



Rizzetta & Company

# Copperstone Community Development District

---

**Board of Supervisors'  
Regular Meeting  
June 2, 2026**

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

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

## **COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue East, Parrish, FL 34219

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

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

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

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

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

**COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

**Board of Supervisors  
Copperstone Community  
Development District**

May 26, 2026

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, June 2, 2026, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatic Maintenance**
    - 1. Presentation of Waterway Inspection Report..... Tab 1
    - 2. Presentation of Waterway Management Report..... Tab 2
  - B. District Engineer**
    - 1. Presentation of Pond Repair Priority List ..... Tab 3
  - C. District Counsel**
  - D. District Manager**
    - 1. Review of Project Tracker..... Tab 4
    - 2. Presentation of Registered Voter Count..... Tab 5
  - E. Chair Update**
- 4. BUSINESS ITEMS**
  - A. Consideration of Street Light Agreement with HOA (under separate cover)**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor's Meeting Held on May 5, 2026..... Tab 6**
  - B. Consideration of Operations and Maintenance Expenditures for April 2026..... Tab 7**
- 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:**

5/18/2026

**Prepared for:**

Copperstone  
Community Development District

**Prepared by:**

Jacob M. Adams, Project Manager & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## TABLE OF CONTENTS

### Site Assessments

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

<b>Site Map</b> .....	15
-----------------------	----



## Site Assessments

### Pond 1

#### Comments:

Treatment In Progress

Hydrilla growth shows signs of treatment. Remaining Hydrilla will receive follow up treatments as needed to further reduce. A minimal amount of invasive grasses and aquatic weeds present around the native vegetation. This will be targeted for spot treatments during the upcoming visits.



### Pond 2

#### Comments:

Site Looks Good

Pond 2 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously the exposed sediment was targeted for spot treatments of Torpedograss and other shoreline weeds. The water level has remained at a low level.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

Pond 3 continues to look great. A minimal amount of Torpedograss is located around some of the native vegetation. This will continue to be targeted during spot treatments to further reduced. No other issues were observed.



### Pond 4

#### Comments:

Normal Growth Observed

Pond 4 looks good overall, with only patches of Torpedograss observed around some of the native vegetation. This new Torpedograss growth will be targeted for spot treatments during the upcoming visits to further reduce. No issues were observed with algae or submersed weeds.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 5

#### Comments:

Site Looks Good

Pond 5 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments have kept new growth on this pond to a minimum.



### Dry Retention Area 6

#### Comments:

Normal Growth Observed

As the water level has recently increased, new growth has also increased. The new growth in this dry retention area will be targeted for treatment during the upcoming visits.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Dry Retention Area 7

**Comments:**

Normal Growth Observed

As the water level has recently increased, new growth has also increased. The new growth in this dry retention area will be targeted for treatment during the upcoming visits.



### Pond 8

**Comments:**

Site Looks Good

Previous algae treatments continue to results in the reduction of new growth. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously a minimal amount of aquatic weeds and invasive grasses were treated around the shoreline perimeter and positive results were seen.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 9

**Comments:**

Site Looks Good

Pond 9 looks good overall. No issues were observed with algae, submersed weeds, and shoreline weeds. Previous treatments have targeted minimal amounts of algae, aquatic weeds, and invasive grasses on the exposed sediment around the shoreline perimeter.



### Pond 10

**Comments:**

Normal Growth Observed

A trace amount of new algae growth was observed around the shoreline perimeter. Algae growth was limited to only this area. No other issues were observed with submersed weeds, aquatic weeds, or invasive grasses. Algae treatments will continue to be performed until further reduced.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## 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

Shoreline weeds, including Torpedograss, were previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



The aeration system is operational.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 13

#### Comments:

Normal Growth Observed

Minimal amounts of algae are remaining after previous treatments. A reduction has been seen. Treatments for algae will continue until further reduced. A small patch of Torpedograss and other aquatic weeds were observed on the exposed mound in the southwestern corner and will be targeted for treatment. Minimal amount of trash/debris was observed.



### Pond 14

#### Comments:

Site Looks Good

Pond 14 continues to look great. The previous treatments for Azolla, Alligator weed, Torpedograss, and minimal amounts of algae have all continued to show positive results and reductions. No issues were observed with algae, submersed weeds, floating weeds, or shoreline weeds.



Aeration system is operational.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## 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 algae growth was observed, treated, and positive results seen. 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.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## 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. Some midge flies were present in this area.



### Pond 18

**Comments:**

Site Looks Good

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



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 19

#### **Comments:**

Normal Growth Observed

Only a minor amount of algae was observed on this pond. A reduction of algae from previous treatments and aeration has been observed. The exposed sediment around the shoreline perimeter was previously treated for minimal amounts of invasive grasses and aquatic weeds and positive results were seen.



### 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. Minimal amounts of new invasive grasses remain and will be targeted for treatment. Water level has remained very low.



Aeration system is operational.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 21

#### Comments:

Site Looks Good

Minimal invasive grasses and aquatic weeds were observed. These will be targeted for treatment during the upcoming visits. Pond 21 continues to look good. No issues were observed with algae or submersed weeds. The water level has remained at a low level.



### Pond 22

#### Comments:

Normal Growth Observed

Minor invasive grasses and aquatic weed growth along exposed sediment was observed. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds.

Both aeration systems were operational.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 23

**Comments:**

Site Looks Good

Torpedograss and other shoreline weeds were previously targeted for treatment and positive results were seen with minimal amounts of new Torpedograss remaining. The water level has remained low. No issues were observed with algae or submersed weeds.



### Pond 24

**Comments:**

Site Looks Good

Pond 24 looks good overall with only minor Torpedograss and Pennywort growth were observed. Treatments will continue to target this new growth. No issues were observed with algae, submersed weeds, or other shoreline weeds.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



## Site Assessments

### Pond 25

**Comments:**

Site Looks Good

Pond 25 looks good overall. Only trace amounts of Torpedograss was observed around some of the native vegetation. This will be spot treated during the upcoming visits. No issues were observed with algae or submersed weed. The water level has remained low.



### Littoral Area 26

**Comments:**

Normal Growth Observed

New, minor amounts of Thistle, Camphorweed, and other terrestrial weed growth were observed in the buffer area. This new growth will be targeted for treatment.



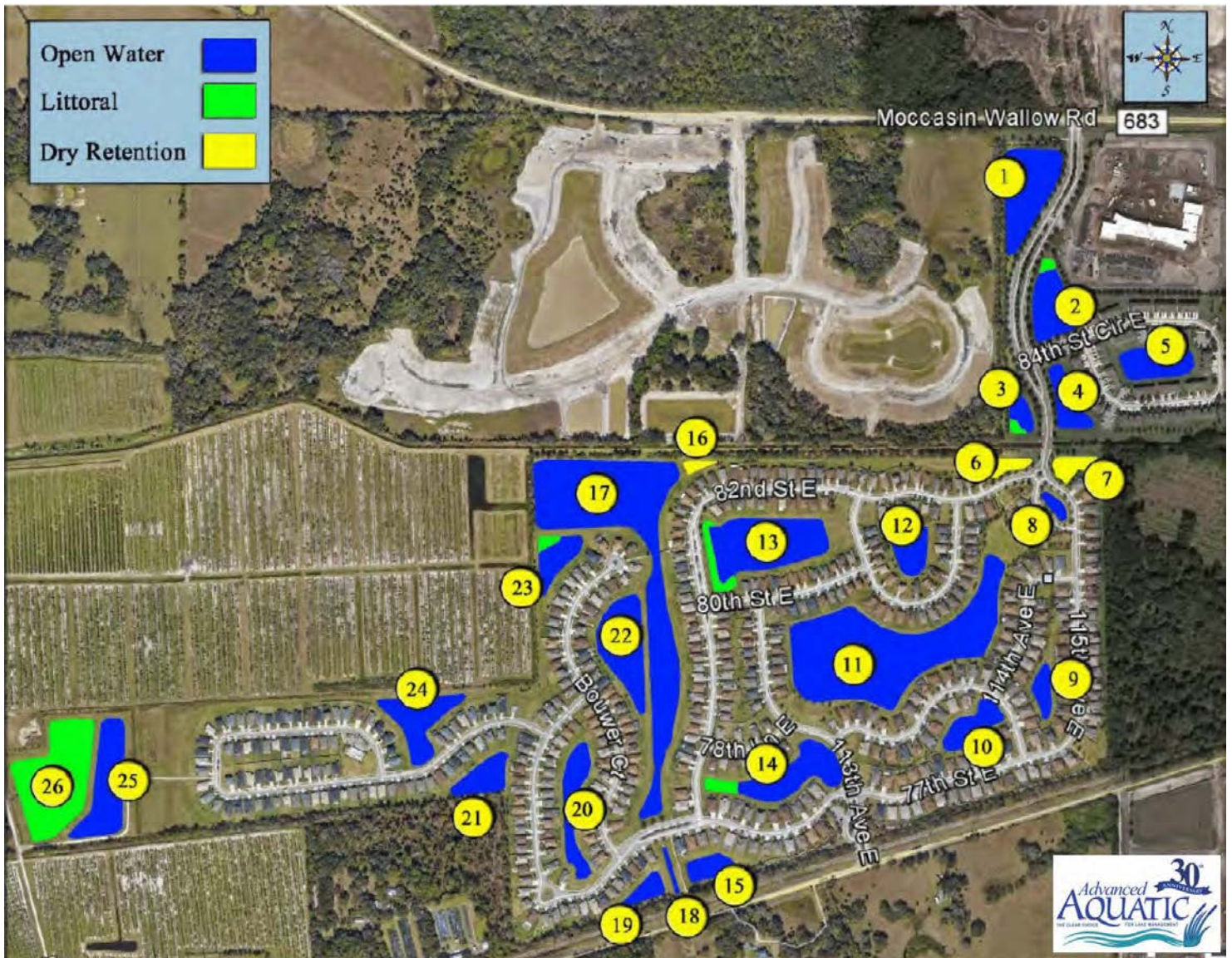
[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

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



Map



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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 2**



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

CUSTOMER: Copperstone  
 ACCOUNT #: 910  
 DATE: 6/11/26  
 TECH: Ryan  
 WEATHER CONDITIONS: Cloudy + Warm  
 WATER LEVELS: Low 3-4 ft.

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	19	20	21	22	23
ALGAE TREATMENT	x	x	x	x	x			x				x	x					x				
BORDER GRASSES	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
SUBMERSED AQUATICS																						
FLOATING AQUATICS																						

SITE OBSERVATIONS: Treated all listed lakes for grasses and algae as needed.

### RECOMMENDATIONS:

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

### FISH/WILDLIFE OBSERVATIONS

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

OTHER WILDLIFE:  
 REMARKS: turtles, ducks

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

## **Tab 3**

**Requested an action plan to execute the pond repairs.**

- 1st step in pond repairs is getting all of the ponds surveyed. This would be beneficial to do while the water levels remain low, so this should be done now.
- 2<sup>nd</sup> step is to identify a preferred process. As a reminder the CDD already attempted to hire a Design Build Contractor for this work via RFP and received no responses.
  - Option A – do the RFP again and make some efforts to encourage responders
  - Option B – District Engineering can provide a scope/fee for design – this is not our preference due to the prior occurrence where the DE doing the design resulted in a loss of check and balance.
  - Option C – Do an RFP for new DE services
- 3<sup>rd</sup> step is to establish, at the Board Level, performance criteria for the community. This means what degree of erosion is going to be considered normal and acceptable, what degree needs maintenance (and types of maintenance options), what degree requires repair, and what degree requires emergency/immediate repair. There are no rules/codes for this that we are aware of, so this is a community guideline and should be established by the community.
- The solution options will vary by pond, which will impact the costs, so the newly established community guidelines will dictate priority.

## **Tab 4**

**Copperstone CDD Project Tracker - May**

Item	Handled by2	Project	Resolution - Status	Date	Status
1	DM/Jason	Aquatic Pond 22	Advanced Aquatic to send a follow up email about the sod growth on pond 22	5/6/2026	Completed
2	DM	Meeting Minutes 04/07/2026	DM to rectify 79th street on Tab 9-line 78/79	5/10/2026	Completed
3	DM/DC	CDD Communication	Add CDD notice to the budget letter to residents Email sent to DC Letter Received 5/7 Letter sent to all Bord members 5/12	5/8/2026	Completed
4	DM	Eblast Data	DM to coordinate with HOA for eblast data, or request HOA to distribute communications on behalf of CDD DM sent Email to HOA 5/12 HOA cant share database	5/6/2026	Completed
5	DE/DM/Admin	Ponds Repair	DM to contact DE for an action plan to execute pond repairs. Item to be added to the agenda Email sent 5/12 to DE	5/6/2026	Completed Email sent to Board
6	DM/DE/Jason	Ponds Statues	DM to coordinate with DE and Aquatics regarding whether the rainy season will restore pond levels after dry conditions	5/6/2026	Completed Email sent to Board
7	DM/DE	DE	DM to confirm whether DE has employees in Florida available to conduct CDD work Email sent 5/12 to DE	5/6/2026	Completed Email sent to Board
8	DM/DE	SWFTMUD Report	DM to check with DE if SWFWMD is a CYA situation and if the matter is precautionary Email sent 5/12 to DE	5/6/2026	Completed Email sent to Board
9	DM/DE	Ponds Compliance	DM to confirm with DE potential consequences if ponds are not compliant or certified by SWFWMD Email sent 5/12 to DE Email sent to DC 5/18	5/6/2026	Completed Email sent to Board
10	DM	HOA Gate	DM to contact HOA where to relocate the Gate on Sawgrass St Chair advised that HOA has moved the gate and Vendor will come out for a walkthrough with Chair to determine where place the fence 5/11 Chair updated that the Gate has been relocated Chair had a walkthrough with Vendor 5/14 to locate where to install the fence	4/7/2026	Completed
11	DM/Cory	Pedestrian Bridge Lights	Cory to provide bridge lighting; DM to follow up regarding reimbursement Cory ordered the reflectors 5/11 DM coordinated with Cory to meet with Vendors 5/18 DM sent Cory contact to vendors 5/17 Reflectors delivered to Cory DM communicated to vendor to check installment when meeting with Cory 5/26	5/26/2026	In Progress
13	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 litagation 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 DM to confirm whether settlement funds have been received. 5/8 DM to confirm whether settlement funds have been received. Email sent to Finance 5/12 5/12 No fund received.	5/12/2025	In Progress
14	DM/Chair	Manatee County	DM to check with Manatee County for ditch clean out, Chair to provide pictures	5/6/2026	In Progress
15	DM/RKA Neptune	Fence proposals 84th Street	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 DM reached to vendor to remeasure 5/14 coordinate for vendor to meet with Cory for a walkthrough 5/26 DM reached to vendors for update	5/26/2026	In Progress
16	DM	Insurance Vendor	DM Obtain new proposals for District insurance DM sent request to vendor 5/18 DM working with vendor on details 5/22	5/22/2026	In Progress
17	County	Replacing PVC Fencing - Lift Station 79th Street	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. DM to contact vendor to install postes Board requested Dm to reach to Mr. Fretz about a privacy fence by lift station on 79th DM sent follow up email to remeasure the fences Email sent to Vendors 5/8 to remeasure 5/6 Board advised the fence needs posts 5/18 DM reached to County <b>Ticket 911039</b>	5/18/2026	In Progress
19	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 2/23 follow up email sent to Allan 4/17 follow up email sent to Allan 4/24 Allan advised 28 Street light total, DM waiting on value 5/7 HOA requested to draft an agreement, DM advised to send the value of streetlights 5/8 DM sent follow up email requesting the total value of streetlights, HOA advised they dont have it on record DC drafted rough agreement 5/22	5/22/2026	In Progress
18	DM	HOA Mulch and Landscaping	DM communicated request to HOA Allan, no clear answer yet 4/17 follow up email sent to Allan 4/27 DM sent an email requesting update on the landscape vendor and cost for budget purpose to Allan. 5/19 follow up email sent to Allan DM sent contract to HOA 5/21	5/21/2026	Pending

## **Tab 5**

**Scott Farrington**

Supervisor of Elections



**MAKE FREEDOM COUNT...  
REGISTER AND VOTE!**

**Manatee County, Florida**

April 15, 2026

Copperstone Community Development District  
Attn: Sam Stevens  
2700 S Falkenburg Rd Suite 2745  
Riverview, FL. 33578

Dear Sam Stevens,

We are in receipt of your request for the number of registered voters in the Copperstone Community Development District as of April 15, 2026. According to our records, there were 1,060 persons registered in the Copperstone Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Scott Farrington". The signature is enclosed in a dashed rectangular box.

Scott Farrington  
Supervisor of Elections

SF/sas

## **Tab 6**

**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, May 5, 2026, at 6:30 p.m. at Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.

Present and constituting a quorum:

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

Also, present were:

Sam Stevens	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Marisa Powers	<b>District Counsel, Blalock Walters</b>
Jason Jaszak	<b>Representative, Advanced Aquatics</b>

Audience	<b>None</b>
----------	-------------

**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 audience members present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance**

- 1. Presentation of Waterway Inspection Report**  
Mr. Jaszak reviewed the inspection report with the Board.
- 2. Presentation of Waterway Management Report**  
Mr. Jaszak reviewed the management report with the Board
- 3. Consideration of Advanced Aquatic Pond 19 Solar**  
This item was tabled.

50  
51  
52

**4. Consideration of Advanced Aquatic 2027 Renewal Letter**

On a Motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the Advanced Aquatic 2027 Renewal Letter, for the Copperstone Community Development District.

53  
54  
55  
56  
57  
58

**B. District Engineer**

Not Present. The Board requested that District Engineer present a plan of action for pond repairs that includes which repairs are a priority and be added to the Project Tracker.

59 Ms. Stevens to coordinate with District Engineer and Aquatics regarding whether the  
60 rainy season will restore pond levels after dry conditions.

61  
62 Ms. Stevens to confirm whether District Engineer has employees in Florida available  
63 to conduct CDD work.

64  
65 Ms. Stevens to check with District Engineer regarding the SWFWMD requirements  
66 and if the matter is precautionary.

67

**C. District Counsel**

No report.

69  
70

**D. District Manager**

71 Ms. Stevens reminded the Board that the next meeting is scheduled for Tuesday,  
72 June 2, 2026, at 6:30 p.m. at the Copperstone Clubhouse and reviewed the Project  
73 Tracker. The Board requested to add pedestrian light for bridge to the Project  
74 Tracker.

75  
76

**E. Chair Update**

Mr. Fretz provided an update to the Board.

77  
78  
79

**FOURTH ORDER OF BUSINESS**

**Business Items**

80

**A. Review and Consideration of Reflector for Bridge**

81  
82  
83

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved reflectors for bridge, for the Copperstone Community Development District.

84

**B. Presentation of Fiscal Year 2026/2027 Proposed Budget**

85  
86

87 The Board requested language be added to the mailed notice letter to include where  
88 to find CDD updates about budget.

89

90

91  
92  
93  
94

**C. Consideration of Resolution 2026-03; Approving Fiscal Year 2026/2027  
Proposed Budget & Setting Public Hearing**

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing for August 4, 2026, at 6:30 p.m. at Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219, for the Copperstone Community Development District.

95  
96  
97  
98  
99  
100  
101

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of the Regular Meeting Held on April 7, 2026**

The Board requested a correction to Line 78/79 79<sup>th</sup> Street.

On a Motion by Mr. Bailey, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the minutes from April 7, 2026, as amended, for the Copperstone Community Development District.

102  
103  
104  
105

**B. Consideration of the Minutes of April 22, 2026 Board of Supervisors  
Budget Workshop Meeting**

On a Motion by Mr. Bailey, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the minutes from April 22, 2026, Budget Workshop Meeting, as presented, for the Copperstone Community Development District.

106  
107  
108

**C. Consideration of Operations and Maintenance Expenditures for March 2026**

On a Motion by Mr. Fondario, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for March 2026 (\$43,620.46), for the Copperstone Community Development District.

109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

The Board requested Staff to verify if funds from Litigation were received.

The Board requested to check if HOA would share database for eblast or if HOA would post for CDD.

The Chair will work with Ms. Stevens to have Manatee County clean the ditch.

Ms. Stevens to reach out to Inframark regarding Streetlights.

Ms. Stevens to communicate to Manatee Country regarding privacy fence at 79<sup>th</sup> Street.

123 Ms. Stevens to coordinate between Mr. Richer and vendors to remeasure the 84<sup>th</sup>  
124 Street fence.

125  
126  
127

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:28 p.m., for Copperstone Community Development District.

128  
129  
130  
131  
132

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

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

DRAFT

## **Tab 7**

# COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures  
April 2026  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,832.36**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	20260401-3	AB033026	Board of Supervisors Meeting 03/30/2026	\$ 200.00
Adam E Bailey	20260409-3	AB040726	Board of Supervisors Meeting 04/07/2026	\$ 200.00
Adam E Bailey	20260424-4	AB042226	Board of Supervisor Meeting 04/22/26	\$ 200.00
Advanced Aquatic Services, Inc.	300165	10563276	Monthly Lake & Fountain Maintenance 04/26	\$ 2,707.00
Advanced Aquatic Services, Inc.	300161	10563376	Midge Fly Treatments - Missed Increase for Invoice #10561340 Dated 11/13/25	\$ 319.00
Advanced Aquatic Services, Inc.	300161	10563381	Stocked Ponds #5, 9, 10, 11 and 12 03/26	\$ 5,075.00
Blalock Walters, P.A.	300164	44351-000-52	Legal Services 03/26	\$ 2,082.60
Blalock Walters, P.A.	300164	44351-002-40	Legal Services 03/26	\$ 6,126.30
Cepira Landscape, LLC	300166	TPA6930	Irrigation Well Pump Maintenance Inspections 04/26	\$ 1,022.25
Cepira Landscape, LLC	300166	TPA6953	Landscape Maintenance 04/26	\$ 11,268.00
Cory Richter	20260401-4	CR033026	Board of Supervisors Meeting 03/30/2026	\$ 200.00
Cory Richter	20260409-4	CR040726	Board of Supervisors Meeting 04/07/2026	\$ 200.00
Cory Richter	20260424-2	CR042226	Board of Supervisor Meeting 04/22/26	\$ 200.00
Florida Brothers Maintenance & Repair, LLC	300167	1404	50% Deposit - Painting & Staining Pedestrian Walkways 04/26	\$ 4,348.80

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gerard Litrenta III	20260401-2	GL033026	Board of Supervisors Meeting 03/30/2026	\$ 200.00
Gerard Litrenta III	20260409-5	GL040726	Board of Supervisors Meeting 04/07/2026	\$ 200.00
Gerard Litrenta III	20260424-1	GL042226	Board of Supervisor Meeting 04/22/26	\$ 200.00
Halff Associates, Inc	300162	10162787	District Engineering Services 03/26	\$ 1,178.77
Halff Associates, Inc	300168	10164358	District Engineering Services 04/26	\$ 9,109.38
Michael Fondario	20260401-1	MF033026	Board of Supervisors Meeting 03/30/2026	\$ 200.00
Michael Fondario	20260409-2	MF040726	Board of Supervisors Meeting 04/07/2026	\$ 200.00
Michael Fondario	20260424-5	MF042226	Board of Supervisor Meeting 04/22/26	\$ 200.00
Peace River Electric Cooperative, Inc.	20260406-4	93668001-031626	11237 78th Street E Fountain 02/26	\$ 315.73
Peace River Electric Cooperative, Inc.	20260406-5	93668002-031626	8790 115th Avenue East SL 02/26	\$ 179.69
Peace River Electric Cooperative, Inc.	20260406-1	93668003-031626	11595 84th St Cir E Fountain 02/26	\$ 198.45
Peace River Electric Cooperative, Inc.	20260406-2	93668004-031626	7615 113th Ave E 02/26	\$ 91.75
Peace River Electric Cooperative, Inc.	20260406-3	93668005-031626	8415 115th Ave E Fountain 02/26	\$ 88.59
Rizzetta & Company, Inc.	300160	INV0000108021	Accounting Services 04/26	\$ 3,859.17

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300163	26-00488M	Legal Advertising 04/26	\$ 56.88
Thomas R Fretz	20260401-5	TF033026	Board of Supervisors Meeting 03/30/2026	\$ 200.00
Thomas R Fretz	20260409-1	TF040726	Board of Supervisors Meeting 04/07/2026	\$ 200.00
Thomas R Fretz	20260424-3	TF042226	Board of Supervisor Meeting 04/22/26	\$ 200.00
Timber Intentions	300159	174	Deck Repairs 03/26	\$ <u>805.00</u>
<b>Total Report</b>				<b>\$ <u>51,832.36</u></b>

Copperstone CDD

Meeting Date: March 30, 2026

**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:	7:08 PM
Total Meeting Time:	38 min

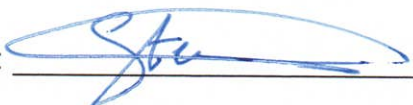
Time Over \_\_\_\_\_ (?) Hours:

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: April 7, 2026

**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:	6:00 pm
Meeting End Time:	8:24 pm
Total Meeting Time:	2H 24 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: April 22, 2026

### SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Michael Fondario	<input checked="" type="checkbox"/>
Tom Fretz	<input checked="" type="checkbox"/>
Cory Richter	<input checked="" type="checkbox"/>
Gerard Litrenta	<input checked="" type="checkbox"/>
Adam Bailey	<input checked="" type="checkbox"/>

*NOTE: Supervisors are only paid if checked.*

### EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	9:28 pm
Total Meeting Time:	3H 28 min

Time Over \_\_\_\_ (?) Hours: \_\_\_\_\_

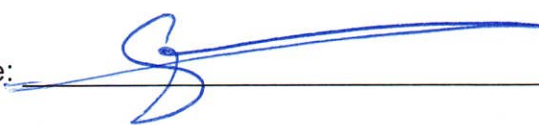
Total at \$ \_\_\_\_ per Hour: \_\_\_\_\_

### 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

4/1/2026
10563276
\$2,707.00

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

Due Date
Net 30
5/1/2026

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

3/24/2026
10563376
\$319.00

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

Due Date
Net 30
4/23/2026

Missed Increase for Invoice #10561340 Dated 11/13/2025, per Existing CDD Agreement  
(\$6,684 - \$6,365 = \$319). Midge Fly Treatments for Ponds 5, 9, 10, 11 & 22.  
Completed on: 10/15/25, 10/31/25 and 11/12/25.

319.00

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

\$319.00

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

3/25/2026
10563381
\$5,075.00

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

Due Date
Net 30
4/24/2026

Stocked ponds #5, 9, 10, 11 and 12 with 4,150 Redear Shellcracker and 1,750 Bluegill, as per Agreement dated 8-22-25 Completed on 3-23-26	5,075.00
----------------------------------------------------------------------------------------------------------------------------------------------	----------

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

\$5,075.00



**INVOICE #TPA6930**

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6930	04/07/2026	\$1,022.25	Net 15	

DESCRIPTION	PRICE
04/07/2026: WORK ORDER: 55925 Yearly Irrigation Well Pump Maintenance Inspections of (4) Wells:  Inspections include: -Physically check for leaks or bad connection points-Ensure operating pressure is optimal -Check all electrical points and Meg out Pump and Motor -Adjust cycle stop-Adjust Pressure switch -Manually check filter and clean  Inspections to occur quarterly.  Annual Price \$6,815.00  QUARTER 2: April 2026  SPLIT: HOA/40% -- \$681.50 CDD/60% -- \$1,022.25  TOTAL = \$1,703.75	\$1,022.25
<b>BALANCE DUE</b>	<b>\$1,022.25</b>



**INVOICE #TPA6953**

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
TPA6953	04/01/2026	\$11,268.00	Net 15	

DESCRIPTION	PRICE
APRIL BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$11,268.00
<b>BALANCE DUE</b>	<b>\$11,268.00</b>

# INVOICE

**Florida Brothers Maintenance & Repair, LLC.**  
820 Old Windsor Way  
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com  
+1 (813) 476-1933



**Bill to**  
Copperstone Community Development  
8145 115th Ave E  
Parrish, FL 34219 USA

## Invoice details

Invoice no.: 1404  
Terms: Net 30  
Invoice date: 04/16/2026  
Due date: 05/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Prep &amp; Clean Up</b>	<p>This invoice is for the Deposit for the supplies and materials for painting &amp; staining of the pedestrian walkways in Copperstone CDD. Includes the labor for pressure washing in advance.</p> <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:</p>	0.5	\$805.00	\$402.50

Job site cleanup and restoration to leave the area clean, safe, and presentable.

2.	<b>Staining/Sealing</b>	<p>There are two (2) pedestrian walkways included within this scope of work:</p> <p>-West Side Pedestrian Pathway: 75 LF x 10 FT wide x 42" height (approx. 1,275 SF) -East Side Pedestrian Pathway: 75 LF x 7 FT wide x 42" height (approx. 1,050 SF)</p> <p>The total approximate surface area to be prepared, stained, and sealed is 2,325 square feet.</p> <p>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)</p>	0.5	\$7,242.60	\$3,621.30
3.	<b>Services</b>	<p>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.</p>	0.5	\$650.00	\$325.00
4.	<b>Note</b>	<p>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.</p>		\$0.00	\$0.00

**Total** **\$4,348.80**

### Ways to pay



### Note to customer

This is the deposit of 50% of \$8,697.60. Signed Agreement is attached for reference. Deposit is for the supplies and materials for painting & staining of the pedestrian walkways in Copperstone CDD. Includes the labor for pressure washing in advance.

This CDD is known to be tax exempt but these said documents must be sent to Florida Brothers Maintenance & Repair prior to completion of project to reflect.

[View and pay](#)



Copperstone Community Development District  
 c/o Rizzetta & Company  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

Invoice Date: 03/31/2026  
 Invoice: 10162787  
 Project: 045847.001

Attention: Stephanie DeLuna, [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com)  
 Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: March 22, 2026

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000400 - 2026 SWFWMD Certifications	17,000.00	25.00	4,250.00	4,250.00	0.00
Total Lump Sum Services:	17,000.00	25.00	4,250.00	4,250.00	0.00

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000200 - Field Services	2,000.00	100.00	2,000.00	2,000.00	0.00
Total Hourly Not To Exceed Services:	2,000.00	100.00	2,000.00	2,000.00	0.00

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	75,369.91	74,191.14	1,178.77
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	920.03	920.03	0.00
Total Hourly Services:	88,913.78	87,735.01	1,178.77

Remaining Fee: 12,750.00

Total Earned to Date: 95,163.78  
 Less Previous Billed: 93,985.01

**Amount Due this Invoice: 1,178.77**

Notes from Project Manager:

CDD mtg by phone (3/3); resident comments/complaints.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 045847.001 and Invoice 10162787  
 Contact Sandra Charles at [scharles@halff.com](mailto:scharles@halff.com) with any billing questions.

**Half Associates, Inc.**  
**P.O. Box 4897, Dept 331**  
**Houston, TX 77210**

Stephanie DeLuna  
 Copperstone Community Development District  
 c/o Rizzetta & Company  
 3434 Colwell Avenue, Suite 200  
 Tampa, FL 33614

March 31, 2026  
 Project No: 045847.001  
 Invoice No: 10162787  
 Invoice Total: \$1,178.77

045847.001 Copperstone CDD/District Engineering  
**Professional Services thru March 22, 2026**

Phase 000100 District Engineering Services

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>
Engineer V	3.25	1,115.86
Administrative III	.50	62.91
Totals	3.75	1,178.77
<b>Total Labor</b>		<b>1,178.77</b>

Phase 000300 Legal Support – CC

Phase 000400 2026 SWFWMD Certifications

**Fee**

<b>Billing Phase</b>	<b>Fee</b>	<b>Percent Comp</b>	<b>Earned To-Date</b>	<b>Previous Amount</b>	<b>Current Amount</b>
2026 SWFWMD Certifications	17,000.00	25.00	4,250.00	4,250.00	0.00
Total Fee	17,000.00		4,250.00	4,250.00	0.00
	<b>Total Fee</b>				<b>0.00</b>

Phase 000999 Reimbursable Expenses

**Total this Invoice** \$1,178.77



Copperstone Community Development District  
 c/o Rizzetta & Company  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

Invoice Date: 04/24/2026  
 Invoice: 10164358  
 Project: 045847.001

Attention: Stephanie DeLuna, [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com)  
 Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: April 19, 2026

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000400 - 2026 SWFWMD Certifications	17,000.00	75.00	12,750.00	4,250.00	8,500.00
Total Lump Sum Services:	17,000.00	75.00	12,750.00	4,250.00	8,500.00

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000200 - Field Services	2,000.00	100.00	2,000.00	2,000.00	0.00
Total Hourly Not To Exceed Services:	2,000.00	100.00	2,000.00	2,000.00	0.00

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	75,979.29	75,369.91	609.38
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	920.03	920.03	0.00
Total Hourly Services:	89,523.16	88,913.78	609.38

Remaining Fee: 4,250.00

Total Earned to Date: 104,273.16  
 Less Previous Billed: 95,163.78

**Amount Due this Invoice: 9,109.38**

Notes from Project Manager:  
 Misc Coordination with DA/DM

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 045847.001 and Invoice 10164358  
 Contact Sandra Charles at [scharles@halff.com](mailto:scharles@halff.com) with any billing questions.

**Half Associates, Inc.**  
**P.O. Box 4897, Dept 331**  
**Houston, TX 77210**

Stephanie DeLuna  
 Copperstone Community Development District  
 c/o Rizzetta & Company  
 3434 Colwell Avenue, Suite 200  
 Tampa, FL 33614

April 24, 2026  
 Project No: 045847.001  
 Invoice No: 10164358  
 Invoice Total: \$9,109.38

045847.001 Copperstone CDD/District Engineering  
**Professional Services thru April 19, 2026**

Phase 000100 District Engineering Services

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>	
Engineer V	1.50	515.01	
Administrative III	.75	94.37	
Totals	2.25	609.38	
<b>Total Labor</b>			<b>609.38</b>

Phase 000300 Legal Support – CC

Phase 000400 2026 SWFWMD Certifications

**Fee**

<b>Billing Phase</b>	<b>Fee</b>	<b>Percent Comp</b>	<b>Earned To-Date</b>	<b>Previous Amount</b>	<b>Current Amount</b>
2026 SWFWMD Certifications	17,000.00	75.00	12,750.00	4,250.00	8,500.00
Total Fee	17,000.00		12,750.00	4,250.00	8,500.00
	<b>Total Fee</b>				<b>8,500.00</b>

Phase 000999 Reimbursable Expenses

**Total this Invoice** \$9,109.38



COPPERSTONE COMM DEV DIST

Bill Date  
Account #  
Member #

03/16/2026  
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

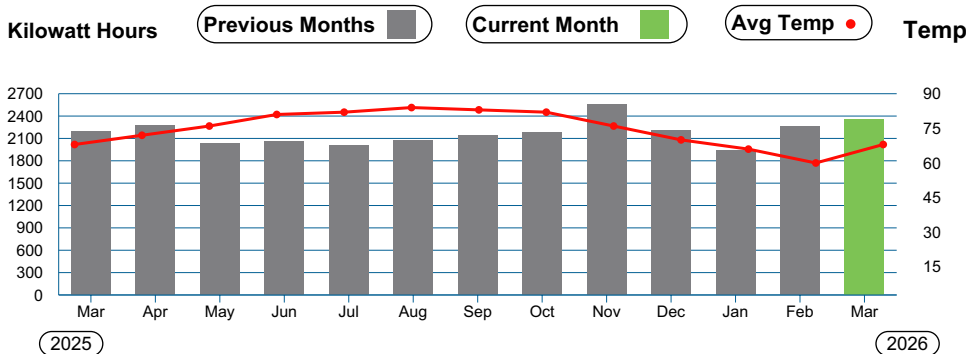


TOTAL AMOUNT DUE

# \$315.73

Bank Draft is scheduled for 04/06/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**2,351 kWh**

This Month  
31 Days

**2,254 kWh**

Last Month  
30 Days

**2,200 kWh**

This Month  
Last Year  
30 Days

### Your Average Daily Use

**76 kWh**

Use

**\$9.70 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 # 93668001  
Service Address 11237 78TH ST E

**Bank Draft Amount \$315.73**  
is scheduled for 04/06/2026



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

4 592

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



110260093668001000031573000032573031620261

**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	02/07/2026	03/10/2026	408,883	411,234	1.0	2,351	12.414

Account Summary		Current Charges		GS-S
Previous Balance	\$303.92	Facilities Use Charge		\$28.00
Payment(s) Made	-\$303.92	Energy Charge	2,351 kWh @ 0.121	\$284.47
<b>Balance Forward</b>	<b>\$0.00</b>	CPA	2,351 kWh @ -0.005	-\$11.76
Current Charges	\$315.73	Property Tax Recovery Fee		\$7.13
<b>Total Amount Due</b>	<b>\$315.73</b>	Gross Receipts Tax		\$7.89
		<b>Total Current Charges</b>		<b>\$315.73</b>
<b>Bank Draft Amount</b>				<b>\$315.73</b>

**NEVER MISS AN ISSUE**

Life gets busy. Mail gets misplaced.  
The digital edition of the Florida Currents arrives straight to your inbox, every time.

*Same trusted stories. Same cooperative news. Just delivered smarter.*

Sign up for the digital version of the Florida Currents Magazine

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](http://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](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://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 #

03/16/2026  
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

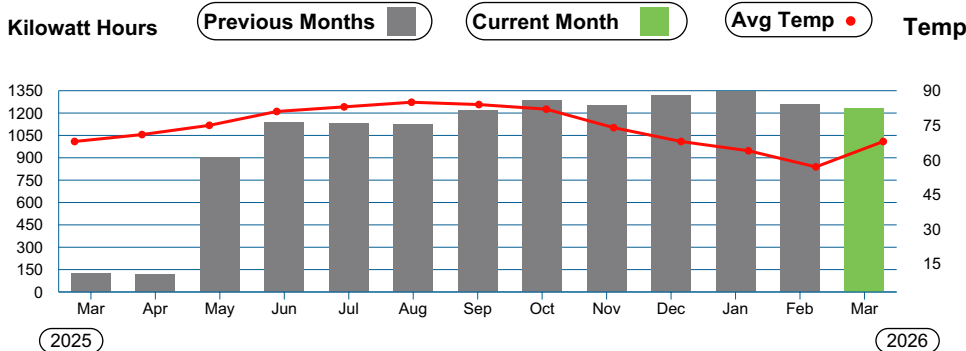


TOTAL AMOUNT DUE

**\$179.69**

Bank Draft is scheduled for 04/06/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,234 kWh** This Month 31 Days

**1,259 kWh** Last Month 30 Days

**124 kWh** This Month Last Year 30 Days

### Your Average Daily Use

**40 kWh** Use

**\$5.52 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 \$179.69**  
is scheduled for 04/06/2026



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

4 593

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



110260093668002000017969000018969031620266

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	02/07/2026	03/10/2026	253,719	254,953	1.0	1,234	5.16

Account Summary		Current Charges		GS-S
Previous Balance	\$182.73	Facilities Use Charge		\$28.00
Payment(s) Made	-\$182.73	Energy Charge	1,234 kWh @ 0.121	\$149.31
<b>Balance Forward</b>	<b>\$0.00</b>	CPA	1,234 kWh @ -0.005	-\$6.17
Current Charges	\$179.69	Property Tax Recovery Fee		\$4.06
<b>Total Amount Due</b>	<b>\$179.69</b>	Gross Receipts Tax		\$4.49
		<b>Total Current Charges</b>		<b>\$179.69</b>
<b>Bank Draft Amount</b>				<b>\$179.69</b>

**NEVER MISS AN ISSUE**

Life gets busy. Mail gets misplaced.  
The digital edition of the Florida Currents arrives straight to your inbox, every time.

*Same trusted stories. Same cooperative news. Just delivered smarter.*

Sign up for the digital version of the Florida Currents Magazine

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](http://pay.vanilladirect.com/pages/retailers)

799366433650001102600936680026

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

03/16/2026  
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

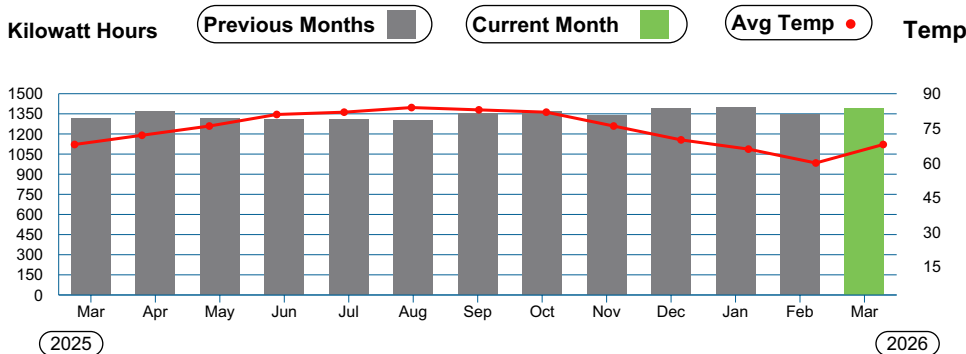


TOTAL AMOUNT DUE

**\$198.45**

Bank Draft is scheduled for 04/06/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,388 kWh**  
This Month  
31 Days

**1,348 kWh**  
Last Month  
30 Days

**1,318 kWh**  
This Month  
Last Year  
30 Days

### Your Average Daily Use

**45 kWh**  
Use

**\$6.10 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 # 93668003  
Service Address 11595 84TH ST CIR E

**Bank Draft Amount \$198.45**  
is scheduled for 04/06/2026



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

4 594

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



110260093668003000019845000020845031620263

**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	02/07/2026	03/10/2026	255,940	257,328	1.0	1,388	5.628

Account Summary			Current Charges			GS-S
Previous Balance		\$193.58	Facilities Use Charge			\$28.00
Payment(s) Made		-\$193.58	Energy Charge	1,388 kWh @ 0.121		\$167.95
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	1,388 kWh @ -0.005		-\$6.94
Current Charges		\$198.45	Property Tax Recovery Fee			\$4.48
<b>Total Amount Due</b>		<b>\$198.45</b>	Gross Receipts Tax			\$4.96
			<b>Total Current Charges</b>			<b>\$198.45</b>
<b>Bank Draft Amount</b>						<b>\$198.45</b>

**NEVER MISS AN ISSUE**

Life gets busy. Mail gets misplaced.  
The digital edition of the Florida Currents arrives straight to your inbox, every time.

*Same trusted stories. Same cooperative news. Just delivered smarter.*

Sign up for the digital version of the Florida Currents Magazine

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](http://pay.vanilladirect.com/pages/retailers)

799366433650001102600936680034

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

03/16/2026  
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.precio.coop

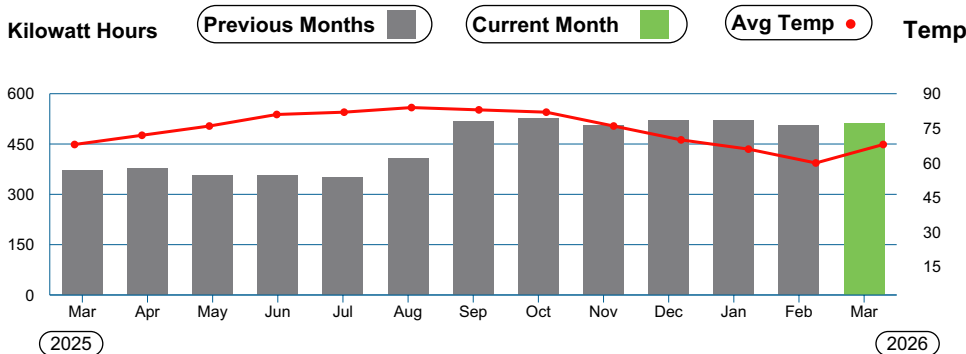


**TOTAL AMOUNT DUE**

**\$91.75**

Bank Draft is scheduled for 04/06/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**512 kWh** This Month 31 Days

**506 kWh** Last Month 30 Days

**371 kWh** This Month Last Year 30 Days

### Your Average Daily Use

**17 kWh** Use

**\$2.82 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 # 93668004  
Service Address 7615 113TH AVE E

**Bank Draft Amount \$91.75**  
is scheduled for 04/06/2026



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

4 595

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



110260093668004000009175000010175031620269

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	02/07/2026	03/10/2026	82,181	82,693	1.0	512	1.054

Account Summary			Current Charges			GS-S
Previous Balance		\$91.03	Facilities Use Charge			\$28.00
Payment(s) Made		-\$91.03	Energy Charge	512 kWh @ 0.121		\$61.95
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	512 kWh @ -0.005		-\$2.56
Current Charges		\$91.75	Property Tax Recovery Fee			\$2.07
<b>Total Amount Due</b>		<b>\$91.75</b>	Gross Receipts Tax			\$2.29
			<b>Total Current Charges</b>			<b>\$91.75</b>
<b>Bank Draft Amount</b>						<b>\$91.75</b>

**NEVER MISS AN ISSUE**

Life gets busy. Mail gets misplaced.  
The digital edition of the Florida Currents arrives straight to your inbox, every time.

*Same trusted stories. Same cooperative news. Just delivered smarter.*

Sign up for the digital version of the Florida Currents Magazine

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](http://pay.vanilladirect.com/pages/retailers)

799366433650001102600936680042

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

03/16/2026  
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.precio.coop

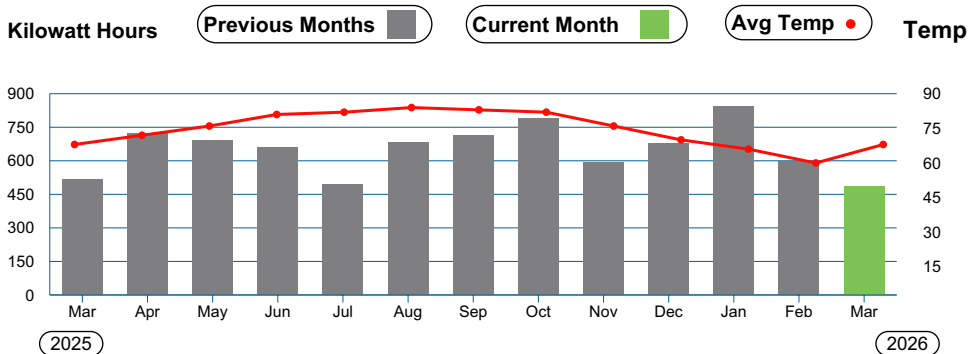


TOTAL AMOUNT DUE

# \$88.59

Bank Draft is scheduled for 04/06/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**486 kWh**  
This Month  
31 Days

**599 kWh**  
Last Month  
30 Days

**515 kWh**  
This Month  
Last Year  
30 Days

### Your Average Daily Use

**16 kWh**  
Use

**\$2.72 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 \$88.59**  
is scheduled for 04/06/2026



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

4 596

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



110260093668005000008859000009859031620265

**Account**  
93668005

**Service Address**  
8415 115TH AVE E

**Service Description**  
POOL/PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
16342658	02/07/2026	03/10/2026	336,031	336,517	1.0	486	5.358

Account Summary	
Previous Balance	\$102.35
Payment(s) Made	-\$102.35
<b>Balance Forward</b>	<b>\$0.00</b>
Current Charges	\$88.59
<b>Total Amount Due</b>	<b>\$88.59</b>

Current Charges		GS-S
Facilities Use Charge		\$28.00
Energy Charge	486 kWh @ 0.121	\$58.81
CPA	486 kWh @ -0.005	-\$2.43
Property Tax Recovery Fee		\$2.00
Gross Receipts Tax		\$2.21
<b>Total Current Charges</b>		<b>\$88.59</b>

**Bank Draft Amount** **\$88.59**

**NEVER MISS AN ISSUE**

Life gets busy. Mail gets misplaced.  
The digital edition of the Florida Currents arrives straight to your inbox, every time.

*Same trusted stories. Same cooperative news. Just delivered smarter.*

Sign up for the digital version of the Florida Currents Magazine

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](http://pay.vanilladirect.com/pages/retailers)



799366433650001102600936680059

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

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



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

**Invoice**

Date	Invoice #
4/2/2026	INV0000108021

**Bill To:**

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

Services for the month of	Terms	Client Number
April	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
<b>Subtotal</b>			\$3,859.17
<b>Total</b>			\$3,859.17

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00488M

Date 04/03/2026

**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 # 26-00488M <b>Notice of Public Workshop</b> RE: Meeting on April 22, 2026 at 6:30pm Published: 4/3/2026	\$56.88
--------------------------------------------------------------------------------------------------------------------------	---------

#### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$56.88</b>

**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

#### Notice of Public Workshop for the Copperstone Community Development District

The Copperstone Community Development District will hold a budget workshop on Wednesday, April 22, 2026, located at the Copperstone Clubhouse located at 8145 115th Avenue, Parrish FL 34219, at 6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

Sam Stevens  
District Manager  
April 3, 2026

26-00488M

**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.

Serial Number  
26-00488M

# Business Observer

APR 06 2026

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

Notice of Public Workshop for the  
Copperstone Community Development District

The Copperstone Community Development District will hold a budget workshop on Wednesday, April 22, 2026, located at the Copperstone Clubhouse located at 8145 115th Avenue, Parrish FL 34219, at 6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

Sam Stevens  
District Manager  
April 3, 2026

26-00488M

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Workshop

in the matter of Meeting on April 22, 2026 at 6:30pm

in the Court, was published in said newspaper by print in the

issues of 4/3/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and [floridapublicnotices.com](http://floridapublicnotices.com) on the same day the notice appeared in the newspaper.

\_\_\_\_\_  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

3rd day of April, 2026 A.D.

by Holly Botkin who is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
(SEAL)

Copperstone CDD - Rizzetta  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614

**FILE COPY**

Serial Number  
26-00488M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Workshop

in the matter of Meeting on April 22, 2026 at 6:30pm

in the Court, was published in said newspaper by print in the

issues of 4/3/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and [floridapublicnotices.com](http://floridapublicnotices.com) on the same day the notice appeared in the newspaper.

### Notice of Public Workshop for the Copperstone Community Development District

The Copperstone Community Development District will hold a budget workshop on Wednesday, April 22, 2026, located at the Copperstone Clubhouse located at 8146 116th Avenue, Parrish FL 34219, at 6:30 p.m.

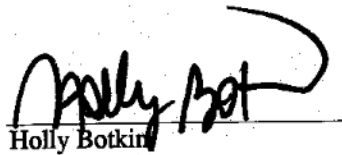
There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

Sam Stevens  
District Manager  
April 3, 2026

26-00488M

  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

3rd day of April, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Donna Condon  
Comm.: HH 534210  
Expires: Jun. 29, 2028  
Notary Public - State of Florida



12545 Drakefield Drive  
Spring Hill, FL 34610  
P: 813-389-8061

mark@timberintentions.com

# INVOICE

**Invoice #:** 174  
**Invoice date:** 3/26/26  
**Job:** COPPERSTONE

**Bill to:** COPPERSTONE CDD  
**Address:** 3434 Coldwell Ave, Suite 200

**Phone:** 813-533-2950  
**Fax:**

Item #	Description	Qty	Unit price	Discount	Price
1	WEAR-DECK	5	\$161.00		\$805.00
Invoice Subtotal					\$805.00
Deposit Received					\$0.00
<b>TOTAL</b>					<b>\$805.00</b>

"Please make all checks payable to Timber Intentions LLC "

Total due net 15 days. Overdue accounts subject to a service charge of 1.5%.

PREFERRED METHOD OF PAYMENT ACH TRANSFER INSTRUCTIONS ATTACHED