



Rizzetta & Company

Copperstone Community Development District

Board of Supervisors' Regular Meeting October 6, 2026

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

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219

Board of Supervisors	Tom Fretz Michael Fondario Adam Bailey Cory Richter Girard Litrenta	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sam Stevens	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**

September 29, 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, October 6, 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 Rebuild Aeration Inspection Report Tab 3
 4. Consideration of Pond 4 Erosion Repair Proposal Tab 4
 5. Consideration of Pond 21 Erosion Repair Proposal Tab 5
 - B. District Engineer**
 - C. District Counsel**
 - D. District Manager**
 1. Presentation of the 3rd Quarter Website Audit..... Tab 6
 2. Discussion of Big Fence on Sawgrass Road
 - E. Chair Update**
- 4. BUSINESS ITEMS**
 - A. Consideration of Wasp Nest Treatment Proposals Tab 7**
 - B. Acceptance of Fiscal Year 2026-2027 District Goals and Objectives
Performance Measures and Standards Annual Reporting Form..... Tab 8**
- 5. BUSINESS ADMINISTRATION**
 - A. Ratification of AL Harris Pest Control Estimate No. 537 for Initial
Clean Out of Wasps Nest Tab 9**
 - B. Ratification of Operations and Maintenance Expenditures for
August 2026 Tab 10**
 - C. Consideration of Minutes of the Board of Supervisor's Regular
Meeting held on September 1, 2026 Tab 11**
- 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:
9/18/2026

Prepared for:
Copperstone
Community Development District

Prepared by:
Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



TABLE OF CONTENTS

Site Assessments

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

Site Map	15
-----------------------	-----------



Site Assessments

Pond 1

Comments:

Site Looks Good

Pond continues to look good. Previous treatments have targeted minimal algae and shoreline weed growth. Only minimal new growth was observed and will be targeted for treatment. No other issues were observed on this pond.



Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously, spot treatments for Torpedograss and other shoreline weeds were performed. The water level has increased.



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



Site Assessments

Pond 3

Comments:

Site Looks Good

Pond 3 looks good overall. Shoreline weeds and grasses continue to be spot treated in the native vegetation around the shoreline perimeter. A minimal amount of duckweed was observed, beginning to grow in the northern corner of the pond. This will be targeted for treatment.



Pond 4

Comments:

Normal Growth Observed

Minor algae and Torpedograss growth was observed on pond 4. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds.



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



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

Minor algae and minimal aquatic weed growth was observed on this pond. Treatments will continue to targeted new growth on this site. The water level is high on this site.



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



Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

Minor algae and minimal aquatic weed growth was observed on this pond. Treatments will continue to targeted new growth on this site. The water level is high on this site.



Pond 8

Comments:

Site Looks Good

Minimal amounts of algae were previously targeted for treatment, with positive results seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



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



Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 continues to look good. Minimal amounts of shoreline weeds and grasses were previously treated and have shown positive results. Minimal to no new growth was observed. No issues were observed with algae, submersed weeds, or shoreline weeds. Aeration was operational.



Pond 10

Comments:

Site Looks Good

Previous treatments continue to show positive result in minimizing algae growth. No issues were observed with algae, submersed weeds, or shoreline weeds. Aeration was operational.



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



Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.

Aeration system was 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.

Aeration was operational.



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



Site Assessments

Pond 13

Comments:

Site Looks Good

Very minimal algae growth was observed. Previous treatments have targeted shoreline weeds and algae growth. The algae growth has been reduced and only minimal amounts remain. The remaining algae will continue to be targeted for treatment. Aeration was operational.



Pond 14

Comments:

Site Looks Good

Pond 14 looks great. Previous treatment have targeted minimal algae, floating weeds, and shoreline weeds. Spot treatments will continue to target new growth in the littoral shelf area. No issues were observed with algae, submersed weeds, or shoreline weeds. Aeration was operational.



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



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

Outflow structure recently treated and positive results were seen. No other issues were observed.



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



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.



Pond 18

Comments:

Site Looks Good

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



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



Site Assessments

Pond 19

Comments:

Site Looks Good

Pond 19 looks good. Very minimal algae growth was observed during this visit. No issues were observed with submersed weeds or shoreline weeds. The water level has increased to a normal level. The new, minimal algae growth will be targeted for treatment during the upcoming visit. Aeration was 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. Water level has drastically increased and is now near a normal water level. Aeration was operational.



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



Site Assessments

Pond 21

Comments:

Site Looks Good

Pond 21 looks good. Selective treatments for invasive growth in, and around the native vegetation have shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 22

Comments:

Site Looks Good

Minimal shoreline weed growth was targeted for treatment previously. Spot treatments will continue to target this growth around the native vegetation. No issues were observed with algae, submersed weeds.

Southern Aeration was operational. Northern Aeration Compressor is not functional and has reached end of service.



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



Site Assessments

Pond 23

Comments:

Site Looks Good

Lily growth has been reduced on pond 23. Torpedogras and other shoreline weeds were previously targeted for treatment and positive results were seen with minimal amounts of new Torpedogras remaining. Treatments will continue to reduce this growth.



Pond 24

Comments:

Site Looks Good

Pond 24 looks great. Previous treatments have selectively targeted Torpedogras in and around the native vegetation. Positive results have been seen. No issues were observed with algae, submersed weeds, or other shoreline weeds.



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



Site Assessments

Pond 25

Comments:

Site Looks Good

Water lettuce was previously targeted for treatment and positive results have been seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The native vegetation around the perimeter is healthy and doing great!



Littoral Area 26

Comments:

Site Looks Good

Recent treatment was performed for the buffer area of this littoral site. Positive results have been seen and a reduction of invasive growth in this area. No other issues were observed.



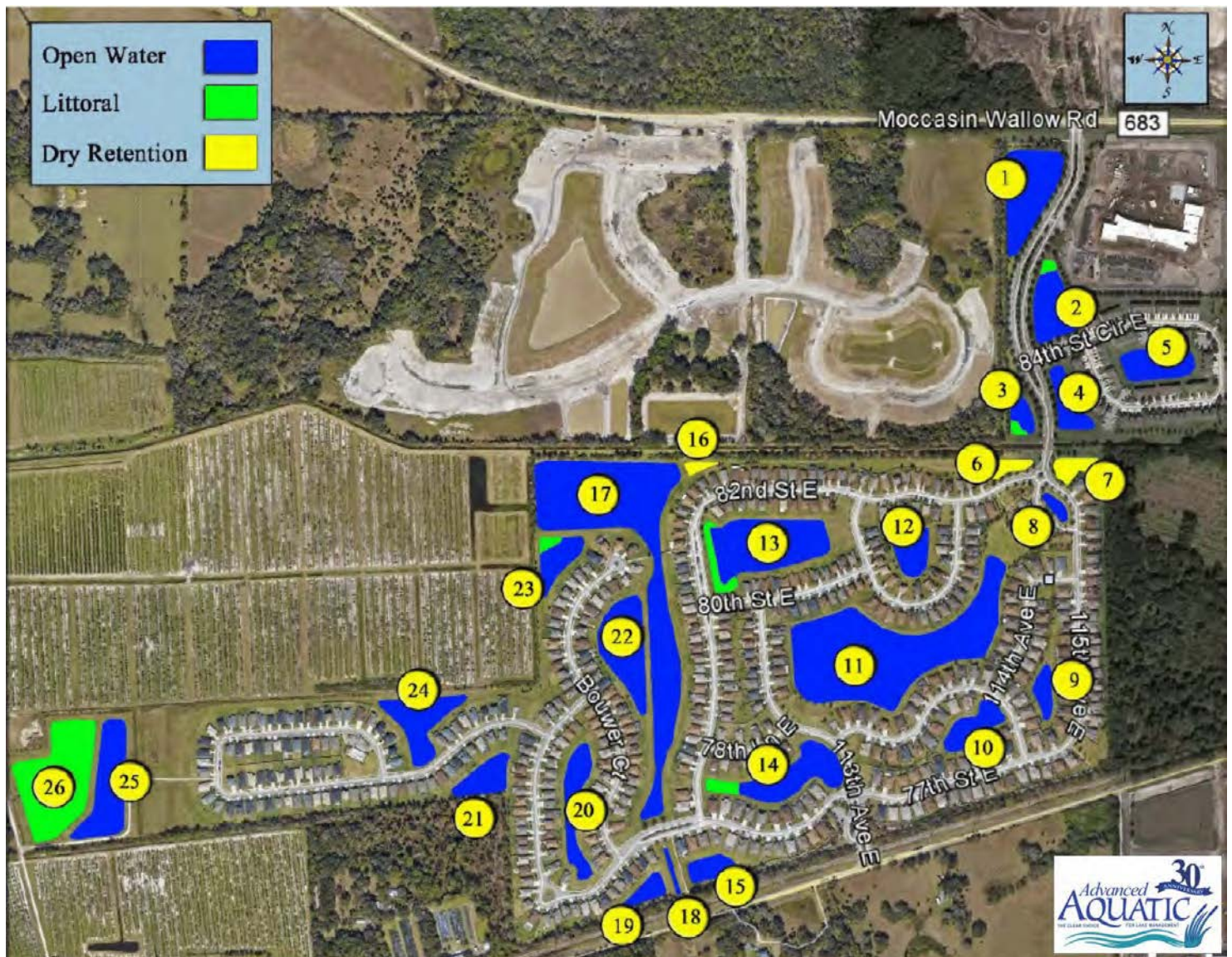
www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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



Map



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 2



advancedaquatic.com
aquatic.com
91-9621

CUSTOMER: Copperstone
ACCOUNT #: 910
DATE: 9/9/26
TECH: B. Martin
WEATHER CONDITIONS: Sunny 95° (1-5 mph)
WATER LEVELS: UP 24 ft

WATERWAY MANAGEMENT REPORT

AQUATIC WEED CONTROL

WAY I.D.

TREATMENT

GRASSES

SED AQUATICS

G AQUATICS

1	2	3	4	5	6	9	10	11	12	13	14	16	19	20	21	24	25
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

OBSERVATIONS: Property looks great. Water levels up 1-2 ft, treated for
blooms, Thru-line Aquatic weeds and small border weeds.

11, continues to have fish kills, however birds and wildlife clearing of we

RECOMMENDATIONS:

Water Quality Analysis ☐
Native Plantings ☐

Lake (s) # /
Lake (s) # /

• Native Fish Stocking ☐ Lake (s) # /
• Triploid Grass Carp ☐ Lake (s) # /

WILDLIFE OBSERVATIONS

SH

LOCAL CONTROL FISH

WILDLIFE:

S: Ducks, Geese, Cranes

☒ Largemouth Bass

☒ Triploid Grass Carp

☒ Bream

☐ Mosquitofish

☒ Catfish

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



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

CUSTOMER: Copperstone
ACCOUNT #: 910
DATE: 9/23
TECH: B. Martin
WEATHER CONDITIONS: Overcast 99°F, 5-20 mph
WATER LEVELS: _____

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D. _____
ALGAE TREATMENT _____
ORDER GRASSES _____
SUBMERSED AQUATICS _____
FLOATING AQUATICS _____

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

TE OBSERVATIONS: Overall property looks great. Previous grass treatments effective
preventative maintenance with the. Treat for small algae blooms and
Invasive aquatic weeds.

COMMENDATIONS:

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

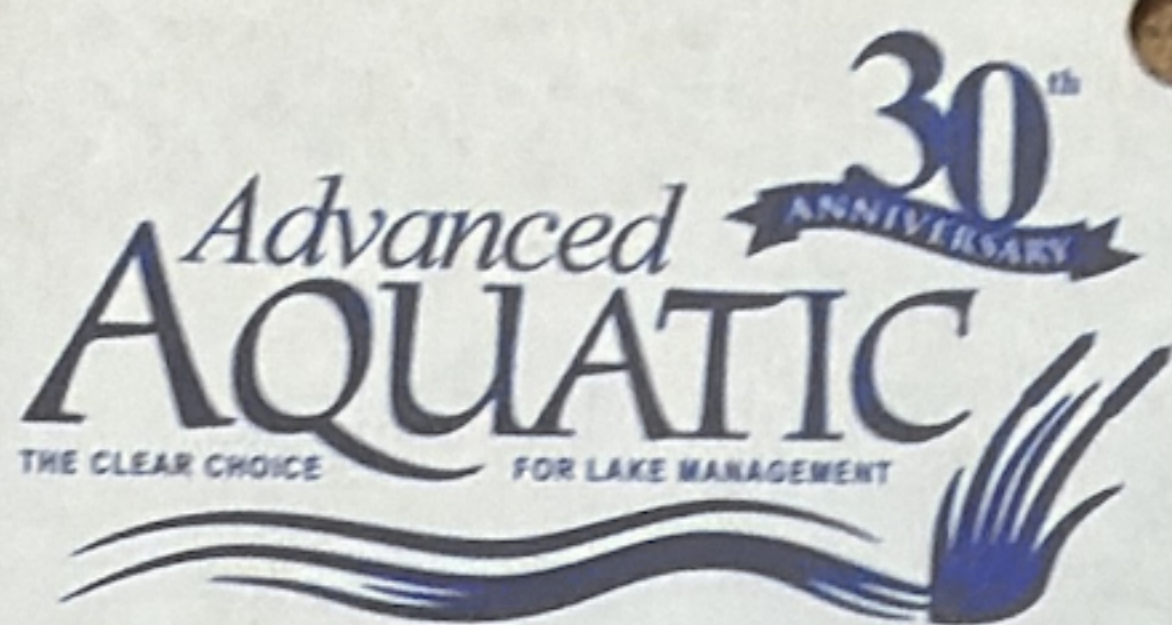
FISH/WILDLIFE OBSERVATIONS

PORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish
LOGICAL CONTROL FISH ☒ Triploid Grass Carp ☒ Mosquitofish

HER WILDLIFE:

MARKS: Ducks, Geese, Cranes

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



lakes@advancedaquatic.com

advancedaquatic.com

1-800-491-9621

CUSTOMER: Copperton CDD

ACCOUNT #: 910

DATE: 8/26

TECH: B. M. Carey

WEATHER CONDITIONS: Sunny 95° (15 mph)

WATER LEVELS: UP 2-4ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING AQUATICS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
X			X	X	X	X	X		X			X	X			X						
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
																X						

SITE OBSERVATIONS: Overall property looks great. Small algae blooms caused by warm temps. Treatments added for preventative algae, and border weeds.

Fish cleanup in lakes 11, 13, 9, and 17

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: Ducks, Cranes

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

Tab 3



Advanced Aquatic
292 S Military Trail Deerfield Beach, FL 33342
www.Advancedaquatic.com

CONTACT INFORMATION

Contact Name: Sam Stevens

Email Address: ss Stevens@rizzetta.com

Customer: Copperstone CDD	
-------------------------------------	--

Inspection Report	Aeration Inspection
Date:	9/24/2026 10:06 AM
Technician:	Jacob M. Adams, Project Manager & Biologist
Technician's Notes:	Pond 11 Aeration rebuild kits for both compressors were installed. The system was running prior to this, but compression was weak and was not running at full capacity. After the rebuild kits were installed the system is now operating at 100% capacity again. The same repair was also performed for pond 10. One of our Lake Technicians noted a couple days ago that pond 10 aeration was not working properly. After inspecting it was found that a rebuild kit was needed to get the system back up and running.
Technician's Recommendations:	All compressors for pond 10 and 11 are rebuilt and working great.

PICTURES:

Old parts removed Pond 11



Both compressors rebuilt Pond 11



Old & new parts Pond 10



Pond 10 Both diffusers working



Tab 4



- EROSION REPAIR PROPOSAL- **Pond #4**

September 21, 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 #4**:

Pull back the existing sod around the eroded areas, compact the existing soil, install clean fill dirt, and compact the fill. Install new St. Augustine sod. See map attached as reference.

Total \$2,000.00

- 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: _____

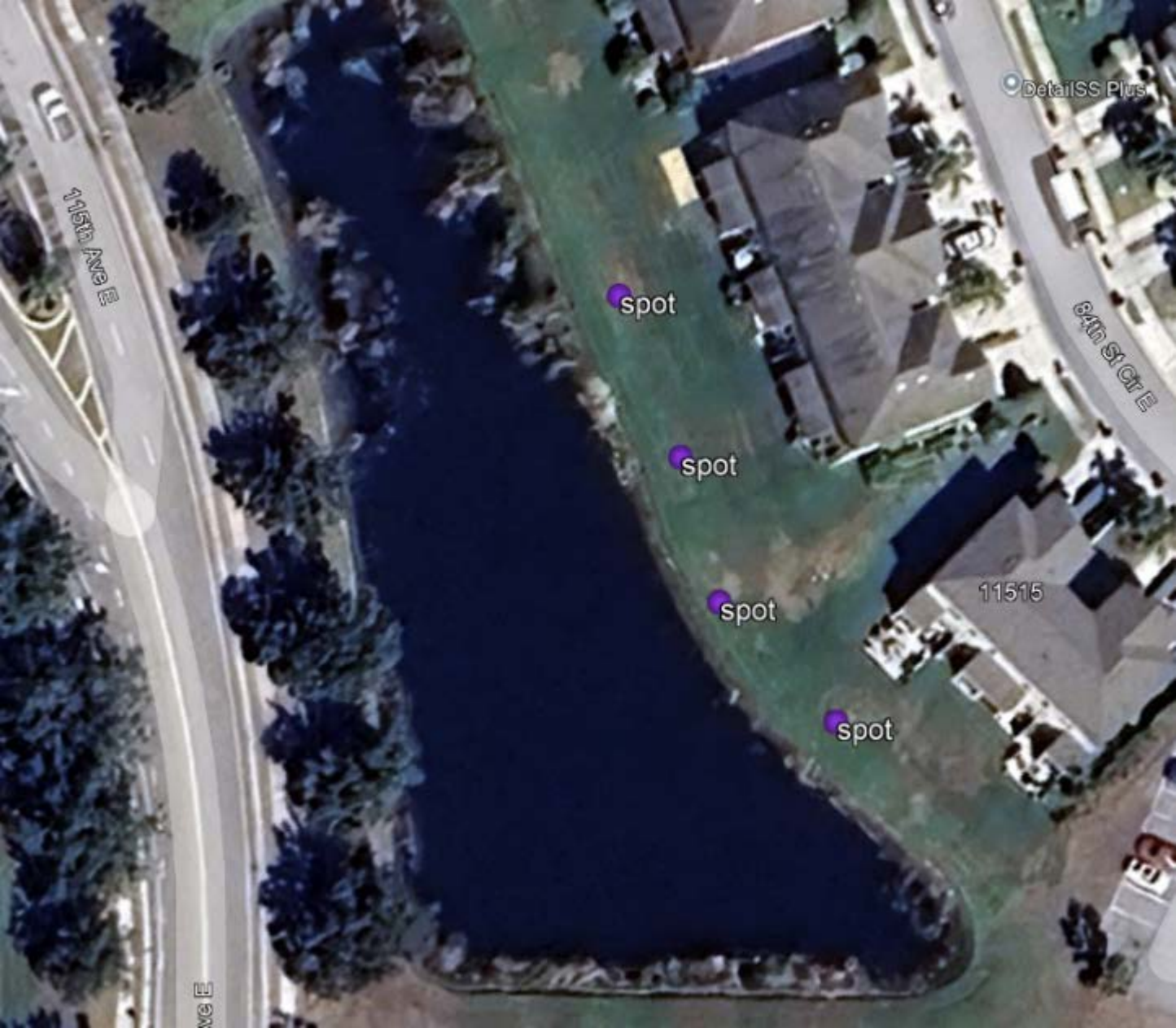
Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



DetailSS Plus

115th Ave E

84th St Cir E

spot

spot

spot

spot

11515

ve E

Tab 5



- EROSION REPAIR PROPOSAL- **Pond #21**

September 18, 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 #21**:

Supply and install fill dirt in the eroded area, compact the fill dirt, install and trench geotextile fabric over the repaired area, and install St. Augustine sod over the fabric.

Total \$1,680.00

- 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: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621

Tab 6

Tab 6



Quarterly Compliance Audit Report

Copperstone

Date: September 2026 - 3rd Quarter

Prepared for: Sam Stevens

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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

Audit results

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

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

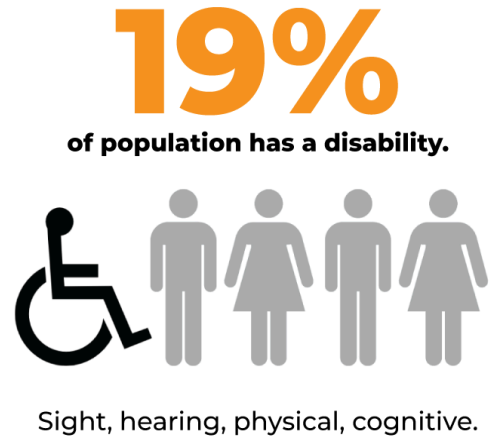
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 7

Advent Pest Control

4526 Long Branch Ln, Palmetto,
FL 34221
(941) 735-8849

ESTIMATE



Copperstone CDD
3434 Colwell Avenue
Tampa, FL 33614

Service Address
8036-8032 111th Terrace East
Copperstone CDD
8036-8032 111th Terrace East
Parrish, FL 34219

“Stopping Pests, Protecting Homes.”

Estimate # 5060
Estimate Date 09/16/2026

Estimate Total \$150.00

Item	Cost	Quantity	Total
Bi-Monthly Service General maintenance every other month. Treat bridge for wasps and general house hold pest.	\$150.00	1	\$150.00

Subtotal \$150.00
Tax \$0.00
Estimate Total \$150.00



Al Harris Pest Control

Sam Stevens
Copperstone CDD
3434 Colwell Ave, 200
Tampa, FL 33614

(717) 465-2438

ESTIMATE	#538
TOTAL	\$125.00

SERVICE ADDRESS
8032 111th Terrace E
Parrish, FL 34219

CONTACT US
6321 Porter Rd, Suite 8
Sarasota, FL 34240

(941) 378-0000
service@alharrispestcontrol.com

Service completed by: Duke Farquharson

ESTIMATE

Option #1

Service completed by: Duke Farquharson

Services	qty	unit price	amount
Bees/Yellow Jackets/Wasps - Bi Monthly	1.0	\$125.00	\$125.00
A pest control specialist will create a treatment plan for eliminating your bee/yellowjacket/Wasps problem.			
Bi-Monthly treatment for wasps and removal of nests.			
Initial cleanout is \$150 and then, \$125 there after, bi-monthly.			
Trouble calls between services \$75.			
Gate code must be provided prior to each service. Permanent gate code is requested.			
Because this is a bridge over water, extra care will be taken as to not pollute waters below.			
ACTUAL LOCATION - PEDESTRIAN BRIDGE BEHIND AND TO THE LEFT OF THE ADDRESS 8032 111TH TERRACE E, PARRISH, FL 34219			

Services subtotal: \$125.00

Subtotal	\$125.00
Tax (Manatee County - Commercial 7%)	\$0.00

Total \$125.00

THANK YOU FOR YOUR BUSINESS!

PLEASE NOTE OUR MAILING ADDRESS:

AL HARRIS PEST CONTROL
6321 PORTER ROAD, SUITE 8
SARASOTA, FLORIDA 34240



TRULY Commercial Services

Inspection Date 09-17-2026

Service Address

Business Name Copperstone CDD
Property Address 8145 115th Ave E
City/State Parcish, FL 34219
Phone Number 813-739-2850
Contact Name Sam Stevens

Billing Information

Billing Name Copperstone CDD
Billing Address 3434 Colwell Ave Suite 200
City/State Tampa, FL 33614
Billing Number 813-739-2850
Email Address sstevens@rizzetta.com

☐ Commercial Pest Program ☐ Rodent Control ☐ Fly Control Program ☐ TEPS ☐ Retail ☒ Other

Service Instructions:

Quarterly Wasp Control Program

Treat Peristrian Bridge 4 times per year

Frequency of Service ☐ # of services annually
☒ Special Service

Type of Guarantee ☐ Annual ☒ 30 days
☐ Seasonal ☐ Other

Depending on the service selected, the pest management plan may include the utilization of pesticide products, mechanical devices and exclusionary materials. At the end of each visit, the service technician will provide the customer with a service ticket that outlines his/her findings and actions taken. Truly Nolen realizes that any successful pest management program is based on a true partnership between the customer and his/her Truly Nolen team.

Our annual pest management plan, includes written sanitation reports regularly or on an as-needed basis to help stay on top of cleanliness and maintenance issues that may affect the overall pest situation in the customer's commercial environment. For the customer's convenience, the account information can be accessed online at <https://trulypacess.tnolen.com>. Please contact the account representative or local branch office to activate this complimentary service.

Terms of Agreement

This agreement covers area(s) as defined within the original scope of work as indicated in the accepted proposal and/or this agreement and the terms & conditions for this service as indicated on the reverse side of this agreement. By the presence of customer's initials, the customer acknowledges that he/she has read, understands, and agrees to the stated terms & conditions. Truly Nolen reserves the right to reject the submitted proposal unless accepted within 30 days from the date of inspection.

Initial Service or special service amount due	\$	<u>300.00</u>
Svc rate \$ <u>150</u> x <u>3</u> services	\$	<u>450.00</u>
Annual investment	\$	_____
Sales tax (if applicable)	\$	_____
Total Annual Service Investment	\$	<u>750.00</u>
Description of Equipment Needed		
Total Equipment Costs	\$	_____
Sales Tax (if applicable)	\$	_____
Total Equipment Investment	\$	_____
Total Service & Equipment Investment	\$	_____
Renewal Investment (if applicable)	\$	_____

☐ CREDIT CARD

☐ ACH DEDUCTION

Payment Terms

☐ 15 days from receipt of invoice

☐ Pay at the time of service

Special billing (PO required) PO# _____

4842. N. Florida Ave, Tampa FL 33603 813-232-3237

(TRULY NOLEN OFFICE ADDRESS)

(OFFICE PHONE)

BY Kevin Mathis Licensed JE2763 BY
(REPRESENTATIVE)
BY Ed Tonesor X
(MANAGER)

(OWNER OR AUTHORIZED AGENT)

PRINT NAME

TRULY NOLEN OF AMERICA, INC

BUYERS RIGHT TO CANCEL. - If this agreed upon terms are not met, BUYER agrees to pay all reasonable attorney's fees and court costs in addition to any other necessary fees for collection. It is mutually agreed that any dispute under the terms of this agreement shall be submitted to arbitration pursuant to the rules of the American Arbitration Association. You, the BUYER, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

TM1538 06/2016



Property Usage Statement

TN Branch # 059

TN Account # _____

The undersigned hereby certifies that the property related to the above account number, which is to be serviced by **Truly Nolen of America, Inc.**, is used for the following purposes as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

0 % **Residential** - Homes or places of abode (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.

100 % **Non-Residential** - Public lodging establishments which are advertised or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.

Owner/Representative: _____

Address: Copperstone CDD 3434 Caldwell Avenue, Suite 200, Tampa, Florida 33604

X By: _____ Date: _____

Tax Exempt Statement

This is to certify that all services purchased after _____ from Truly Nolen of America, Inc., are purchased for the following purposes, as checked below:

(Note: These are the only valid responses as per the State of Florida sales tax regulation.)

- ☐ Use by a religious, educational, scientific, or charitable institution, or other qualified non-profit organization under the provisions of Rule 12A-1.001, F.A.C.
- ☐ Use by a government unit under the provisions of Rule 12A-1.001, F.A.C.
- ☐ Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.
- ☐ Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of
Exemption No. _____ Effective Date: _____ Exp Date: _____

Owner/Representative: _____

Address: _____

X By: _____ Date: _____

Tab 8

**Copperstone Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026– September 30, 2027**

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Goal 1.4: Meeting Minutes

Objective: Publish to the CDD website the meeting minutes from the most recent Board meeting within two weeks of the meeting.

Measurement: Meeting minutes are accessible to the public in a timely fashion as evidenced by documents on the CDD's website within two weeks of a meeting.

Standard: CDD website contains 100% of the meeting minutes.

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Safeguard the District's assets and ensure they are maintained and are in good condition.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets. Along with the board, soliciting additional bids and resources surrounding continuing treatment and enhancements for the stormwater infrastructure.

Standard: The board has managed and maintained the bridge and stormwater system in the District. The board has solicited additional bids and resources surrounding continuing treatment and planning for the stormwater infrastructure and the bridge maintenance and repair.

Achieved: Yes ☐ No ☐

Goal 2.2: Pond Maintenance

Objective: Pond Maintenance – Safeguard the District's ponds and ensure they are maintained and are in good condition.

Measurement: Confirm up to two ponds are in accordance with industry standards and take necessary steps to protect and maintain such ponds. Along with the board, soliciting additional bids and resources surrounding continuing treatment and enhancements for pond maintenance.

Standard: The board has managed and maintained the ponds in the District. The board has solicited additional bids and resources surrounding continuing treatment and planning for the pond maintenance and repair.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Copperstone Community Development District

District Manager:_____

Date:_____

Print Name:_____

Copperstone Community Development District

Tab 9



Al Harris Pest Control

Sam Stevens
Copperstone CDD
3434 Colwell Ave, 200
Tampa, FL 33614

(717) 465-2438

ESTIMATE	#537
TOTAL	\$150.00

SERVICE ADDRESS

8032 111th Terrace E
Parrish, FL 34219

CONTACT US

6321 Porter Rd, Suite 8
Sarasota, FL 34240

(941) 378-0000

service@alharrispestcontrol.com

Service completed by: Duke Farquharson

ESTIMATE

Option #1

Service completed by: Duke
Farquharson

Services	qty	unit price	amount
Bees/Yellow Jackets/Wasps - Initial Clean Out	1.0	\$150.00	\$150.00

Initial Clean Out - This is a one time cost. See other estimate for Bi-Monthly servicing.

A pest control specialist will create a treatment plan for eliminating your bee/yellowjacket/Wasps problem. This is typically done across 2 visits, but may require more.

Approximately 9 active wasp nests under the bridge along with another 8 abandoned nests. All will be removed without any chemicals hitting the water.

ACTUAL LOCATION - PEDESTRIAN BRIDGE BEHIND AND TO THE LEFT OF THE ADDRESS 8032 111TH TERRACE E, PARRISH, FL 34219

Services subtotal: \$150.00

Subtotal \$150.00

Tax (Manatee County - Commercial 7%) \$0.00

Total \$150.00

THANK YOU FOR YOUR BUSINESS!

PLEASE NOTE OUR MAILING ADDRESS:

AL HARRIS PEST CONTROL
6321 PORTER ROAD, SUITE 8
SARASOTA, FLORIDA 34240

Tab 10

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures August 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$23,232.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam E Bailey	20260806-5	AB080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Advanced Aquatic Services, Inc.	300195	10564874	Monthly Lake & Fountain Maintenance 08/26	\$ 2,707.00
Berger, Toombs, Elam, Gaines & Frank CPA	300194	377338	Audit FYE 2024/2025 08/26	\$ 3,400.00
Blalock Walters, P.A.	300193	44351-000-57	Legal Services 07/26	\$ 394.40
Cepira Landscape, LLC	300196	TPA7524	Landscape Maintenance 08/26	\$ 11,268.00
Cory Richter	20260806-3	CR080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Gerard Litrenta III	20260806-4	GL080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Michael Fondario	20260806-1	MF080426	Board of Supervisor Meeting 08/04/26	\$ 200.00
Peace River Electric Cooperative, Inc.	20260804-5	93668001-071426	11237 78th Street E Fountain 06/26	\$ 247.12
Peace River Electric Cooperative, Inc.	20260804-1	93668002-071426	8790 115th Avenue East SL 06/26	\$ 44.01
Peace River Electric Cooperative, Inc.	20260804-3	93668003-071426	11595 84th St Cir E Fountain 06/26	\$ 115.58
Peace River Electric Cooperative, Inc.	20260804-2	93668004-071426	7615 113th Ave E 06/26	\$ 74.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20260804-4	93668005-071426	8415 115th Ave E Fountain 06/26	\$ 123.02
Rizzetta & Company, Inc.	300192	INV0000111290	Administrative Services 08/26	\$ 3,859.17
Thomas R Fretz	20260806-2	TF080426	Board of Supervisor Meeting 08/04/26	<u>\$ 200.00</u>
Total Report				<u>\$ 23,232.30</u>

Copperstone CDD

Meeting Date: August 4, 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:	8:24 pm
Total Meeting Time:	1H 54 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	\$0.725
Mileage to Charge	\$0.00

DM Signature: 

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

8/1/2026
10564874
\$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
8/31/2026

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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

AUG -7 2026

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice No. 377338
Date 08/04/2026
Client No. 21294

Services rendered in connection with the audit of Financial Statements
as of and for the year ended September 30, 2025

Total Invoice Amount \$ 3,400.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205
ph: 941.748.0100 fx: 941.745.2093

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Page: 1
July 31, 2026
Account # 44351-000
Invoice # 44351-000-57

ATTN: STEPHANIE DELUNA

GENERAL REPRESENTATION

MJP

For Professional Services Rendered Thru 07/31/2026

			HOURS	
07/06/2026	MJP	Review and respond to District Manager regarding draft correspondence to HOA attorney.	0.20	53.40
	MJP	Review email from Chair regarding drafting letter to HOA attorney.	0.20	53.40
07/17/2026	MJP	Review communication from James Lind in response to email to HOA attorney.	0.20	53.40
07/20/2026	SKN	Review contract requirements and draft additional provisions; update contract terms checklist with proposed revisions.	0.20	37.00
07/21/2026	MJP	Review communication from James Lind regarding maintenance agreement.	0.20	53.40
07/23/2026	MJP	Prepare communication to James Lind regarding contact information for the HOA.	0.20	53.40
	SKN	Review city/municipal contract requirements and draft sample provisions; update contract terms checklist with proposed revisions.	0.20	37.00
07/30/2026	MJP	Review communication from resident regarding fence.	0.20	53.40
TOTAL FOR THE ABOVE SERVICES			1.60	394.40
TOTAL CURRENT WORK				394.40
PREVIOUS BALANCE				\$1,602.00
<u>PAYMENTS RECEIVED</u>				
07/20/2026	Payment received on account. Thank you!			-1,602.00

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
GENERAL REPRESENTATION
MJP

Page: 2
July 31, 2026
Account # 44351-000
Invoice # 44351-000-57

AMOUNT DUE (includes Previous Balance if shown above)

\$394.40

If you prefer to receive paperless invoices by email, please complete the information below or email billing@blalockwalters.com.

_____ Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

***Please Provide Invoice Number With Payment to:
Blalock Walters P A 802 11th Street West Bradenton, FL 34205
Federal Tax ID # 59-1950976***



INVOICE #TPA7524

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
TPA7524	08/01/2026	\$11,268.00	Net 15	

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



Peace River Electric Cooperative, Inc.

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



COPPERSTONE COMM DEV DIST

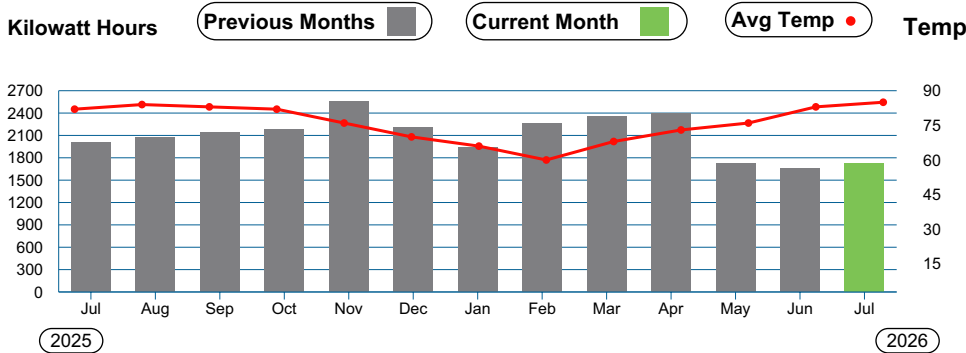
Bill Date 07/14/2026
 Account # 93668001
 Member # 93668

**TOTAL
AMOUNT DUE**

\$247.12

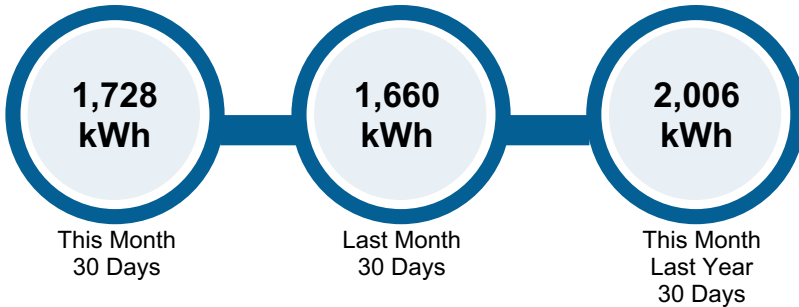
Bank Draft is
scheduled for
08/04/2026

Monthly Energy Use

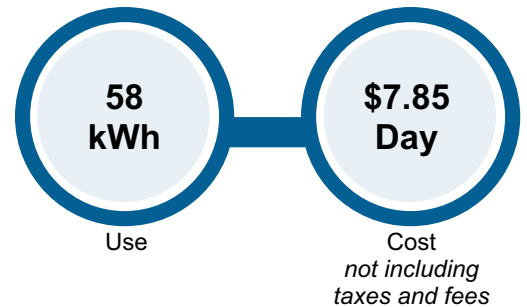


Detailed usage information is available on the SmarHub App or www.precio.coop

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.



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668001
 Service Address 11237 78TH ST E

Bank Draft Amount \$247.12
 is scheduled for 08/04/2026



2930 2 MB 0.707
 COPPERSTONE COMM DEV DIST
 PO BOX 32414
 CHARLOTTE NC 28232-2414

5 2930
 C-10

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



110260093668001000024712000025712071420265

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	06/08/2026	07/08/2026	417,016	418,744	1.0	1,728	12.302
Account Summary				Current Charges			
Previous Balance			\$235.07	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$235.07	Energy Charge			1,728 kWh @ 0.121 \$209.09
Balance Forward			\$0.00	CPA			1,728 kWh @ -0.001 -\$1.73
Current Charges			\$247.12	Property Tax Recovery Fee			\$5.58
Total Amount Due			\$247.12	Gross Receipts Tax			\$6.18
				Total Current Charges			\$247.12
				Bank Draft Amount			\$247.12

Breaking Up Is Hard To Do ...Unless it's with your paper bill!

Your Mailbox Deserves Closure.

Break up with paper bills and switch to paperless billing today.

Enroll in Paperless Billing July–August for weekly chances to win a **\$100 bill credit*** and a shot at a **\$100 grand prize*** on August 31.

Make the switch in SmartHub today. ❤️

*For new enrollees and existing e-bill members

paperless
billing



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.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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



COPPERSTONE COMM DEV DIST

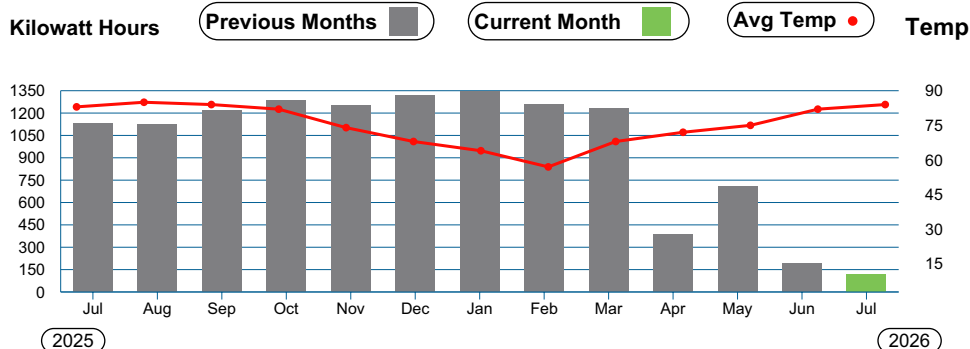
Bill Date 07/14/2026
 Account # 93668002
 Member # 93668

TOTAL
AMOUNT DUE

\$44.01

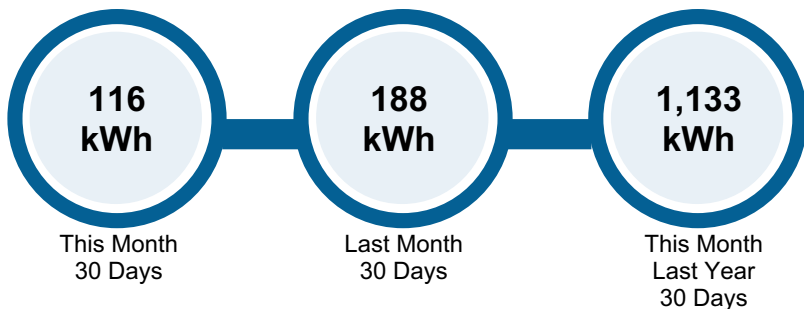
Bank Draft is
scheduled for
08/04/2026

Monthly Energy Use

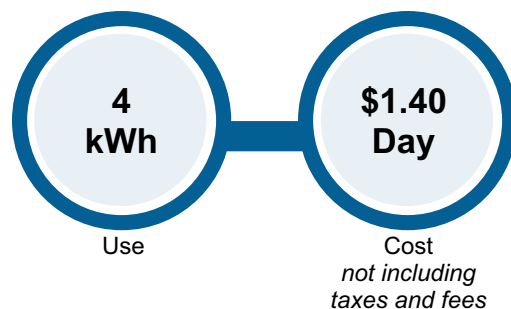


Detailed usage information is available on the SmarHub App or www.precio.coop

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.



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668002
 Service Address 8790 115TH AVE E

Bank Draft Amount \$44.01
 is scheduled for 08/04/2026



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

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



110260093668002000004401000005401071420260

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	06/08/2026	07/08/2026	256,238	256,354	1.0	116	0.502
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			

Breaking Up Is Hard To Do *...Unless it's with your paper bill!*

Your Mailbox Deserves Closure.

Break up with paper bills and switch to paperless billing today.

Enroll in Paperless Billing July–August for weekly chances to win a **\$100 bill credit*** and a shot at a **\$100 grand prize*** on August 31.

Make the switch in SmartHub today. ❤️

*For new enrollees and existing e-bill members

paperless
billing



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



799366433650001102600936680026

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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



COPPERSTONE COMM DEV DIST

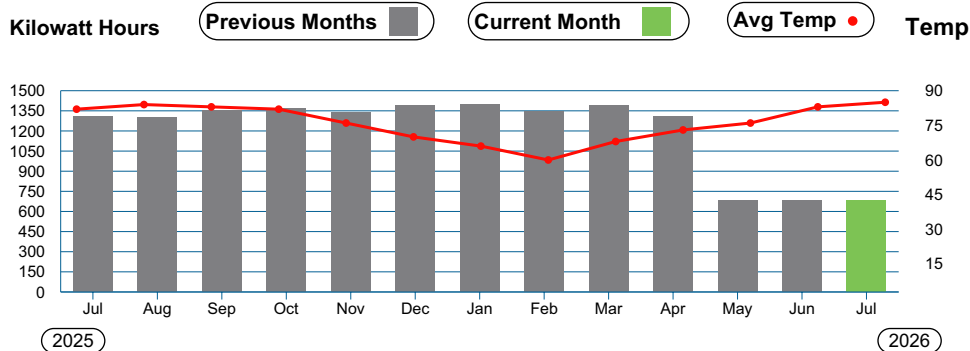
Bill Date 07/14/2026
 Account # 93668003
 Member # 93668

**TOTAL
AMOUNT DUE**

\$115.58

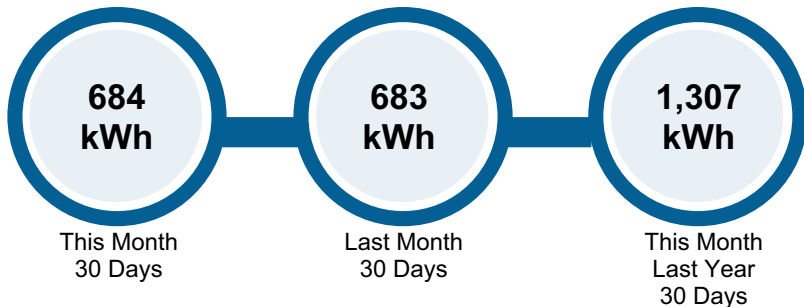
Bank Draft is
scheduled for
08/04/2026

Monthly Energy Use

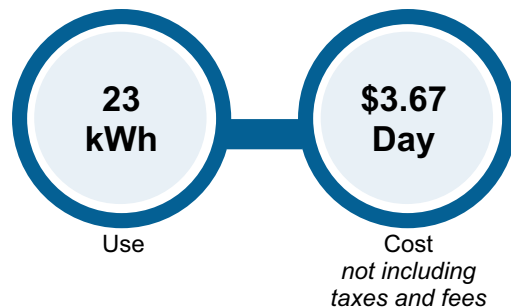


Detailed usage information is available on the SmarHub App or www.precio.coop

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.



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668003
 Service Address 11595 84TH ST CIR E

Bank Draft Amount \$115.58
 is scheduled for 08/04/2026



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

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



110260093668003000011558000012558071420265

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	06/08/2026	07/08/2026	260,002	260,686	1.0	684	5.558
Account Summary				Current Charges			
Previous Balance			\$114.01	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$114.01	Energy Charge			684 kWh @ 0.121 \$82.76
Balance Forward			\$0.00	CPA			684 kWh @ -0.001 -\$0.68
Current Charges			\$115.58	Property Tax Recovery Fee			\$2.61
Total Amount Due			\$115.58	Gross Receipts Tax			\$2.89
				Total Current Charges			\$115.58
				Bank Draft Amount			\$115.58

Breaking Up Is Hard To Do *...Unless it's with your paper bill!*

Your Mailbox Deserves Closure.

Break up with paper bills and switch to paperless billing today.

Enroll in Paperless Billing July–August for weekly chances to win a **\$100 bill credit*** and a shot at a **\$100 grand prize*** on August 31.

Make the switch in SmartHub today. ❤️

*For new enrollees and existing e-bill members

paperless
billing



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



799366433650001102600936680034

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.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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



COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

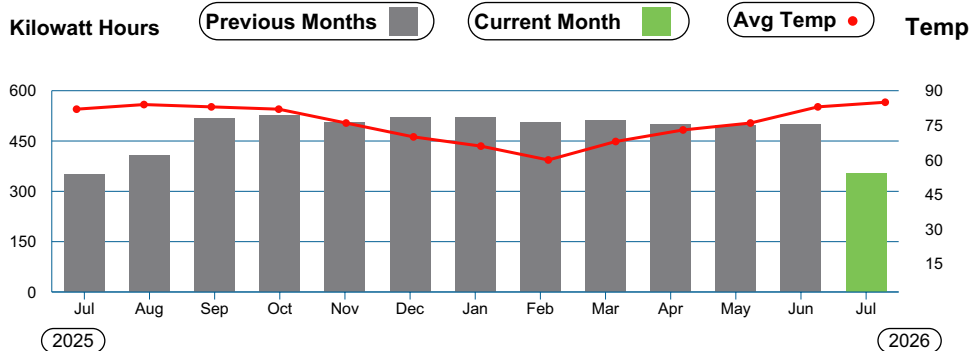
07/14/2026
93668004
93668

TOTAL
AMOUNT DUE

\$74.00

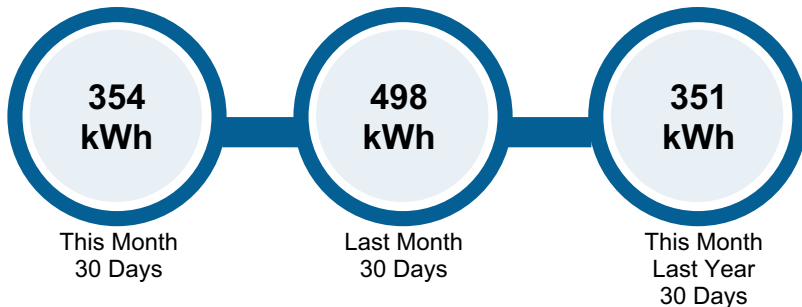
Bank Draft is
scheduled for
08/04/2026

Monthly Energy Use

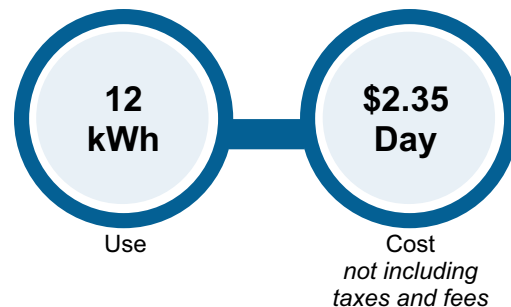


Detailed usage information is available on the SmarHub App or www.precio.coop

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.



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

93668004
7615 113TH AVE E

Bank Draft Amount **\$74.00**
is scheduled for 08/04/2026



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

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



110260093668004000007400000008400071420266

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	06/08/2026	07/08/2026	84,186	84,540	1.0	354	0.816
Account Summary				Current Charges			
Previous Balance			\$91.11	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$91.11	Energy Charge			354 kWh @ 0.121 \$42.83
Balance Forward			\$0.00	CPA			354 kWh @ -0.001 -\$0.35
Current Charges			\$74.00	Property Tax Recovery Fee			\$1.67
Total Amount Due			\$74.00	Gross Receipts Tax			\$1.85
				Total Current Charges			\$74.00
				Bank Draft Amount			\$74.00

Breaking Up Is Hard To Do *...Unless it's with your paper bill!*

Your Mailbox Deserves Closure.

Break up with paper bills and switch to paperless billing today.

Enroll in Paperless Billing July–August for weekly chances to win a **\$100 bill credit*** and a shot at a **\$100 grand prize*** on August 31.

Make the switch in SmartHub today. ❤️

*For new enrollees and existing e-bill members

paperless
billing



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



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. 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.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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



COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

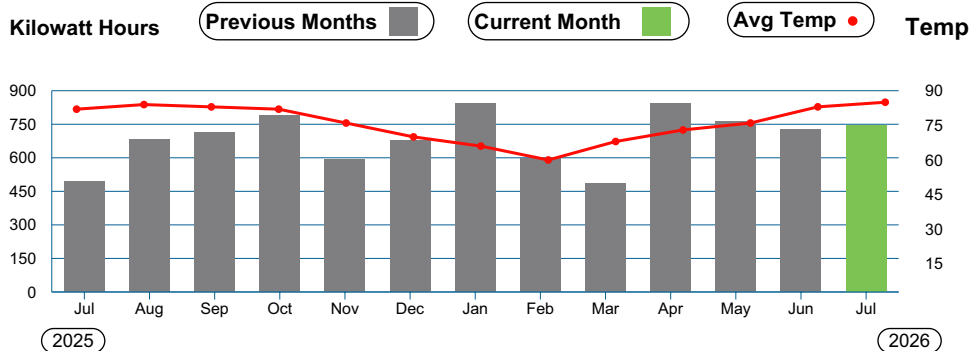
07/14/2026
93668005
93668

TOTAL
AMOUNT DUE

\$123.02

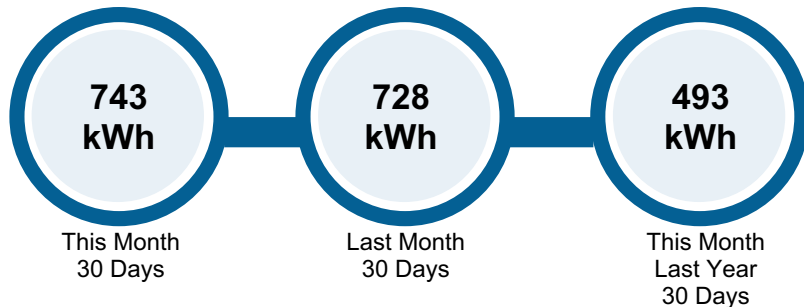
Bank Draft is
scheduled for
08/04/2026

Monthly Energy Use

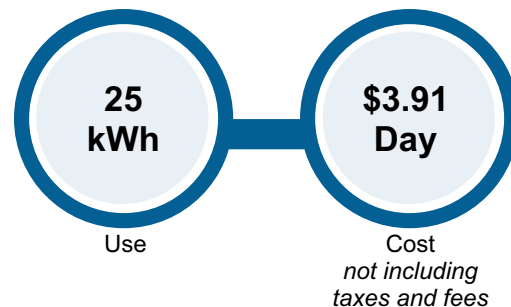


Detailed usage information is available on the SmarHub App or www.precio.coop

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.



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

93668005
8415 115TH AVE E

Bank Draft Amount **\$123.02**
is scheduled for 08/04/2026



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

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



110260093668005000012302000013302071420267

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	06/08/2026	07/08/2026	338,853	339,596	1.0	743	5.328
Account Summary				Current Charges			
Previous Balance			\$119.60				
Payment(s) Made			-\$119.60				
Balance Forward			\$0.00				
Current Charges			\$123.02				
Total Amount Due			\$123.02				
				Current Charges			GS-S
				Facilities Use Charge			\$28.00
				Energy Charge			\$89.90
				CPA			743 kWh @ 0.121
				Property Tax Recovery Fee			743 kWh @ -0.001
				Gross Receipts Tax			-\$0.74
				Total Current Charges			\$2.78
							\$3.08
							\$123.02
				Bank Draft Amount			\$123.02

Breaking Up Is Hard To Do

...Unless it's with your paper bill!

Your Mailbox Deserves Closure.

Break up with paper bills and switch to paperless billing today.

Enroll in Paperless Billing July–August for weekly chances to win a **\$100 bill credit*** and a shot at a **\$100 grand prize*** on August 31.

Make the switch in SmartHub today. ❤️

*For new enrollees and existing e-bill members

paperless
billing



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



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. 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.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



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

Invoice

Date	Invoice #
8/2/2026	INV0000111290

Bill To:

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

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

[illegible]

Tab 11

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 meetings of the Board of Supervisors of the Copperstone Community Development District were held on **Tuesday, September 1, 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
Cory Richter	Board Supervisor, Assistant Secretary
Gerard Litrenta	Board Supervisor, Assistant Secretary

Also, present were:

Sam Stevens	District Manager, Rizzetta & Company, Inc.
Marisa Powers	District Counsel, Blalock Walters (via teams)
Jason Jaszczak	Representative, Advanced Aquatics

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments were received.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

2. Presentation of Waterway Management Report

Mr. Jaszczak reviewed the inspection report with the Board and will present proposals for Pond 21 erosion at the next meeting.

On a motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors approves of presenting Advance Aquatics proposal on the agenda for two compressor repairs for Pond 11 for the Copperstone Community Development District. 4-0

On a motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approves Advance Aquatics proposal for two compressors repairs for Pond 11 in the amount of \$500.00 for the Copperstone Community Development District. 4-0

A requested to present aerator proposal for Pond 5 for the December meeting.

B. District Engineer

Not present, no report.

C. District Counsel

Ms. Powers provided feedback regarding the HOA counsel and Streetlights agreement.

The Board requested District Engineer and District Counsel to communicate with the county in requesting a representative to attend the meeting or have a Risk assessment completed.

D. District Manager

1. Presentation of Project Tracker

Ms. Stevens reminded the Board that the next meeting is scheduled for Tuesday, October 6, 2026, at 6:30 p.m. at the Copperstone Clubhouse.

A discussion ensued regarding terminating current vendor pest control contract and Ms. Powers to review the contract of existing vendor and draft termination.

Mr. Richter to send Ms. Stevens' new vendor list and Ms. Stevens to send the contract to Ms. Powers.

Ms. Stevens to present pest control proposals at the next meeting.

On a motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approves assigning and authorizing Mr. Richter to work Ms. Stevens not to exceed \$150 for wasp treatment for the pedestrian bridge for the Copperstone Community Development District. 4-0

E. Chair Update

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of the 1st Addendum to the Contract for District Management Services

On a motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors accept the 1st Addendum to the Contract for District Management Services for the Copperstone Community Development District. 4-0

B. Acceptance of the 1st Addendum to the Contract for Professional Technology Services

On a motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors accepts the 1st Addendum to the Contract for Professional Technology Services for the Copperstone Community Development District. 4-0

C. Discussion of Sawgrass Road Big Fence

On a motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors accepts 14 gauge farm fence installed by Neptune Services for the Copperstone Community Development District. 4-0

D. Consideration of Insurance Proposals

On a motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approves EGIS Insurance proposal for FY 2026-2027 in the amount of \$13,603 for the Copperstone Community Development District. 4-0

E. Acceptance of Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form

A discussion ensued to present the Fiscal Year 2026-2027 goals and objectives to include pond performance goals to be amended on the next meeting.

Minutes to be updated on website.

On a motion by Mr. Richter, seconded by Mr. Fretz, with all in favor, the Board of Supervisors accepts the Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form or the Copperstone Community Development District. 4-0

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of Operations and Maintenance Expenditures for July 2026

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for July 2026 (\$32,626.36), for the Copperstone Community Development District. 4-0

B. Consideration of the Minutes of the Regular Meeting Held on August 6, 2026

On a Motion by Mr. Fondario, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the regular meeting minutes from August 6, 2026, as presented, for the Copperstone Community Development District. 4-0

FIFTH ORDER OF BUSINESS

Supervisor Requests

There being no supervisor requests, the next order of business followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:44 p.m., for Copperstone Community Development District.

Assistant Secretary

Chairman/Vice Chairman