOA president outlining that street lights were not in Bond issuance. 2/4 Email sent to Allen requesting a feedback from the HOA Meeting concerning streetlights	Pending	Pending
County	Replacing PVC Fencing - Lift Station	Brett Cox advised that the project is still ongoing with the county , advised that the new supervisor name is John Davis and will provide update as soon as possible. Still ongoing . October is new FY and it may be into next budget ; completion towards end of year outside of Hurricane Season Projected to be transitioned the first of the year.	11/1/2025	Pending
DC/DE/Crosscreek Environmental	Bank Restoration Project - Crosscreek Litigation	12/3/24 Updated - Mediation has been completed , new point of board contact from Ryan to Adam . Mediation updated given by DC at 12/3 meeting to community members states this is still an active open litigation and information will be presented once a settlement is reached. Inspection to take place on 12/16. Proceeding email to be sent to Board. As of 3/24 District Management emailed District Counsel for update. DC is to follow up with the Board via email. Pending updates from DC after 6/6 meeting . Email follow up from DC providing updates 9/2 ; Propose a Shade Meeting Date 11/4/2025	12/1/2025	Pending
DE	Pond Maintenance Tractor	RIPA performed a project on property per DE. Get pricing/discuss Pond 25 South shore planting. No Updates	11/1/2025	Pending

Tab 8

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICEL AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Copperstone Community Development ("District") is a local unit of special purpose government located in Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Manatee County Supervisor of Elections (the "Supervisor") to conduct the District's elections by the qualified electors of the District at the general election (the "General Election").

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

Section 1. The Board adopts the WHEREAS clauses set forth herein as findings of fact.

Section 2. The District Manager is hereby authorized to notify the Supervisor that the following seats are subject to the General Election for the current election year: Seat 1, currently held by Tom Fretz, Seat 2, currently held by Michael Fondario, and Seat 3, currently held by Adam Bailey. The District Manager is further authorized to notify the Supervisor of the seats subject to the General Election for each subsequent election year hereafter.

Section 3. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Section 4. Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

Section 6. The District hereby requests the Supervisor to conduct the General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election costs and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

Section 7. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit "A"** attached hereto.

Section 8. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution.

Section 9. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 7th DAY OF APRIL, 2026.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

EXHIBIT "A"

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Copperstone Community Development District will commence at 12 p.m. on June 15, 2026, and close at 12 p.m. on June 19, 2026. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Blvd. W., Suite 108, Bradenton, Florida 34205, Phone: (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" of the District is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Copperstone Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

District Manager
Copperstone Community Development District

Tab 9



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Estimate

Estimate No: 206
 Date: 03/17/2026

For: Cooperstone Cdd
 SStevens@rizzetta.com

Description	Quantity	Rate	Amount
Fence	1	\$9,199.60	\$9,199.60

Subtotal	\$9,199.60
TAX 8%	\$735.97
Total	\$9,935.57

Total \$9,935.57

Comments

FENCE INSTALLATION PROPOSAL

Neptune Multi Services
 Your HOA and CDD Solutions
 Phone: 813-778-9857
 Email: neptunemts@gmail.com
 Scope of Work

Neptune Multi Services will supply and install a combination fencing system along the measured sections of the property near 84th St Cir E.

Fence Types:

White Vinyl Privacy Fence will be installed along the longer section(s) to provide maximum privacy, durability, and a clean, modern appearance.

5-Rail Farm Style Fence will be installed along the shorter section to provide an open, traditional look while maintaining a defined boundary.

Work Includes:

Supply of all materials (vinyl panels, posts, rails, and hardware)

Post installation set in concrete footings for structural integrity

Professional alignment and leveling

Full installation of both fence types

Complete job site cleanup upon completion

Project Measurements

Section	Linear Feet	Fence Type
---------	-------------	------------

Section 1		
-----------	--	--

134.5 ft		
----------	--	--

White Vinyl Privacy Fence		
---------------------------	--	--

Section 2		
-----------	--	--

72.2 ft		
---------	--	--

5-Rail Farm Style Fence		
-------------------------	--	--

Total		
-------	--	--

207 ft		
--------	--	--

Pricing

White Vinyl Fence: \$48 per linear foot

Farm Style Fence (5-rail): \$38 per linear foot

Breakdown:

Section 1 (134.5 ft Vinyl): \$6,456

Section 2 (72.2 ft Farm): \$2,743.60

Total Project Cost: \$9,199.60

Price includes all materials, labor, concrete post installation, and final cleanup.

Estimated Timeline

Installation is expected to be completed within 2-3 days after material delivery, depending on site conditions and weather.

Notes

Vinyl fencing provides long-term durability with minimal maintenance.

Farm-style fencing offers a clean, open aesthetic.

Final layout will be confirmed prior to installation.

Any modifications to scope may affect pricing.

Acceptance

Client Signature: _____

Authorized Representative: _____





COOPERSTONE CDD
Fence Installation Proposal

3434 Colwell Ave Suite 200
TAMPA, FL 33614

Thank you for the opportunity to provide a proposal for your fence installation project. We are pleased to outline the scope of work for the designated area on your property.

Scope of Work

Area 2: Barn-Style Fence with Wire

Installation of a barn-style fence featuring 4 to 5 horizontal wires. This design provides a classic look while maintaining visibility and defining your property.

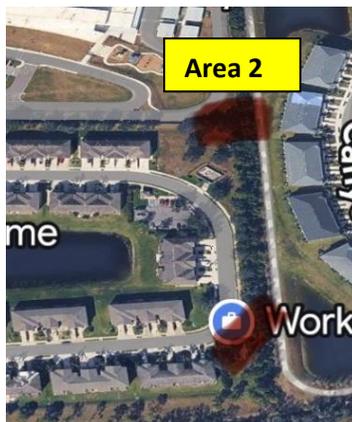
Cost: \$3,100

Project Timeline

The installation for this area is estimated to take **1 to 3 days** to complete.

Project Details

- All materials will be brand new
- Professional installation with attention to quality and safety
- Scheduling will be confirmed upon approval





COOPERSTONE CDD
Fence Installation Proposal

3434 Colwell Ave Suite 200
TAMPA, FL 33614

Thank you for the opportunity to provide a proposal for your fence installation project. We are pleased to outline the scope of work for the designated area on your property.

Scope of Work

Area 1: Beige Vinyl Fence

Installation of a high-quality beige vinyl fence using all brand-new materials. This option offers a clean appearance, durability, and low maintenance.

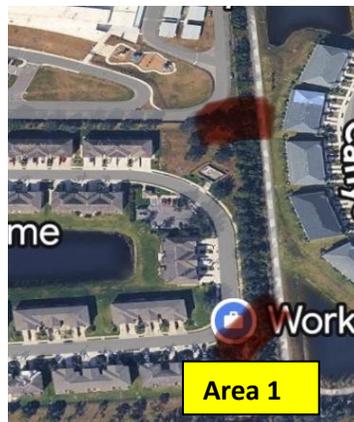
Cost: \$3,300

Project Timeline

The installation for this area is estimated to take **1 to 3 days** to complete.

Project Details

- All materials will be brand new
- Professional installation with attention to quality and safety
- Scheduling will be confirmed upon approval



Tab 10



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Estimate

Estimate No: 194
 Date: 12/29/2025

For: Cooperstone Cdd
 SStevens@rizzetta.com

Description	Quantity	Rate	Amount
Fence	1	\$5,150.00	\$5,150.00

Fence Installation Quote

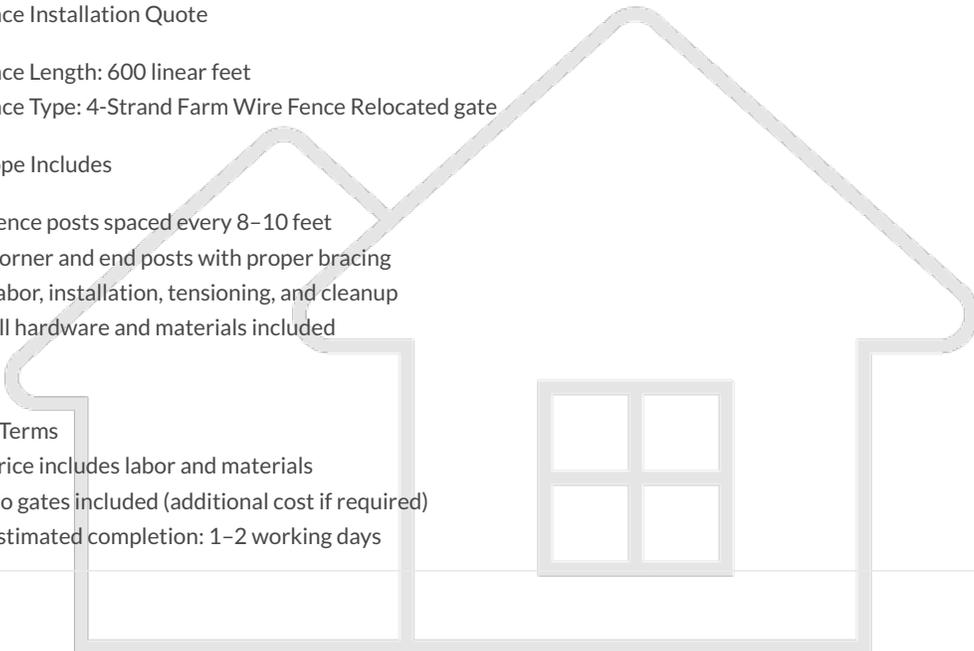
Fence Length: 600 linear feet
 Fence Type: 4-Strand Farm Wire Fence Relocated gate

Scope Includes

- Fence posts spaced every 8-10 feet
- Corner and end posts with proper bracing
- Labor, installation, tensioning, and cleanup
- All hardware and materials included

Terms

- Price includes labor and materials
- No gates included (additional cost if required)
- Estimated completion: 1-2 working days

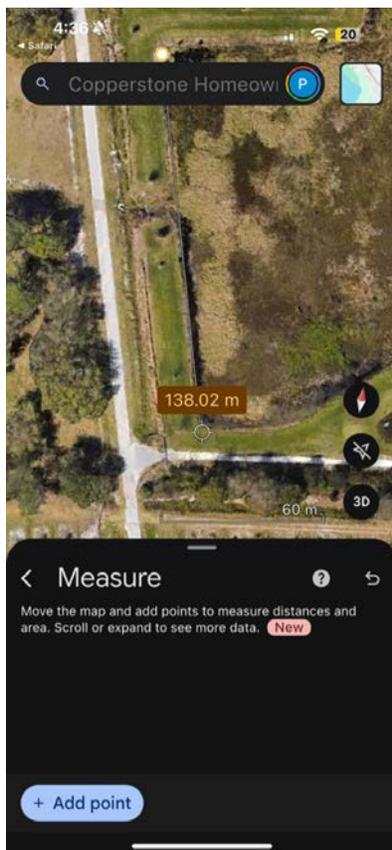


Subtotal	\$5,150.00
TAX 0%	\$0.00
Total	\$5,150.00

Total	\$5,150.00
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Photo 1



Tab 11

Florida Brothers Maintenance & Repair, LLC.

820 Old Windsor Way
 Spring Hill, FL 34609-4652
 USA
 +18134761933
 floridabrothersllc@gmail.com



Estimate

ADDRESS
 Copperstone Community Development
 8145 115th Ave E
 Parrish, FL 34219 USA

ESTIMATE 1516
 DATE 03/17/2026
 EXPIRATION DATE 04/18/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Prep & Clean Up	<p>This scope includes preparation and cleaning of the pedestrian walkway and handrail system to ensure proper surface condition prior to any coating application.</p> <p>Services include: Pre-Treatment: Application of a commercial-grade mold and mildew remover to all applicable surfaces, completed 48 hours prior to further work to allow for proper treatment and drying.</p> <p>Surface Preparation: -Pressure washing to remove dirt, debris, and organic growth -Sanding as needed to prepare surfaces for proper adhesion -Masking, taping, and protection of adjacent areas</p> <p>Setup of temporary safety barriers for controlled work zones Final Cleaning: Job site cleanup and restoration to leave the area clean, safe, and presentable.</p>	1	805.00	805.00
	Staining/Sealing	<p>There are two (2) pedestrian walkway handrails (ONLY HANDRAILS - No Walkway) included within this scope of work:</p> <p>-West Side Pedestrian Handrail: 75 LF x 42" height (approx. 262.5 SF) -East Side Pedestrian Handrail: 75 LF x 42" height (approx. 262.5 SF)</p> <p>The total approximate surface area to</p>	1	4,156.25	4,156.25

Terms & Conditions: Scope limited to items listed; in accordance with the attached Terms & Conditions page. No structural warranty on retrofit work. 60-day paint warranty. Liability limited to contract value. Additional work requires written change order.

be prepared, stained, and sealed is 1,050 square feet for both sides of the handrail

The total project cost includes all labor, materials, equipment, and supplies required to properly prepare, stain, and seal both pedestrian pathway HANDRAILS ONLY. The number of coating applications will be determined based on field conditions to ensure proper coverage and finish. All final coloring will be matched to the existing bridge color, per the Chairman's request.
(approx. 7-9 gallons)

Services	Perform a full inspection of all fasteners along the (2) pedestrian pathways and tighten all bolts and corresponding nuts to ensure proper securement and structural integrity.	1	650.00	650.00
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Note
Weather Clause:
This work will be performed under dry weather conditions only. In the event rain is forecasted, work will be rescheduled as necessary, as all surfaces must be fully dry to ensure proper application and adhesion.

Thank you for the opportunity to provide our services.	SUBTOTAL	5,611.25
This estimate outlines the full scope of work for the staining and sealing of the pedestrian bridge HANDRAILS (ONLY) located at the main entrance of the Copperstone Community.	TAX	0.00
The selected coating shall be a solid, lighter color, matched to the existing bridge color in accordance with the Chairman's request. NO WALKPATH IS TO BE STAINED/SEALED - ONLY THE HANDRAILS IN WALKPATH ON BOTH SIDES OF BRIDGE.	TOTAL	\$5,611.25

Please refer to the attached images for reference, along with FBMR's Terms and Conditions, which are to be reviewed and accepted as part of this agreement.

The customer is tax exempt.

Accepted By

Accepted Date

Florida Brothers Maintenance & Repair, LLC.

820 Old Windsor Way
 Spring Hill, FL 34609-4652
 USA
 +18134761933
 floridabrothersllc@gmail.com



Estimate

ADDRESS
 Copperstone Community Development
 8145 115th Ave E
 Parrish, FL 34219 USA

ESTIMATE 1515
 DATE 03/17/2026
 EXPIRATION DATE 04/18/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Prep & Clean Up	<p>This scope includes preparation and cleaning of the pedestrian walkway and handrail system to ensure proper surface condition prior to any coating application.</p> <p>Services include: Pre-Treatment: Application of a commercial-grade mold and mildew remover to all applicable surfaces, completed 48 hours prior to further work to allow for proper treatment and drying.</p> <p>Surface Preparation: -Pressure washing to remove dirt, debris, and organic growth -Sanding as needed to prepare surfaces for proper adhesion -Masking, taping, and protection of adjacent areas</p> <p>Setup of temporary safety barriers for controlled work zones Final Cleaning: Job site cleanup and restoration to leave the area clean, safe, and presentable.</p>	1	805.00	805.00
	Staining/Sealing	<p>There are two (2) pedestrian walkways included within this scope of work:</p> <p>-West Side Pedestrian Pathway: 75 LF × 10 FT wide × 42" height (approx. 1,275 SF) -East Side Pedestrian Pathway: 75 LF × 7 FT wide × 42" height (approx. 1,050 SF)</p> <p>The total approximate surface area to</p>	1	7,242.60	7,242.60

Terms & Conditions: Scope limited to items listed; in accordance with the attached Terms & Conditions page. No structural warranty on retrofit work. 60-day paint warranty. Liability limited to contract value. Additional work requires written change order.

be prepared, stained, and sealed is 2,325 square feet.
 The total project cost includes all labor, materials, equipment, and supplies required to properly prepare, stain, and seal both pedestrian pathways. The number of coating applications will be determined based on field conditions to ensure proper coverage and finish. All final coloring will be matched to the existing bridge color, per the Chairman's request.
 (approx. 15-18gallons)

Services	Perform a full inspection of all fasteners along the (2) pedestrian pathways and tighten all bolts and corresponding nuts to ensure proper securement and structural integrity.	1	650.00	650.00
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Note
 Weather Clause:
 This work will be performed under dry weather conditions only. In the event rain is forecasted, work will be rescheduled as necessary, as all surfaces must be fully dry to ensure proper application and adhesion.

Thank you for the opportunity to provide our services.

SUBTOTAL 8,697.60

This estimate outlines the full scope of work for the staining and sealing of the pedestrian bridge pathways located at the main entrance of the Copperstone Community.

TAX 0.00

The selected coating shall be a solid, lighter color, matched to the existing bridge color in accordance with the Chairman's request.

TOTAL **\$8,697.60**

Please refer to the attached images for reference, along with FBMR's Terms and Conditions, which are to be reviewed and accepted as part of this agreement.

The customer is tax exempt.

Accepted By

Accepted Date

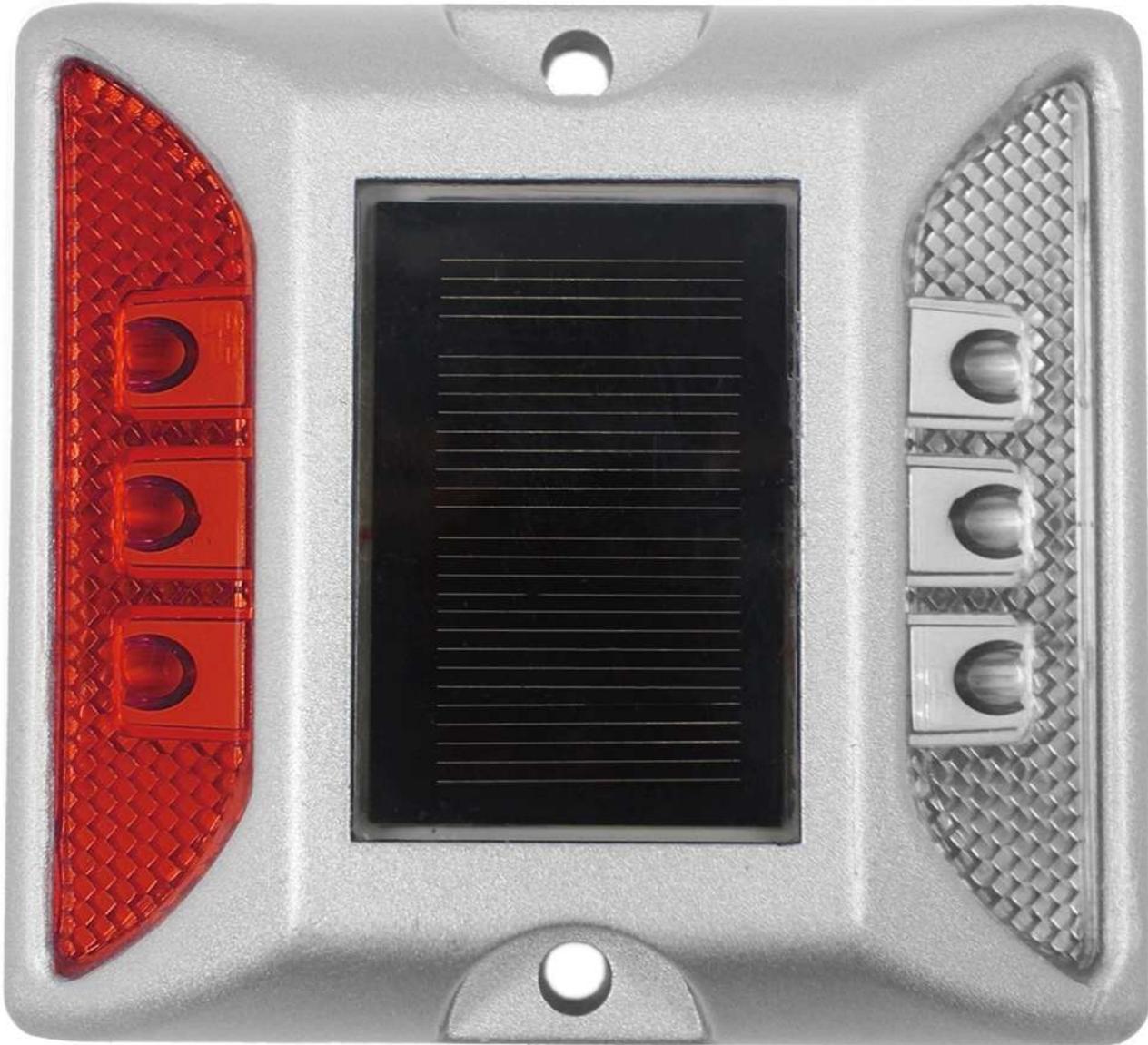
Tab 12

TRAFFIC SAFETY WAREHOUSE

The Best in Safety for Less

[Home \(Default\)](#) / [Traffic Safety Warehouse](#) / [Work Zone Safety \(Work-Zone-Safety/departments/53/\)](#) / [Road Markers \(Road-Markers/products/74/\)](#)

Aluminum Solar-Powered Flashing Road Marker



(Images/SRS-AL001-0-WR.png)

Additional Images to View



Item Number: SRS-AL001 WR

Select Size/Color/Options:

White/Red \$36.95

SALE

Special Pricing

Buy 10 White/Red for \$31.95 each

Buy 50 White/Red for \$28.95 each

Quantity

- 1 +

ADD TO CART

Detailed Description

Aluminum Solar-Powered Flashing Road Marker

Our Solar-Powered Double Sided Aluminum Road Markers are innovative solar-powered road studs that can be used to indicate lane markings, road dividers, junctions, speed bumps, and bicycle and pedestrian crossings. Easy to install and require no additional wiring or power source. They charge during the daytime and turn on automatically at night and off at sunrise. Paired with two high visibility reflectors, each marker has 6 ultra bright LED's that flash to increase nighttime visibility. The brushed aluminum alloy casting frame effectively wards off rust, weathering from rain, snow, and harsh sunlight, and can withstand up to 30 tons of weight. Thickened smooth edges reduce the impact to vehicle wheels.

These semi-flush reflective markers are used to delineate roadway curves, roundabouts, pedestrian and bike paths, school zones, mid-block crosswalks, plus:

- Bridge toll booths for lane guidance
- Freeway exit ramps for wrong-way warning
- Parking lots for directional guidance & stop bar warnings

In addition to single color light options, markers with two colors of lights provide "Right Way-Wrong Way" alerts. Choose Amber/White or Red/White to alert drivers to the correct flow of traffic.

Features:

- Designed to be used on new pavement or as retrofits for existing traffic markers.
- Road stud includes 6 super bright LEDs.
- Visibility of approximately .62 miles.
- Reflectors on both sides increase visibility.
- LEDs automatically flash at night and charge during the day. (There is no on/off switch.)
- Flash rate of 90 times/minute.
- High-quality solar panel.
- Can be installed on roads, pathways, fences, stairs, walls, docks, or trees.
- Can be mounted vertically or flat on the ground.
- Resists compression of up to 30 tons of weight.
- Sealed design with water resistant rating IP68.

Specifications:

Visibility	approximately .62 miles
Dimensions	4" L x 4.25" W x .9" H
Weight	.7 lbs.
Material (reflector)	acrylic
Material (frame)	aluminum
Material (filler)	epoxy
LEDs	6
Solar Panel	3V/90MA monocrystalline
Battery	1.2V/1200MAH hi-temperature Ni-MH

Installation:

1. Clean the surface of the installation area.
2. Use adhesive or screws to hold the road stud in place, ensuring lighted sides are facing toward oncoming traffic.
3. Can be mounted with 2 screws (available locally), epoxy adhesive (/Epoxy-2-Part-Kit/productinfo/EPOXY/) (sold separately), or for a temporary install, peel and stick butyl pads (/Butyl-Peel-and-Stick-Adhesive-Pads/productinfo/BUTYLPAD/4X4X332/) (sold separately).
4. A magnet is taped over sensor to keep LED from flashing during shipping. Remove magnet to start flashing. There is no on/off switch.

Options:

Available in 5 options with single colors or 2 options with different opposing colors.



Colors & Usage

Color Name	Usage
 Red	Red pavement markings indicate a restriction or a hazard, signifying "Do Not Enter," "Wrong Way," or no-stopping/parking areas. These can appear as painted curbs for fire lanes or restricted zones, or as retroreflective markers on roadways to prevent wrong-way driving on one-way streets.
 Amber	Indicates the center of the road and to separate lanes for traffic moving in opposite directions
 Green	Typically indicate areas for bicycles, shared-use paths, or conflict zones at intersection crossings.
 Blue	Primarily used for public safety, aiding firefighters to quickly locate fire hydrants to control fires. Also can used to denote handicapped parking.
 White	Used to mark a lane divider for traffic moving in the same direction or the edge of the road in urban areas.
 Red & White	Right Way-Wrong Way markers. White side is used to mark a lane divider or the edge of the road, and red side is used to mark a prohibited area
 Amber & Red	Right Way-Wrong Way markers. Amber side indicates the center of the road and to separate lanes and red side marks a prohibited area

More Road Markers (/Road-Markers/products/74/)

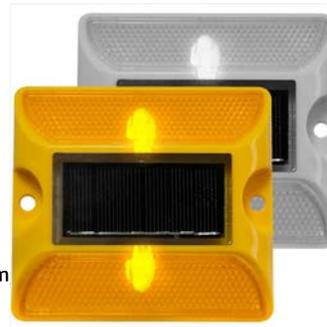
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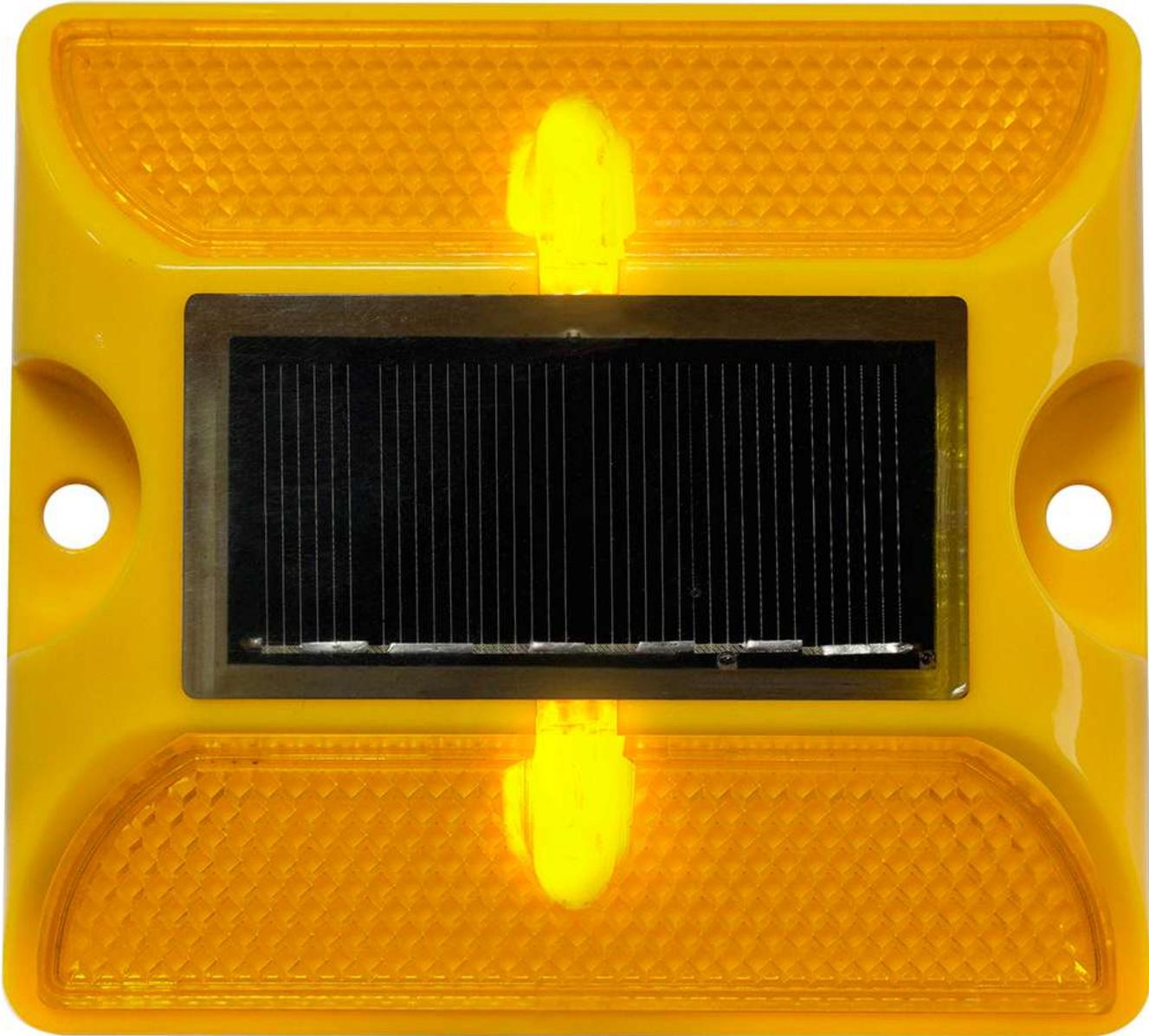


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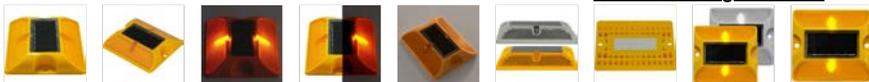
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Plastic Solar-Powered Flashing Road Marker



(Images/SPRS-001-0-A.png)

Additional Images to View



Item Number: SPRS-001 A

Select Size/Color/Options:

Amber \$44.95

SALE

Special Pricing

Buy 10 Amber for \$37.95 each

Buy 50 Amber for \$34.95 each

Quantity

- 1 +

ADD TO CART

Detailed Description

Plastic Solar-Powered Flashing Road Marker

Our Solar-Powered Double-Sided Plastic Flashing Road Markers are innovative solar-powered road studs that can be used to indicate lane markings, road dividers, junctions, speed bumps, and pedestrian crossings. Easy to install and require no additional wiring or power source. They charge during the daytime and turn on automatically at night and off at sunrise. Paired with two high visibility reflectors, each marker has 2 ultra bright LED bulbs that flash to increase nighttime visibility. The robust ABS plastic frame, polycarbonate top cover, and tightly sealed battery compartment can withstand weathering from rain, snow, and harsh sunlight, and can withstand up to 15 tons of weight. Thickened smooth edges reduce the impact to vehicle wheels.

Features:

- Designed to be used on new pavement or as retrofits for existing traffic markers.
- Road stud includes 2 super bright LEDs.
- Visibility of approximately .12 miles / 633 feet.
- Reflectors on both sides increase visibility; reflectors meets ASTM standard.
- LEDs automatically flash at night and charge during the day. (There is no on/off switch.)
- Flash rate of 95 times/minute.
- High-quality solar panel charges during the day.
- Up to 60 hours of flashing after a full charge.
- Can be mounted vertically or flat on the ground.
- Can be installed on roads, pathways, fences, stairs, walls, docks, or trees.
- Resists compression of up to 15 tons of weight, allowing for use on most roads without fear of being crushed or damaged.
- Sealed design with water resistant rating IP68.
- Can be mounted with construction glue, 2 screws, or asphalt-binding epoxy (all not included).

Specifications:

Visibility	.12 miles / 633 feet
Length/Width	3.9" x 3.6"
Height	.75"
Weight	.28 lbs.
Materials	acrylic reflector, ABS plastic, PC top cover
LEDs	2 yellow or white, 3mm
Solar Panel	3V 50mA
Battery	Ni-Mh, 600mAh

Installation:

1. Clean the surface of the installation area.
2. Use glue or screws to hold the road stud in place, ensuring lighted sides are facing toward oncoming traffic.
3. Can be mounted with 2 screws (available locally), epoxy adhesive (/Epoxy-2-Part-Kit/productinfo/EPOXY/) (sold separately), or for a temporary install, peel and stick butyl pads (/Butyl-Peel-and-Stick-Adhesive-Pads/productinfo/BUTYLPAD/4X4X332/) (sold separately).

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SKU: SLMR-02-YL

2 Sided Solar Powered Road Marker for Enhanced Safety

★★★★★ [2 Reviews](#)

\$29.99

Shipping Weight: 1.00 pounds

Quantity in Basket: None

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ENTER SIDE 1 COLOR:

Amber
TRAFFIC CONTROL SIGNS > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/TRAFFIC-SIGNS.HTML)

Green

Red
SOLAR TRAFFIC SIGNS > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/SOLAR-TRAFFIC-SIGNS.HTML)

White
SPEED MANAGEMENT > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/SPEED-RADAR-SIGNS.HTML)

Blue

Amber
REFLECTIVE PUSH BUTTON SYSTEMS > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/RAPID-FLASHING-BEACONS.HTML)

ENTER SIDE 2 COLOR:

Amber
ARROW & MESSAGE BOARDS > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/ARROW-AND-MESSAGE-BOARDS.HTML)

Green

Red
WORK ZONE > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/WORK-ZONE-PRODUCTS.HTML)

White

Blue
SOLAR LIGHTING > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/SOLAR-LIGHTING.HTML)

Blank

COMMERCIAL LIGHTING > (HTTPS://LEDLIGHTING-SOLUTIONS.COM/COMMERCIAL-LIGHTING.HTML)

LIGHTING OPTIONS:

Flashing
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Steady-On

Steady-On

STUD MOUNT:

No Stud Mount Needed

Stud Mount + \$8.00

Qty

-	1	+
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ADD TO WISH LIST

FREQUENTLY BOUGHT TOGETHER

DESCRIPTION

+

Our Solar Powered Road Markers are dusk to dawn LED lights that can work up to 5 days on one charge. Since these road markers do not use conventional energy and are solar powered, they must be used outdoors (in sunlight) to establish a charge. This product provides flashing warning lights to warn drivers and make them more aware of an upcoming curve, median or crosswalk. They are

built with a combination of high strength silicone aluminum, reflective colored panels and a solar board to charge the device. Our Solar Powered Road Markers are made according to safety standards and have high visibility, effectively reducing the risk of traffic accidents.

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PRODUCT SPECIFICATIONS:

SOLAR TRAFFIC SIGNS > ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/SOLAR-TRAFFIC-SIGNS.HTML](https://ledlighting-solutions.com/solar-traffic-signs.html))

- **TYPE:** 2 Sided Solar Powered Road Marker

SPEED MESSAGES > ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/SPEED-RADAR-SIGNS.HTML](https://ledlighting-solutions.com/speed-radar-signs.html))

- **LED COLOR:** Yellow (Standard), Green, Red, White, and Blue (available)

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- **DIMENSIONS:** 4.8 x 4.1 x 0.86 inches

ARROW & MESSAGE BOARDS > ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/ARROW-AND-MESSAGE-BOARDS.HTML](https://ledlighting-solutions.com/arrow-and-message-boards.html))

- **WORKING TIME:** After one full charge, 5-7 consecutive days

WORK ZONE LIGHTING > ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/WORK-ZONE-PROJECTS.HTML](https://ledlighting-solutions.com/work-zone-projects.html))

- **VISIBLE DISTANCE:** In normal circumstances >800 meters (seasonal/regional differences)
- **WATERPROOF GRADE:** IP≥67

SOLAR LIGHTING > ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/SOLAR-LIGHTING.HTML](https://ledlighting-solutions.com/solar-lighting.html))

- **SOLAR PANEL:** 2V, 120 mA Monocrystalline silicone
- **MARKER BASE:** Flat or Stud Mount (1 1/4" diameter stud, used for securing into asphalt/cement in high traffic areas)

COMMERCIAL LIGHTING > ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/COMMERCIAL-LIGHTING.HTML](https://ledlighting-solutions.com/commercial-lighting.html))

- **BATTERY LIFE SPAN:** 3-5 years
- **COMPRESSION STRENGTH:** Dynamic 30T

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FREQUENTLY ASKED QUESTIONS:

Q: Do all the road markers flash?

A: Our road markers are available in either flashing or steady-on.

Q: What kind of adhesive should I use to install the road marker to the road's surface?

A: We recommend using a concrete epoxy to adhere the road marker to the road.

Q: What are the measurements of the optional stud?

A: The stud measures 1-3/4" long and 1-1/8" diameter.

Q: Can the road markers be installed indoors?

A: No. These lights are solar powered, so they must be installed outdoors in sunlight to receive a charge.

Traffic Beacons and Road Markers
LED Lighting Solutions



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[Our Solar Powered Road Markers are dusk to dawn LED](#)

[lights that can work up to 5 days on one charge. Since these road markers do not use conventional energy and are solar powered, they must be used outdoors in sunlight to establish a charge. This product provides flashing warning lights to warn drivers and make them more aware of an upcoming curve, median or crosswalk. Our Solar Powered Road Markers are made according to safety standards and have high visibility, effectively reducing the risk of traffic accidents. These road markers will illuminate the road, driveway, or walkway to make drivers as well as pedestrians aware of traffic limits or specific areas that could potential be dangerous without specific guidelines. These road markers are an inexpensive option that can help creating a viable solution.](#)
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[ABOUT US \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/ABOUT-US.HTML\)](https://ledlighting-solutions.com/about-us.html) **[CONTACT US \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/CONTACT-US.HTML\)](https://ledlighting-solutions.com/contact-us.html)** **[FREQUENT QUESTIONS \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/FAQS.HTML\)](https://ledlighting-solutions.com/faqs.html)**

Tab 13



12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

PROPOSAL # 178

DATE: Wednesday, March 18, 2026

PROJECT: COPPERSTONE

TO: Sam Stevens

RE: TIMBER VEHICULAR BRIDGE

- REMOVE AND REPLACE (5) #1 PRIME WEAR-DECK 2X6X16'
- 3-1/2" STAINLESS STEEL SCREW FASTENERS
- ALL DECKING TO BE TREATED ACCORDING TO AWPA

All materials, unless otherwise specified, to be CCA treated Southern Yellow Pine (SYP).

Price includes supervision, labor, materials, and equipment necessary for installation.

All old material and hardware removed will be discarded and hauled to approved waste facility.

All site work and access to be provided by client.

Price based on Timber Intentions standard insurance coverages.

<i>Bridge</i>	<i>Quantity</i>	<i>Cost (\$; Per)</i>	<i>Cost (\$; Total)</i>
2X6X16' WEAR-DECK	5	\$161	\$805
<i>Project Total:</i>			<i>\$805</i>



Does not include the following:

Any backfilling, finish grading or concrete / asphalt transitions.

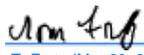
Surveying of Bridge locations or elevations.

Locating of any existing or future utilities.

Permitting or any cost, fees, taxes, or other charges as required by state or local agencies, unless otherwise specified.

APPROVAL:

<i>Name</i>	<i>Title</i>	<i>Function</i>	<i>Signature</i>	<i>Date</i>
<i>Mark Winter</i>	<i>President</i>	<i>Submitter</i>		<i>03-18-26</i>
		<i>Approver</i>		


T. Fretz (Mar 23, 2026 16:49:09 EDT)

03/23/26

COPPERSTONE 03-18-26

Final Audit Report

2026-03-23

Created:	2026-03-23
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvQQkFwT5cfm6N3Lnj1Hqhy2KO8tijDW8

"COPPERSTONE 03-18-26" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
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-  Document emailed to T. Fretz (fretzcdd@gmail.com) for signature
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2026-03-23 - 8:47:16 PM GMT
-  Document e-signed by T. Fretz (fretzcdd@gmail.com)
Signature Date: 2026-03-23 - 8:49:09 PM GMT - Time Source: server
-  Agreement completed.
2026-03-23 - 8:49:09 PM GMT

Tab 14

CONTRACT FOR TOWING SERVICES

This Contract is made on this 15 day of March 2026, (“Effective Date”) between Copperstone Community Development District, a unit of special purpose local government created pursuant to Chapter 190, Florida Statutes (“District”), and A1/Bullet Towing, a Florida limited liability company. (“Vendor”).

It is hereby agreed that the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Vendor and District agree as follows:

1. SCOPE OF WORK

Vendor shall perform towing services at District’s property in accordance with the Proposal attached hereto and incorporated herein as Exhibit “A” (the “Work”) for the areas located in the Map attached hereto and incorporated herein as Exhibit “B.” To the extent there is any conflict between the provisions of the Proposal and this Contract, the provisions of this Contract shall control.

2. TERM

The Contract term shall begin as of the Effective Date and remain in effect until terminated in accordance with section 10 of this Contract.

3. EQUIPMENT

The Vendor shall have available at all times sufficient equipment to perform all services required on a timely and responsible basis. All equipment must be owned or exclusively leased by the Vendor. All equipment must be modern, commercially manufactured and in good mechanical condition, and shall be subject to inspection at all times during the term of this Contract. No vehicle of the Vendor shall be used as an emergency vehicle. The Vendor agrees to have no markings on vehicles, buildings or correspondence that indicate or tend to suggest any official relationship between the Vendor and the District. All towing vehicles must be equipped with two-way radios or telephone communication with a range extending to the District limits.

The Vendor further agrees that sufficient operable towing vehicles and personnel will be available to adequately service the special towing needs of the District occasioned by special events requiring towing, including but not limited to, declared emergencies or construction projects, as determined by the District.

All wreckers shall be equipped with the necessary equipment to perform emergency towing and recovery according to industry standards. All towing wreckers referred to in section a above shall have dollies, brooms, shovels, and fire extinguishers. The Vendor shall comply with all laws, rules, and regulations of any governmental agency having jurisdiction over the Vendor’s business including, but not limited to, licensing and minimum safety requirements.

4. PERSONNEL

The Vendor shall have available sufficient qualified personnel for the operation of the required wreckers as specified. Each driver shall have a current valid drivers' license appropriate for the vehicle being operated, and be valid to drive in the State of Florida. The Vendor agrees that the owners of the company or the officers of the company, if a corporation, shall be responsible for the acts of their employees while on duty.

Each driver shall have at least one (1) year experience in towing and recovery work. The Vendor shall ensure that all drivers used on District calls shall be neat, clean, uniformed, courteous and competent in operating skills in all procedures.

5. RESPONSE TIME

The Vendor shall provide a 24-hour per day, 7-day per week, towing service. The Vendor shall have a wrecker at the destination requested not more than fifteen (15) minutes from the time that the towing firm receives a call during the day (6 AM to 6 PM), and not more than thirty (30) minutes at night (6 PM to 6 AM). The Vendor shall have 24-hour per day, 7-day per week, radio or telephone communications. Answering phone services are not permitted. If service is not provided within the specified time, the District shall have the right to make other arrangements for the call. If the Vendor repeatedly fails to furnish wrecker services as specified herein, the District may terminate this Contract.

6. REPORT OF SERVICES

The Vendor shall keep an accurate record of all vehicles received and disposed of under the terms of the Contract. The District shall determine the sufficiency of the bookkeeping procedures. A report on request shall be sent to the District listing each car that was impounded and its disposition during the requested period.

7. PUBLIC RECORDS

Where applicable, Vendor shall comply with the requirements of Florida's Public Records laws, specifically including the following:

- a. Vendor shall keep and maintain public records that ordinarily and necessarily would be required to perform the services described in the Contract.
- b. Upon request from the District, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- c. Vendor shall ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as

authorized by law for the duration of the agreement term and following completion of the agreement if the Vendor does not transfer the records to the District.

- d. Vendor shall meet all requirements for retaining public records, and shall, upon termination of the Contract, transfer at no cost to the District all public records in the possession of Vendor and destroy any duplicate records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- e. Vendor acknowledges that all information contained herein relating to the Agreement are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

**IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF
CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE
PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT
THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
CUSTODIAN OF PUBLIC RECORDS AT:**

Stephanie DeLuna, District Manager

Phone: (813) 533-2950

Email: sdeluna@rizzetta.com

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

8. E-VERIFY

Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. Vendor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. Vendor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of the Contract. Vendor hereby warrants that it has not been terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this Contract. If Vendor has a contract terminated by a public employer for any such violation during the term of this contract, it shall provide immediate notice thereof to the District. Vendor shall be required to complete an E-Verify Affidavit attesting to compliance with Section 448.09, Florida Statutes.

9. ANTI-HUMAN TRAFFICKING

Section 787.96, Florida Statutes, requires that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Therefore, any Vendor shall be required to execute and return to the District, the District's Anti-Human Trafficking Affidavit.

10. TERMINATION

Either party may terminate this Contract with or without cause upon thirty (30) days' written notice to the other party.

11. ATTORNEYS' FEES

If any litigation occurs between parties as a result of this Contract or any other document or act required by this Contract, the parties shall be responsible for their respective attorney's fees and all court costs, including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings.

12. ASSIGNMENT

This Contract may not be assigned without the written consent of the other party.

13. CHOICE OF LAW/VENUE

The laws of the State of Florida shall govern all provisions of this Contract. Venue for any dispute shall be Manatee County, Florida.

14. ENTIRE AGREEMENT

This Contract contains the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

15. WAIVER

A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

16. SEVERABILITY

Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon District and Vendor, who agree that this Contract shall be reformed to replace such stricken

provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. NOTICE

Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt:

To District: Copperstone Community Development District
 c/o District Manager
 3434 Colwell Avenue, Suite 200
 Tampa, Florida 33614

With a copy to: Blalock Walters, P.A.
 c/o Marisa J. Powers, Esq.
 802 11th Street West
 Bradenton, Florida 34205

18. INDEMNIFICATION

Vendor hereby agrees to indemnify and save and hold harmless the District (including all its employees, officers, directors and agents), from and against any and all claims, causes of action, demands, charges, judgments, losses, damages, or costs (including reasonable attorneys' fees) and other obligations and liabilities whatsoever which may arise, directly or indirectly, as a result of, or in connection with (i) Vendor's performance, non-performance, or material breach of any provision of this Contract or of Vendor's duties or obligations under this Contract; or (ii) Vendor's negligence, gross negligence or willful misconduct in performing its duties and obligations under this Contract. By way of inclusion and not limitation, this indemnity shall apply to claims, fines, penalties, actions, proceedings or orders of state or federal agencies, or contingent liabilities related to services performed by or payments received for services provided by Vendor.

19. INSURANCE

Before performing any services under the Contract, Vendor shall procure and maintain, during the life of the Contract, unless otherwise specified, the insurance listed below. The insurance policies shall be primary and written on forms acceptable to the District and placed with the insurance carriers approved and licensed by the State of Florida Office of Insurance Regulation and meet a minimum financial AM Best Company rating of no less than "A-Excellent: FSC VII."

District, its officers, agents, and employees, shall be named as an additional insureds on all policies required (excluding worker's compensation). No changes may be made to these specifications

without specific prior written approval of the District. District shall retain the right to review, at any time, coverage, form, and amount of insurance.

In order for the certificate of insurance to be accepted it must comply with the following:

Copperstone Community Development District
8145 115th Avenue East
Parrish, FL 34219

WORKERS' COMPENSATION: Vendor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under the Contract, as required under Chapter 440, Florida Statutes, including, if applicable, coverage for the Jones Act and Longshoremen and Harbormasters Exposures, AND Employer's Liability with limits no less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.

In the event the Vendor has "leased" employees, the Vendor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below.

COMMERCIAL GENERAL LIABILITY:

Including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under the Contract.

AUTOMOBILE LIABILITY:

Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned with limits not less than \$1,000,000.00 combined single limit covering all work performed under the Contract.

Each insurance policy required by the Contract shall:

- a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
- b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after thirty (30) calendar days prior written notice has been given to the District and name District as certificate holder.
- c. Be written to reflect that the aggregate limit will apply on a per claim basis.
- d. Name the District as co-insured.

The procuring of required policies of insurance shall not be construed to limit Vendor's liability or to fulfill the indemnification provisions and requirements of the Contract.

Vendor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of the Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not District is an insured under the policy.

Certificates of Insurance evidencing coverage and compliance with the conditions to the Contract, and copies of all endorsements are to be furnished to District prior to commencement of any services under the Contract. All insurance certificates shall be received by District before Vendor commences any services under the Contract.

Notices of accidents (occurrences) and notices of claims associated with work being performed under the Contract shall be provided to Vendor's insurance company and to District as soon as practicable after notice to the insured.

Insurance requirements itemized in the Contract and required of Vendor shall be provided on behalf of all subcontractors to cover their operations performed under the Contract. Vendor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

IN WITNESS WHEREOF, the parties hereto have made and executed this Contract as of the day and year last written below.

VENDOR

A1/Bullet Towing

By: chad ritchie
chad ritchie (Mar 16, 2026 13:18:26 EDT)
Its: ceo
(Title of Authorized Representative)
Date: Mar 16, 2026

DISTRICT

Copperstone Community Development
District

By: [Signature]
Tom Fries (Mar 16, 2026 10:28:34 EDT)
_____, _____
Date: Mar 15, 2026

2026-03-13- A1 Bullet Towing - Towing Contract

Final Audit Report

2026-03-16

Created:	2026-03-13
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEpQoZjImkXQ5Ug_6XNOIWSQ5wV9G_KS3

"2026-03-13- A1 Bullet Towing - Towing Contract" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2026-03-13 - 6:42:00 PM GMT
-  Document emailed to chad@sarasotasecurity.com for signature
2026-03-13 - 6:44:11 PM GMT
-  Document emailed to Tom Fretz (fretzcdd@gmail.com) for signature
2026-03-13 - 6:44:11 PM GMT
-  Email viewed by Tom Fretz (fretzcdd@gmail.com)
2026-03-15 - 2:26:44 PM GMT
-  Document e-signed by Tom Fretz (fretzcdd@gmail.com)
Signature Date: 2026-03-15 - 2:28:34 PM GMT - Time Source: server
-  Email viewed by chad@sarasotasecurity.com
2026-03-16 - 4:00:16 PM GMT
-  Signer chad@sarasotasecurity.com entered name at signing as chad ritchie
2026-03-16 - 5:18:24 PM GMT
-  Document e-signed by chad ritchie (chad@sarasotasecurity.com)
Signature Date: 2026-03-16 - 5:18:26 PM GMT - Time Source: server
-  Agreement completed.
2026-03-16 - 5:18:26 PM GMT

Tab 15

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 special meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, February 24, 2026, at 6:30 p.m.** at Parrish United Methodist Church, 12180 US-301, Parrish, Florida 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

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

Also present were:

Sam Stevens	District Manager, Rizzetta & Company, Inc.
Marissa Powers	District Counsel, Blalock Walters
Matthew Libert	District Counsel, Blalock Walters
Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Jennifer Sirois	Court Reporter, Blalock Walters

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

BUSINESS ITEMS

Ms. Powers opened the shade meeting and went off the record.

THIRD ORDER OF BUSINESS

Adjournment

Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:12 p.m., for Copperstone Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 16

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, March 3, 2026, 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
Gerard Litrenta	Board Supervisor, Assistant Secretary

Also, present were:

Sam Stevens	District Manager, Rizzetta & Company, Inc.
Reyna Grundy	District Counsel, Blalock Walters
Kyle Thornton	District Engineer, Halff Associates, Inc.
Jason Jaszczak	Representative, Advanced Aquatics
Doug Agnew	Representative, Advanced Aquatics
Mark Winter	Representative, Timber Intentions

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments put forward at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

Mr. Jaszczak reviewed the inspection and management reports with the Board.

B. District Engineer

Mr. Thornton reviewed RIPA Tractor Project.

- 50 **C. District Counsel**
- 51 Ms. Gundry stated that she had nothing new to report.
- 52
- 53 **D. District Manager**
- 54 Ms. Stevens reminded the Board that the next meeting is scheduled for Tuesday,
- 55 April 7, 2026, at 6:30 p.m. at the Copperstone Clubhouse and reviewed the
- 56 SharePoint action items. The budget workshop will be held on April 22, 2026 at 6:30
- 57 p.m.
- 58
- 59 Discussion was held regarding moving forward with the current towing policy with a
- 60 new towing vendor.
- 61

On a Motion by Mr. Richter, seconded by Mr. Fretz, with all in favor, the Board of Supervisors authorized the Chair to execute a contract with the new towing vendor, as discussed, for the Copperstone Community Development District.

- 62
- 63 **E. Chair Update**
- 64 No update.
- 65

FOURTH ORDER OF BUSINESS

Business Items

- 66
- 67
- 68 **A. Consideration of Fence Proposals**
- 69 Discussion was held regarding a proposal from Neptune Fence. It was decided to
- 70 get an updated proposal for farm wire fencing that includes moving the gate on Zone
- 71 2 and tabled any action on the Zone 1 small fence.
- 72
- 73 **B. Consideration of Timber Intentions Proposal #177**
- 74 Mr. Winter spoke regarding their proposal for timber ridge maintenance and options
- 75 to install a composite handrail with a 25-year warranty. Mr. Winter to present proposal
- 76 for aluminum reflectors with samples at the next meeting.
- 77

On a Motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the replacement of 5 boards by Timber Intentions at a cost of \$805., for the Copperstone Community Development District.

- 78
- 79 **C. Consideration of Resolution 2026-01, Redesignating Officers**
- 80 Ms. Stevens presented the resolution.
- 81

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors adopted Resolution 2026-01, re-designating officers by appointing Tom Fretz as Chairman, Michael Fondario as Vice Chairman, Adam Bailey, Cory Richter, Gerad Litrenta, Stephanie DeLuna, Sam Stevens, and Mattheew Huber as Asst. Secretaries, Susan Garcis as Asst. Treasurer, and Scott Brizendine as Treasurer, for the Copperstone Community Development District.

- 82
- 83
- 84

D. Acceptance of Fourth Quarter Website Audit

Ms. Stevens presented the audit noting that the District met all legal requirements for the website.

On a Motion by Mr. Richter, seconded by Mr. Bailey, with all in favor, the Board of Supervisors accepted the fourth quarter website audit, as presented, 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 February 3, 2026

Several revisions were made to the minutes.

On a Motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the minutes from February 3, 2026, Board of Supervisors meeting, as amended, for the Copperstone Community Development District.

B. Consideration of Operations and Maintenance Expenditures for December 2025 and January 2026

On a Motion by Mr. Fretz, seconded by Mr. Bailey, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for December 2025 (\$27,184.21) and January 2026 (\$57,016.53), for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Supervisor requests were made regarding ensuring that Mr. Winter inspects the bridge after hurricane, adding the towing agreement to the project tracker, and getting more information on the well’s ownership. Mr. Litrenta requested fencing proposals for the 84th Street area.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:23 p.m., for Copperstone Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 17

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,517.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	20260211-3	AB020326	Board of Supervisor Meeting 02/03/26	\$ 200.00
Adam E Bailey	20260227-5	AB022426	Board of Supervisor Meeting 02/24/2026	\$ 200.00
Advanced Aquatic Services, Inc.	300145	10562437	Monthly Lake & Fountain Maintenance 02/26	\$ 2,707.00
Advanced Aquatic Services, Inc.	300145	10562557	50% Deposit on One (1) HeliosAir 24v Solar Aeration System at Pond #19	\$ 7,200.00
Cepra Landscape, LLC	300143	TPA6645	Service Call 01/26	\$ 1,260.00
Cepra Landscape, LLC	300146	TPA6674	Landscape Maintenance 02/26	\$ 11,268.00
Cory Richter	20260211-5	CR020326	Board of Supervisor Meeting 02/03/26	\$ 200.00
Cory Richter	20260227-2	CR022426	Board of Supervisor Meeting 02/24/2026	\$ 200.00
Gerard Litrenta III	20260211-2	GL020326	Board of Supervisor Meeting 02/03/26	\$ 200.00
Gerard Litrenta III	20260227-1	GL022426	Board of Supervisor Meeting 02/24/2026	\$ 200.00
Michael Fondario	20260211-1	MF020326	Board of Supervisor Meeting 02/03/26	\$ 200.00
Michael Fondario	20260227-4	MF022426	Board of Supervisor Meeting 02/24/2026	\$ 200.00
Peace River Electric Cooperative, Inc.	20260204-5	93668001-011426	11237 78th Street E Fountain 12/25	\$ 266.04
Peace River Electric Cooperative, Inc.	20260204-3	93668002-011426	8790 115th Avenue East SL 12/25	\$ 193.33

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	20260204-4	93668003-011426	11595 84th St Cir E Fountain 12/25	\$ 199.43
Peace River Electric Cooperative, Inc.	20260204-1	93668004-011426	7615 113th Ave E 12/25	\$ 92.73
Peace River Electric Cooperative, Inc.	20260204-2	93668005-011426	8415 115th Ave E Fountain 12/25	\$ 132.18
Rizzetta & Company, Inc.	300142	INV0000106610	Accounting Services 02/26	\$ 3,859.17
The Observer Group, Inc.	300147	26-00232M	Legal Advertising 02/26	\$ 83.13
Thomas R Fretz	20260211-4	TF020326	Board of Supervisor Meeting 02/03/26	\$ 200.00
Thomas R Fretz	20260227-3	TF022426	Board of Supervisor Meeting 02/24/2026	\$ 200.00
U.S. Bank	300144	8051215	Trustee Fees S2020 01/01/2026 - 12/31/2026	<u>\$ 4,256.13</u>
Total Report				<u>\$ 33,517.14</u>

Copperstone CDD

Meeting Date: February 3, 2025 2026

cg

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Michael Fondario	✓
Tom Fretz	✓
Cory Richter	✓
Gerard Litrenta	✓
Adam Bailey	✓

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 AM
Meeting End Time:	8:42 PM
Total Meeting Time:	2H 12 min

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:  _____

Copperstone CDD

Meeting Date: February 24, 2026 Shade Meeting

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Michael Fondario	✓
Tom Fretz	✓
Cory Richter	✓
Gerard Litrenta	✓
Adam Bailey	✓

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	8:17 pm
Total Meeting Time:	1H 47 min

Time Over _____ (?) Hours: _____

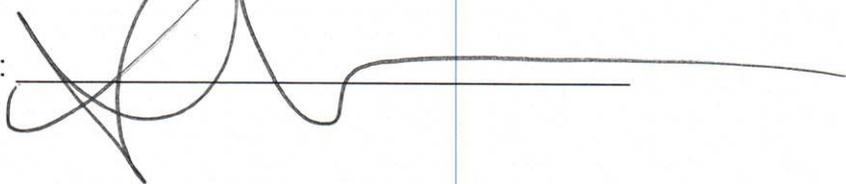
Total at \$ _____ per Hour: _____

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

2/1/2026
10562437
\$2,707.00

Bill To
Copperstone CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
3/3/2026

Monthly Lake Maintenance. 2,437.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

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

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

\$2,707.00

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

2/4/2026
10562557
\$7,200.00

Bill To
Copperstone CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
3/6/2026

50% deposit on one (1) HeliosAir 24v Solar aeration system at Pond #19

7,200.00

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

\$7,200.00



INVOICE #TPA6645

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
TPA6645	01/29/2026	\$1,260.00	Net 15	

DESCRIPTION	PRICE
01/28/2026: WORK ORDER: 54156 At Copperstone, remove all stumps (20) that were left throughout the property from previous storms. There will be no charge for the rental, it will consist of just hourly labor. Cost Split CDD @ 60% = \$1260 Master @ 40% = \$840	\$1,260.00
BALANCE DUE	\$1,260.00



INVOICE #TPA6674

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
TPA6674	02/01/2026	\$11,268.00	Net 15	

DESCRIPTION	PRICE
FEBRUARY BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$11,268.00
BALANCE DUE	\$11,268.00



COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/14/2026
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.precio.coop

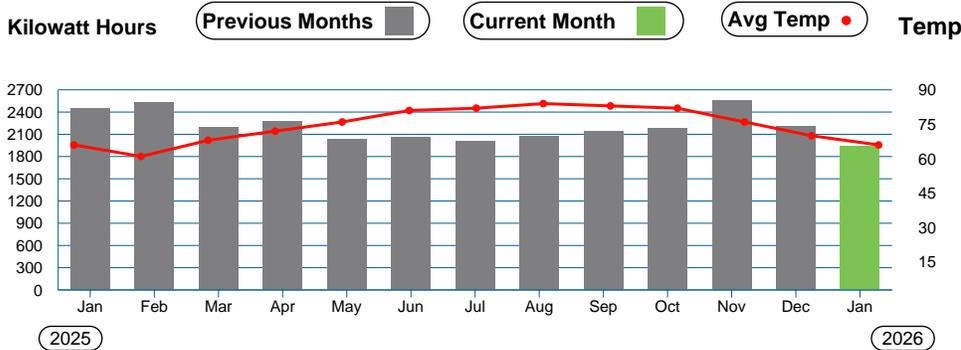


TOTAL AMOUNT DUE

\$266.04

Bank Draft is scheduled for 02/04/2026

Monthly Energy Use

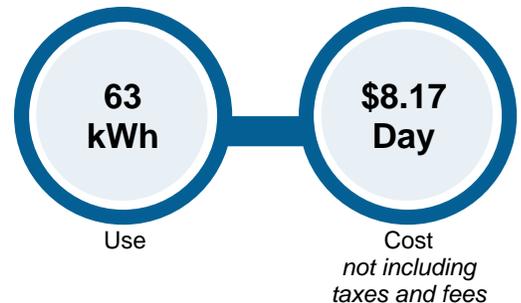


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668001
Service Address 11237 78TH ST E

Bank Draft Amount \$266.04
is scheduled for 02/04/2026



COPPERSTONE COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

4 583

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



110260093668001000026604000027604011420265

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	12/08/2025	01/08/2026	404,686	406,629	1.0	1,943	6.448

Account Summary			Current Charges			GS-S
Previous Balance		\$297.96	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$297.96	Energy Charge	1,943 kWh @ 0.121	\$235.10	
Balance Forward		\$0.00	CPA	1,943 kWh @ -0.005	-\$9.72	
Current Charges		\$266.04	Property Tax Recovery Fee		\$6.01	
Total Amount Due		\$266.04	Gross Receipts Tax		\$6.65	
			Total Current Charges		\$266.04	
Bank Draft Amount						\$266.04

NEW

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Outage Center Contact Us Pay My Bill ▾

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www.preco.coop

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.





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/14/2026
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.precio.coop

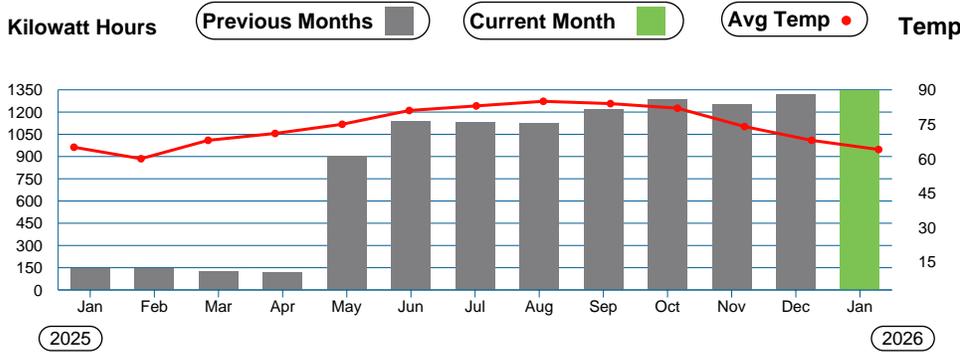


TOTAL AMOUNT DUE

\$193.33

Bank Draft is scheduled for 02/04/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,346 kWh This Month 31 Days

1,319 kWh Last Month 31 Days

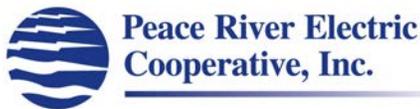
145 kWh This Month Last Year 31 Days

Your Average Daily Use

43 kWh Use

\$5.94 Day 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

Account # 93668002
Service Address 8790 115TH AVE E

Bank Draft Amount \$193.33
is scheduled for 02/04/2026



COPPERSTONE COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

4 584

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



110260093668002000019333000020333011420268

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	12/08/2025	01/08/2026	251,114	252,460	1.0	1,346	5.19

Account Summary			Current Charges			GS-S
Previous Balance		\$190.06	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$190.06	Energy Charge	1,346 kWh @ 0.121	\$162.87	
Balance Forward		\$0.00	CPA	1,346 kWh @ -0.005	-\$6.73	
Current Charges		\$193.33	Property Tax Recovery Fee		\$4.36	
Total Amount Due		\$193.33	Gross Receipts Tax		\$4.83	
			Total Current Charges		\$193.33	
Bank Draft Amount						\$193.33

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www.presco.coop

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799366433650001102600936680026

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





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/14/2026
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.precio.coop

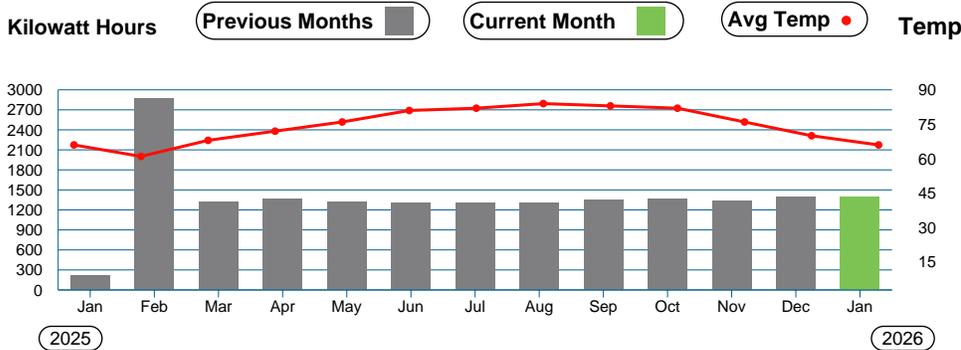


TOTAL AMOUNT DUE

\$199.43

Bank Draft is scheduled for 02/04/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,396 kWh	1,392 kWh	210 kWh
This Month 31 Days	Last Month 31 Days	This Month Last Year 31 Days

Your Average Daily Use

45 kWh	\$6.13 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

Account # 93668003
Service Address 11595 84TH ST CIR E

Bank Draft Amount \$199.43
is scheduled for 02/04/2026



COPPERSTONE COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

4 585

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



110260093668003000019943000020943011420263

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	12/08/2025	01/08/2026	253,196	254,592	1.0	1,396	5.63

Account Summary			Current Charges			GS-S
Previous Balance		\$198.94	Facilities Use Charge			\$28.00
Payment(s) Made		-\$198.94	Energy Charge	1,396 kWh @ 0.121		\$168.92
Balance Forward		\$0.00	CPA	1,396 kWh @ -0.005		-\$6.98
Current Charges		\$199.43	Property Tax Recovery Fee			\$4.50
Total Amount Due		\$199.43	Gross Receipts Tax			\$4.99
			Total Current Charges			\$199.43
Bank Draft Amount						\$199.43

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Outage Center Contact Us Pay My Bill ▾

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799366433650001102600936680034

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





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/14/2026
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

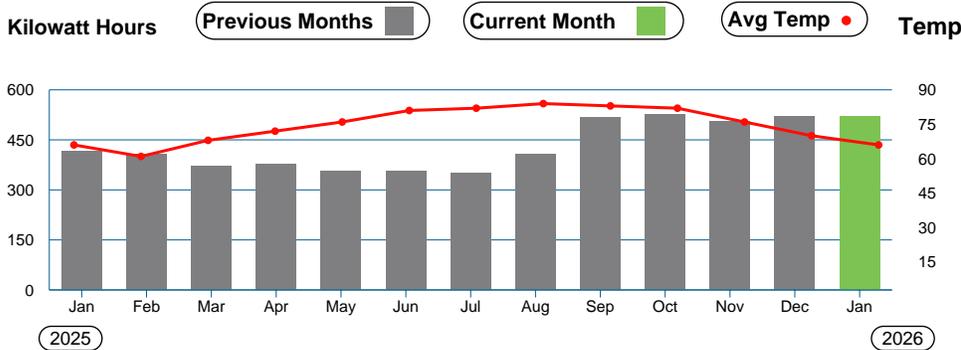


TOTAL AMOUNT DUE

\$92.73

Bank Draft is scheduled for 02/04/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

520 kWh 520 kWh 415 kWh

This Month 31 Days Last Month 31 Days This Month Last Year 31 Days

Your Average Daily Use

17 kWh \$2.85 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

Account # 93668004
Service Address 7615 113TH AVE E

Bank Draft Amount \$92.73
is scheduled for 02/04/2026



COPPERSTONE COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

4 586

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



110260093668004000009273000010273011420269

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	12/08/2025	01/08/2026	81,155	81,675	1.0	520	0.836

Account Summary			Current Charges			GS-S
Previous Balance		\$92.87	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$92.87	Energy Charge	520 kWh @ 0.121	\$62.92	
Balance Forward		\$0.00	CPA	520 kWh @ -0.005	-\$2.60	
Current Charges		\$92.73	Property Tax Recovery Fee		\$2.09	
Total Amount Due		\$92.73	Gross Receipts Tax		\$2.32	
			Total Current Charges		\$92.73	
Bank Draft Amount						\$92.73

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799366433650001102600936680042

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



COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/14/2026
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

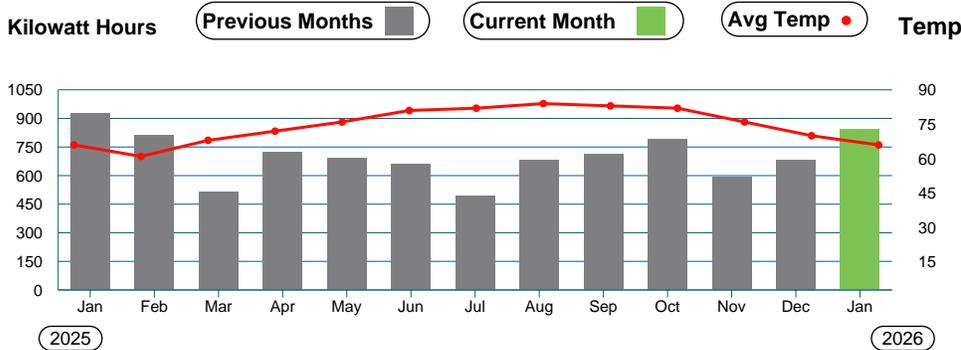


TOTAL AMOUNT DUE

\$132.18

Bank Draft is scheduled for 02/04/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

844 kWh

This Month
31 Days

679 kWh

Last Month
31 Days

925 kWh

This Month
Last Year
31 Days

Your Average Daily Use

27 kWh

Use

\$4.06 Day

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

Account # 93668005
Service Address 8415 115TH AVE E

Bank Draft Amount \$132.18
is scheduled for 02/04/2026



COPPERSTONE COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

4 587

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



110260093668005000013218000014218011420263

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

Invoice

Date	Invoice #
2/2/2026	INV0000106610

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,442.50	\$1,442.50
Administrative Services	1.00	\$337.50	\$337.50
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$1,869.17	\$1,869.17
Website Compliance & Management	1.00	\$110.00	\$110.00
Subtotal			\$3,859.17
Total			\$3,859.17

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00232M

Date 02/13/2026

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 # 26-00232M Public Notice RE: Meeting on February 24, 2026 at 6:30pm Published: 2/13/2026	\$83.13

Important Message	Paid
Please include our Serial # on your check Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	()
	Total \$83.13

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

PUBLIC NOTICE

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL MEETING

ATTORNEY/CLIENT SESSION MEETING

TUESDAY, February 24, 2026, AT 6:30 PM

Parrish United Methodist Church, 12180 US 301, Parrish FL 34219, Room 123
U.S. 301 North and C.R. 675 (Rutland Road)

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, February 24, 2026, 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 Parrish United Methodist Church, 12180 US 301, Parrish, FL 34219, Room 123 - US. 301 North and C.R. 675 (Rutland Road). 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 Managers, Stephanie DeLuna and Sam Stevens, 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-004175. 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.

February 13, 2026

26-00232M

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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MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8051215



000001336 02 SP 106481710455730 P

Copperstone CDD
ATTN District Manager
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8051215
Account Number: 234430000
Invoice Date: 01/23/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Copperstone CDD
ATTN District Manager
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

FEB -2 2026

United States
COPPERSTONE COMMUNITY DEVELOPMENTDISTRICT TAXABLE CAPITAL IMPROVEMENTREVENUE
NOTE, SERIES 2020REVENUE

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

COPPERSTONE COMMUNITY
DEVELOPMENTDISTRICT TAXABLE CAPITAL
IMPROVEMENTREVENUE NOTE, SERIES
2020REVENUE

Invoice Number: 8051215
Account Number: 234430000
Current Due: \$4,256.13
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8051215
 Invoice Date: 01/23/2026
 Account Number: 234430000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**COPPERSTONE COMMUNITY
 DEVELOPMENTDISTRICT TAXABLE CAPITAL
 IMPROVEMENTREVENUE NOTE, SERIES
 2020REVENUE**

Accounts Included 234430000 234430001 234430002 234430003
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$3,950.00
Incidental Expenses 01/01/2026 to 12/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

