Rizzetta & Company

Copperstone
Community Development District

Board of Supervisors'
Regular Meeting
November 3, 2026

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

copperstonecdd.org

Professionals in Community Management

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

Board of Supervisors	Tom Fretz	Chairman
	Michael Fondario	Vice Chairman
	Adam Bailey	Assistant Secretary
	Cory Richter	Assistant Secretary
	Girard Litrenta	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

October 28, 2026

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, November 3, 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.** Consideration of Pond 21 Erosion Repair Proposal ..... Tab 3
   - **B.** District Engineer
   - **C.** District Counsel
   - **D.** District Manager
     - **1.** Review of District Manager's Report ..... Tab 4
     - **2.** Review of Project Tracker ..... Tab 5
     - **3.** Presentation of 3rd Quarter Website Audit Report ..... Tab 6
   - **E.** Chair Update
4. **BUSINESS ITEMS**
   - **A.** Consideration of Neptune Services Proposal for Fence Post Repair .... Tab 7
   - **B.** Discussion of the Big Fence Signage
5. **BUSINESS ADMINISTRATION**
   - **A.** Ratification of Operations and Maintenance Expenditures for September 2026 ..... Tab 8
   - **B.** Consideration of Minutes of the Board of Supervisor's Regular Meeting held on October 6, 2026 ..... Tab 9
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:

10/20/2026

Prepared for:
Copperstone
Community Development District

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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

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Site Assessments

Pond 1

Comments:

Site Looks Good

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





Pond 2

Comments:

Site Looks Good

Pond 2 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously, spot treatments for Torpedograss and other shoreline weeds were performed and positive results were seen.





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Site Assessments

Pond 3

Comments:
Normal Growth Observed

Pond 3 looks good overall. Shoreline weeds and grasses continue to be spot treated in the native vegetation around the shoreline perimeter. No other issues were observed on this pond.





Pond 4

Comments:
Normal Growth Observed

New algae and Torpedograss growth was observed on this pond. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds. Shoreline erosion repairs were underway at the time of this inspection and completed the same day. These repairs were to fill in the holes and place sod over the top.





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

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.





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

Pond 8 looks great. Minimal amounts of algae were previously targeted for treatment, with positive results seen. No issues were observed with algae, submersed weeds, or shoreline weeds.





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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.





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.
One of the compressors for the aeration system has blown a capacitor. This will be replaced in the upcoming visit.
Aeration system is running at 50% until this is replaced.





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.





Site Assessments

Pond 13

Comments:
Site Looks Good

Pond 13 looks great. Minimal amounts of algae and shoreline weeds were previously treated with positive results seen. Aeration system is not on as it is tied into well pump. Pump is leaking when turned on. It was off at arrival and left off for now. Aeration does work when main breaker turned on. Unsure if repairs are being done on this well system.





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.





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 for grass and weed growth with positive results seen. No other issues were observed.





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.





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 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. The erosion spot on this pond appears to have slightly grown in size.
Aeration was operational.





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 was able to get running again, but is near the end service and will need to be replaced





Site Assessments

Pond 23

Comments:
Site Looks Good

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





Pond 24

Comments:
Site Looks Good

Pond 24 looks great. Previous treatments have selectively targeted Torpedograss in and around the native vegetation. Positive results have been seen and minimal amounts remain. Treatments will continue to target this. No issues were observed with algae, submersed weeds, or other shoreline weeds.





Site Assessments

Pond 25

Comments:
Site Looks Good

Pond 25 looks good overall. Minimal amounts of Torpedograss and vine growth were observed around only a few native plants. This minimal growth will be targeted for spot treatments during the upcoming visits. No other issues were observed on this pond.





Littoral Area 26

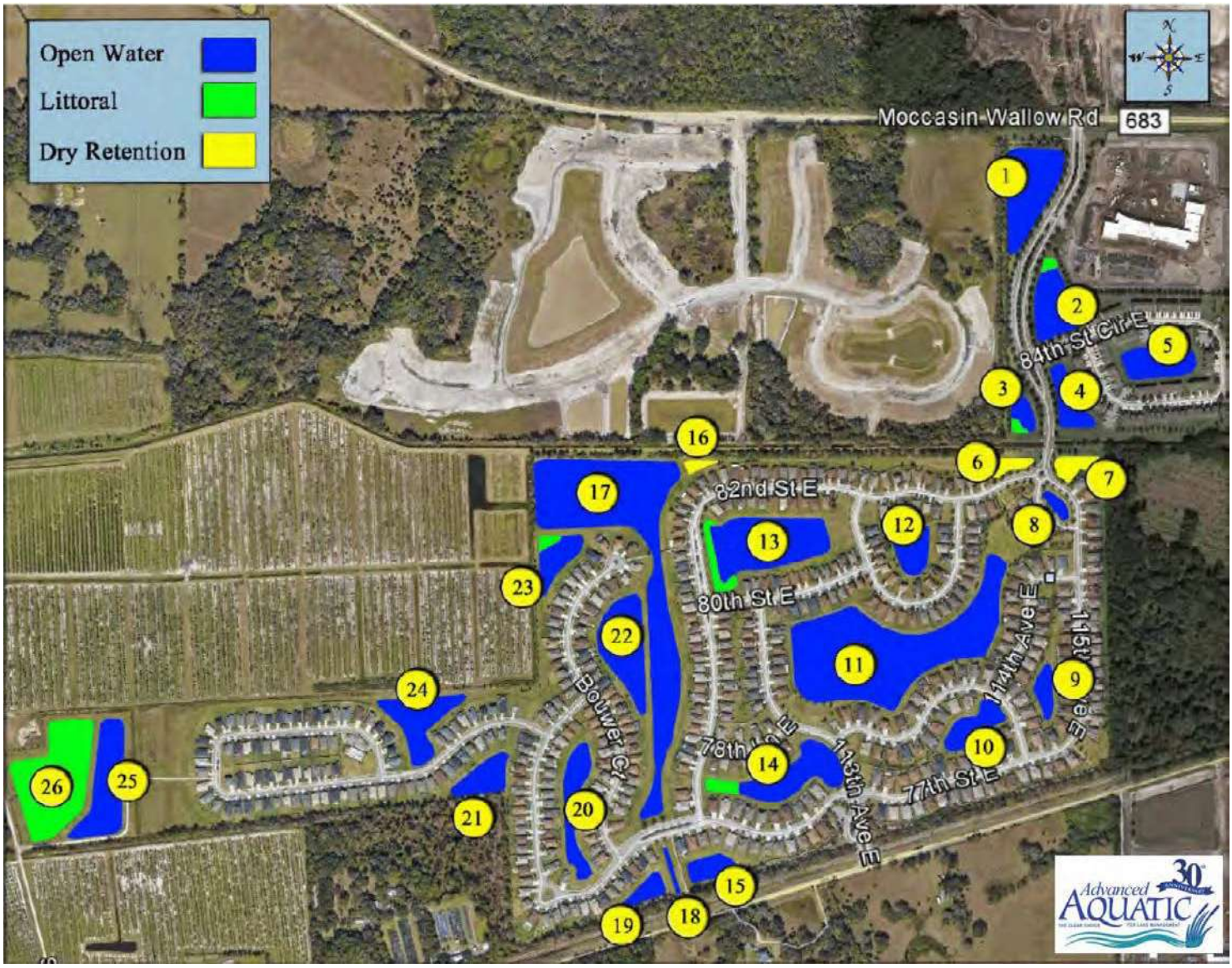
Comments:
Normal Growth Observed

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.





Map



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Tab 2

Advanced AQUATIC
30th ANNIVERSARY
THE CLEAR CHOICE FOR LAKE MANAGEMENT

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

CUSTOMER: Copperstone
ACCOUNT #: 910
DATE: 10/7/26
TECH: Ryan
WEATHER CONDITIONS: Cloudy w/rain - 75°
WATER LEVELS: Low 1-3ft.

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1	2	3	4	5	8	10	13	14	20	23	24			
ALGAE TREATMENT															
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X	X	X			
SUBMERSED AQUATICS															
FLOATING AQUATICS															

SITE OBSERVATIONS: Inspection only due to weather. Property is looking very good.

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:

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

Tab 3

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

October 23, 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 $1,980.00

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: _____

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Tab 4

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting** December 1, 2026

District Manager's Report

November 3,

2026

COPPERSTONE CDD

FINANCIAL SUMMARY		09//2026
General Fund Cash & Investment Balance		$542,050
Reserve Fund Cash & Investment Balance:		$567,791
Debt Service Fund Investment:		$111,373
Total Cash and Investment Balances:		**$1,221,214**
General Fund Expense Variance:	**$204,840**	**Under Budget**

Tab 5

Copperstone CDD Project Tracker - October

Item	Handled by2	Project	Resolution - Status	Date	Status
1	Advanced Aquatic/DM	Fish Kill	The Board requested feedback on the fish kill from Advanced Aquatics and follow-up email. DM sent email to Jason Jason sent email, email sent to Board	10/8/2026	Completed
2	DM/DE/Aquatic	Pond 4 Erosion	District Engineer review Pond 4 and provide feedback regarding the cause of the erosion, particularly given that the pond bank is not steep, and determine whether sandbags or erosion-control netting would be an effective solution. 10/8 DE and Aqutic working on project	10/27/2026	Completed
3	DM/DE/Aquatic	Pond 21 Erosion	Advanced Aquatic to provide more information to include photos, measurements, and depth for Pond 21 erosion repair proposal. 10/8 email sent to Jason 10/15 Jason sent pictures Proposal added to agenda	10/15/2026	Pending Board
4	Neptune/DM Mike Signs	Big Fence Repair	Neptune to check the big fence for repair and present a proposal to repair it. Once fence is repaired, have a sign produced DM sent follow up to Netptune Proposal received from Neptune	10/22/2026	Pending Board
5	ITZ/DM	Streetlights/Gerard	ITZ to check streetlights Girard Litrenta to send photos, address, and counts to District Manager. To be presented at the next meeting DM sent email to Gerard Request sent to ITZ	10/20/2026	In Progress
6	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 issuence. 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 DC working on the agreement	5/22/2026	In Progress

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

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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/2026/967https://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

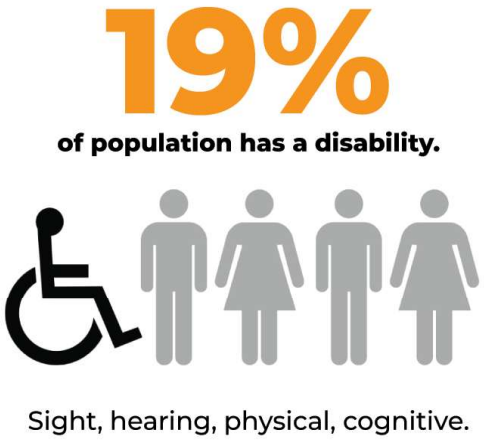
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, 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

Neptune Multi services LLC

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

Estimate

Estimate No: 216
Date: 10/27/2026

For: Coperstone CDD
SStevens@rizzetta.com

Description	Quantity	Rate	Amount
Fixed 4 post that were Damage	1	$750.00	$750.00

Subtotal	$750.00
TAX 0%	$0.00
Total	$750.00
Total	**$750.00**

Neptune Multi services LLC

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

Estimate

Estimate No: 214
Date: 10/22/2026

For: Coperstone CDD
SStevens@rizzetta.com

Description	Quantity	Rate	Amount
One post repair	1	$250.00	$250.00

Subtotal	$250.00
TAX 8%	$20.00
Total	$270.00
Total	**$270.00**

Tab 8

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented: **$18,538.22**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300205	10565279	Monthly Lake & Fountain Maintenance 09/26	$ 2,707.00
Advanced Aquatic Services, Inc.	300199	10565389	Dead Fish Removal 08/26	$ 520.00
AL Harris Pest Control	300208	246430	Bees/Yellow Jackets/Wasps - Initial Clean Out 09/26	$ 150.00
Blalock Walters, P.A.	300202	44351-000-58	Legal Services 08/26	$ 1,628.70
Cory Richter	20260902-3	CR090126	Board of Supervisor Meeting 09/01/26	$ 200.00
Gerard Litrenta III	20260902-2	GL090126	Board of Supervisor Meeting 09/01/26	$ 200.00
Halff Associates, Inc	300203	10172351	District Engineering 08/26	$ 1,403.03
Michael Fondario	20260902-4	MF090126	Board of Supervisor Meeting 09/01/26	$ 200.00
Neptune Multi Services, LLC	300201	00531092	Whie Fence Installation 02/26	$ 5,150.00
Peace River Electric Cooperative, Inc.	20260903-3	93668001-081326	11237 78th Street E Fountain 07/26	$ 245.95
Peace River Electric Cooperative, Inc.	20260903-2	93668002-081326	8790 115th Avenue East SL 07/26	$ 121.79
Peace River Electric Cooperative, Inc.	20260903-1	93668003-081326	11595 84th St Cir E Fountain 07/26	$ 119.04

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20260903-4	93668004-081326	7615 113th Ave E 07/26	$ 74.41
Peace River Electric Cooperative, Inc.	20260903-5	93668005-081326	8415 115th Ave E Fountain 07/26	$ 127.57
Rizzetta & Company, Inc.	300200	INV0000112100	Administrative Services 09/26	$ 3,859.17
School Now	300206	INV-SN-1703	School Now CDD ADA-PDF 10/01/26-09/30/27 09/26	$ 1,537.50
The Observer Group, Inc.	300207	26-01805M	Legal Advertising 09/26	$ 94.06
Thomas R Fretz	20260902-1	TF090126	Board of Supervisor Meeting 09/01/26	$ 200.00
Total Report				**$ 18,538.22**

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

9/1/2026
10565279
$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
10/1/2026

Monthly Lake Maintenance. ***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED***	2,437.00
Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly.	270.00

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

$2,707.00

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

8/27/2026
10565389
$520.00

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

Due Date
Net 30
9/26/2026

Dead Fish Removal - Labor	520.00
2 technicians, 4 total labor hours @ $130/hour	
Completed on 8-26-26	

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

$520.00

Al Harris Pest Control

Copperstone CDD
3434 Colwell Ave 200
Tampa, FL 33614

(717) 465-2438

INVOICE	#246430
SERVICE DATE	Sep 22, 2026
INVOICE DATE	Sep 22, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 22, 2026
AMOUNT DUE	**$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

INVOICE

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

Subtotal	$150.00
Total Tax	$0.00
Manatee County - Commercial (7%)	$0.00
Job Total	**$150.00**
Amount Due	**$150.00**

THANK YOU FOR YOUR BUSINESS!

All wasps nests dispatched. Nests were under the bridge and also under the hand railing. Treated between each and every rung underneath handrail. All nest

were removed from the bridge.

Duke Farquharson 941-725-7371
Technician

PLEASE NOTE OUR MAILING ADDRESS:
AL HARRIS PEST CONTROL
6321 PORTER ROAD, SUITE 8
SARASOTA, FLORIDA 34240

See our Terms & Conditions

BLALOCK WALTERS
ATTORNEYS AT LAW
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

August 31, 2026
Account # 44351-000
Invoice # 44351-000-58

ATTN: STEPHANIE DELUNA

GENERAL REPRESENTATION

MJP

For Professional Services Rendered Thru 08/31/2026

			HOURS	
08/04/2026	MJP	Review agenda and prepare for 8/4 meeting.	0.30	80.10
	MJP	Attend Board meeting.	3.00	801.00
08/06/2026	MJP	Review communication from District Manager's office regarding executed resolutions and surveying contract.	0.20	53.40
08/10/2026	MJP	Review and respond to Sam Stevens regarding transcript request.	0.20	53.40
08/11/2026	MJP	Prepare communication to Attorney David Lopez regarding potential representation of the HOA.	0.20	53.40
	MJP	Prepare contract with Accurate Surveying of Florida, Inc.; prepare email to Kyle Thornton regarding specifications for contract.	0.50	133.50
	MJP	Review communication from District Manager to Mr. DeBlasio regarding transcript.	0.20	53.40
	MJP	Review communication from Phil DeBlasio regarding request for transcript.	0.20	53.40
08/12/2026	MJP	Review and respond to David Lopez regarding HOA representation.	0.20	53.40
08/14/2026	MJP	Review and respond to Kyle Thornton; finalize Accurate Survey contract.	0.20	53.40
	MJP	Prepare communication to David Lopez providing the draft streetlight maintenance agreement.	0.20	53.40
	MJP	Review follow up communication from Kyle Thornton; Prepare communication to District Manager attaching Accurate Survey contract.	0.20	53.40
08/17/2026	MJP	Review various communications from Adam Bailey regarding CDD matters.	0.30	80.10
08/18/2026	MJP	Review and respond to Sam Stevens regarding public records request.	0.20	53.40
		TOTAL FOR THE ABOVE SERVICES	6.10	1,628.70

	TOTAL CURRENT WORK	1,628.70
	PREVIOUS BALANCE	$394.40
	PAYMENTS RECEIVED	
08/10/2026	Payment received on account. Thank you!	-394.40
	AMOUNT DUE (includes Previous Balance if shown above)	$1,628.70

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

Copperstone CDD

Meeting Date: September 1, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michael Fondario	✓
Tom Fretz	✓
Cory Richter	✓
Gerard Litrenta	✓ via teams
Adam Bailey	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	7:44 PM
Total Meeting Time:	1 H 14 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: _____

halff

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

Invoice Date: 09/02/2026
Invoice: 10172351
Project: 045847.001

Attention: Stephanie DeLuna, sdeluna@rizzetta.com
Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: August 23, 2026

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000400 - 2026 SWFWMD Certifications	17,000.00	*100.00*	17,000.00	17,000.00	0.00
Total Lump Sum Services:	**17,000.00**	***100.00***	**17,000.00**	**17,000.00**	**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	79,825.13	78,422.10	1,403.03
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	980.93	980.93	0.00
Total Hourly Services:	**93,429.90**	**92,026.87**	**1,403.03**

Remaining Fee: 0.00

Total Earned to Date:	112,429.90
Less Previous Billed:	111,026.87
Amount Due this Invoice:	**1,403.03**

Notes from Project Manager:

Coordination on Survey Proposal, CDD Mtg in Person, PDB email. Survey scope coord with DA

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 045847.001 and Invoice 10172351
Contact Sandra Charles at scharles@halff.com with any billing questions.

Halff 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

September 02, 2026
Project No: 045847.001
Invoice No: 10172351
Invoice Total: $1,403.03

045847.001 Copperstone CDD/District Engineering

Professional Services thru August 23, 2026

Phase 000100 District Engineering Services

Professional Personnel

	Hours	Amount
Engineer V	3.75	1,337.29
Administrative III	.50	65.74
Totals	4.25	1,403.03
Total Labor		**1,403.03**

Phase 000300 Legal Support – CC

Phase 000999 Reimbursable Expenses

Total this Invoice **$1,403.03**

Neptune Multi services LLC

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

Invoice

Invoice No:	00531092
Date:	02/20/2026
Terms:	NET 0
Due Date:	02/20/2026

Bill To: Cooperstone Cdd
SStevens@rizzetta.com

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

Farm Wire Fence Installation Quote, Gate relocation

Fence Length: 600 linear feet
Fence Type: 4-Strand farm field Wire Fence

Scope Includes
- Approximately 2,100 linear feet of barbed wire
- Fence posts spaced every 8–10 feet
- Corner and end posts with proper bracing
- Labor, installation, tensioning, and cleanup
- All hardware and materials included

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

Payment Instructions

Cashapp $neptunejku

Paid

Subtotal	$5,150.00
TAX 0%	$0.00
Total	$5,150.00
Paid	$5,150.00
Balance Due	**$0.00**

Comments

This is the deposit for the large fence

Please detach and send with remittance to:
Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531092 on 02/20/2026

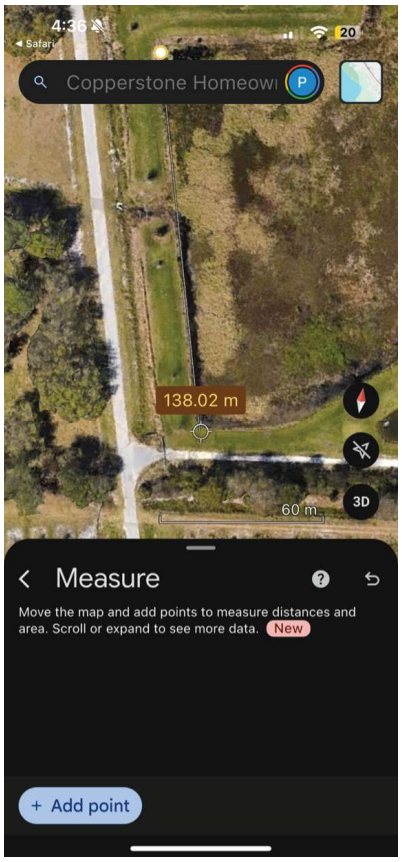
Balance Due $0.00

Paid _____

Received From: Cooperstone Cdd

Card Type	
Cardholder's Name	_____
Card Number	☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ **CVV** ☐☐☐
Expiry Date	☐☐ / ☐☐
Signature	

Photo 1


4:36
Safari
20
Copperstone Homeowi
P
138.02 m
60 m
3D
Measure
Move the map and add points to measure distances and area. Scroll or expand to see more data.
New
+ Add point

NNNN

Peace River Electric Cooperative, Inc.

COPPERSTONE COMM DEV DIST

Bill Date	08/13/2026
Account #	93668001
Member #	93668

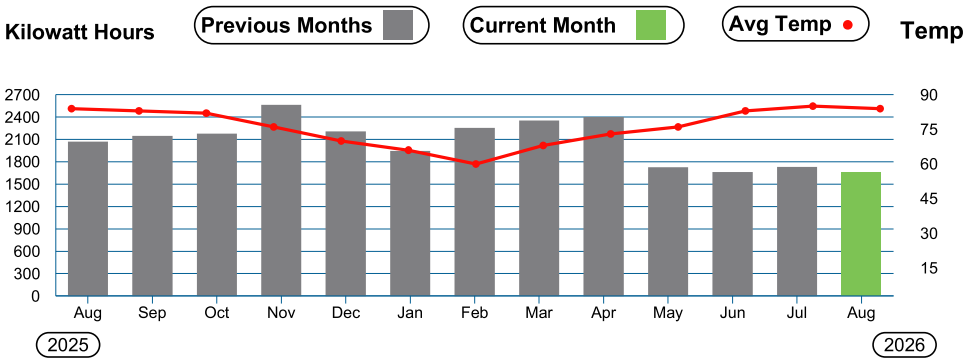
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$245.95

Bank Draft is scheduled for 09/03/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,650 kWh	1,728 kWh	2,067 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

55 kWh	$7.81 Day
Use	Cost *not including taxes and fees*

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

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 $245.95
is scheduled for 09/03/2026

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

5

2967 2 MB 0.707
COPPERSTONE COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

5 2967
C-10

1102600936680010000245950000255950813202 65

Account	Service Address	Service Description	Board District
93668001	11237 78TH ST E	PUMP	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
31779012	07/08/2026	08/07/2026	418,744	420,394	1.0	1,650	12.294

Account Summary

Previous Balance	$247.12
Payment(s) Made	-$247.12
Balance Forward	**$0.00**
Current Charges	$245.95
Total Amount Due	**$245.95**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	1,650 kWh	@ 0.121	$199.65
CPA	1,650 kWh	@ 0.004	$6.60
Property Tax Recovery Fee			$5.55
Gross Receipts Tax			$6.15
Total Current Charges			**$245.95**

Bank Draft Amount $245.95

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

7993664336500011026009366800 18

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 · Speedway · 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

COPPERSTONE COMM DEV DIST

Bill Date	08/13/2026
Account #	93668002
Member #	93668

Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

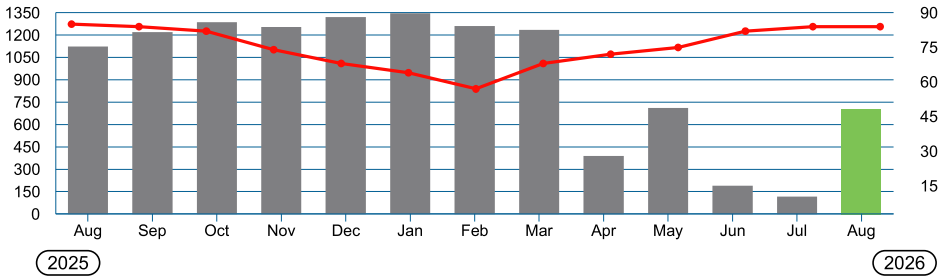
TOTAL AMOUNT DUE

$121.79

Bank Draft is scheduled for 09/03/2026

Monthly Energy Use

Kilowatt Hours — Previous Months — Current Month — Avg Temp — Temp



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

Monthly Energy Use Comparison

704 kWh	116 kWh	1,123 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

23 kWh	$3.87 Day
Use	Cost *not including taxes and fees*

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

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 $121.79
is scheduled for 09/03/2026

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

5

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

1102600936680020000121790000131790813202 66

Account	Service Address	Service Description	Board District
93668002	8790 115TH AVE E	LIGHTS	8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	07/08/2026	08/07/2026	256,354	257,058	1.0	704	5.226

Account Summary

Previous Balance	$44.01
Payment(s) Made	-$44.01
Balance Forward	**$0.00**
Current Charges	$121.79
Total Amount Due	**$121.79**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	704 kWh @ 0.121	$85.18
CPA	704 kWh @ 0.004	$2.82
Property Tax Recovery Fee		$2.75
Gross Receipts Tax		$3.04
Total Current Charges		**$121.79**

Bank Draft Amount **$121.79**

Breaking Up Is Hard To Do

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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

7993664336500011026009366800 26

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 · Speedway · 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

COPPERSTONE COMM DEV DIST

Bill Date	08/13/2026
Account #	93668003
Member #	93668

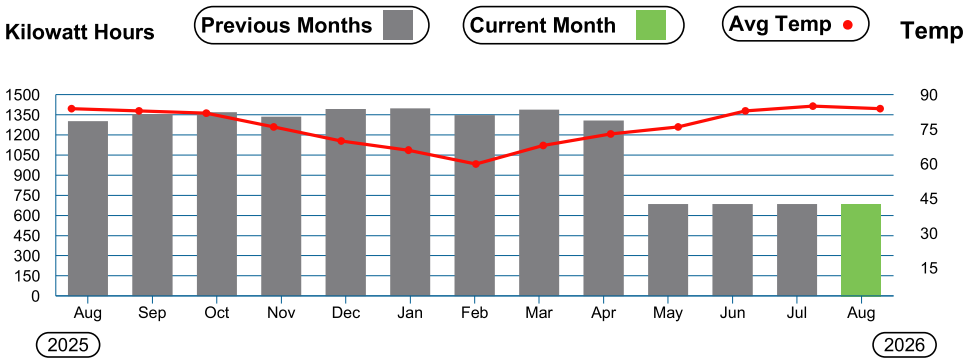
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$119.04

Bank Draft is scheduled for 09/03/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

683 kWh	684 kWh	1,302 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

23 kWh	$3.78 Day
Use	Cost *not including taxes and fees*

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

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 $119.04
is scheduled for 09/03/2026

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

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

5

1102600936680030000119040000129040813202 61

Account	Service Address	Service Description	Board District
93668003	11595 84TH ST CIR E	FOUNTAIN	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
31778820	07/08/2026	08/07/2026	260,686	261,369	1.0	683	5.528

Account Summary

Previous Balance	$115.58
Payment(s) Made	-$115.58
Balance Forward	**$0.00**
Current Charges	$119.04
Total Amount Due	**$119.04**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	683 kWh @ 0.121	$82.64
CPA	683 kWh @ 0.004	$2.73
Property Tax Recovery Fee		$2.69
Gross Receipts Tax		$2.98
Total Current Charges		**$119.04**

Bank Draft Amount $119.04

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NNNN

Peace River Electric Cooperative, Inc.

COPPERSTONE COMM DEV DIST

Bill Date	08/13/2026
Account #	93668004
Member #	93668

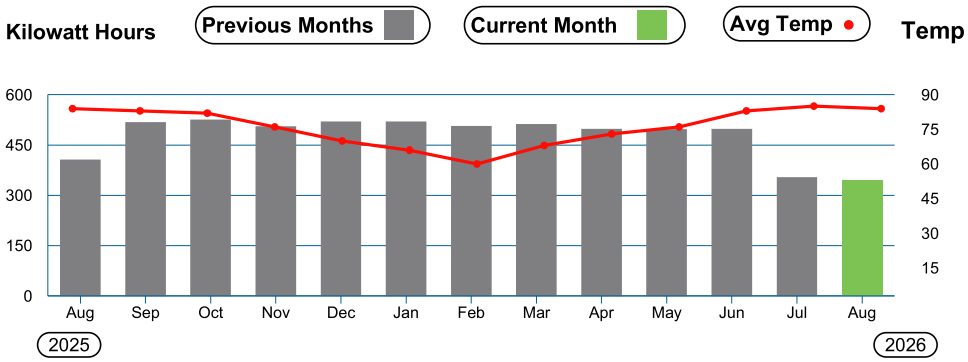
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$74.41

Bank Draft is scheduled for 09/03/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

343 kWh	354 kWh	406 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

11 kWh	$2.36 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668004
Service Address 7615 113TH AVE E

Bank Draft Amount $74.41
is scheduled for 09/03/2026

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

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

5

1102600936680040000074410000084410813202 62

Account	Service Address	Service Description	Board District
93668004	7615 113TH AVE E	GATES	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
31778993	07/08/2026	08/07/2026	84,540	84,883	1.0	343	0.82

Account Summary

Previous Balance	$74.00
Payment(s) Made	-$74.00
Balance Forward	**$0.00**
Current Charges	$74.41
Total Amount Due	**$74.41**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	343 kWh @ 0.121	$41.50
CPA	343 kWh @ 0.004	$1.37
Property Tax Recovery Fee		$1.68
Gross Receipts Tax		$1.86
Total Current Charges		**$74.41**

Bank Draft Amount $74.41

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NNNN

Peace River Electric Cooperative, Inc.

COPPERSTONE COMM DEV DIST

Bill Date	08/13/2026
Account #	93668005
Member #	93668

Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

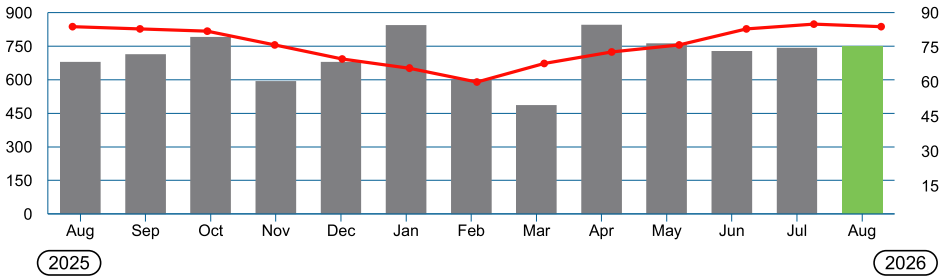
TOTAL AMOUNT DUE

$127.57

Bank Draft is scheduled for 09/03/2026

Monthly Energy Use

Kilowatt Hours — Previous Months — Current Month — Avg Temp — Temp



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

Monthly Energy Use Comparison

748 kWh	743 kWh	680 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

25 kWh	$4.05 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668005
Service Address 8415 115TH AVE E

Bank Draft Amount $127.57
is scheduled for 09/03/2026

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

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

5

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Account	Service Address	Service Description	Board District
93668005	8415 115TH AVE E	POOL/PUMP	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
16342658	07/08/2026	08/07/2026	339,596	340,344	1.0	748	5.31

Account Summary

Previous Balance	$123.02
Payment(s) Made	-$123.02
Balance Forward	**$0.00**
Current Charges	$127.57
Total Amount Due	**$127.57**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	748 kWh @ 0.121	$90.51
CPA	748 kWh @ 0.004	$2.99
Property Tax Recovery Fee		$2.88
Gross Receipts Tax		$3.19
Total Current Charges		**$127.57**

Bank Draft Amount $127.57

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

Invoice

Date	Invoice #
9/2/2026	INV0000112100

Bill To:

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

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

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

Subtotal	$3,859.17
Total	$3,859.17

INVOICE

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

Invoice #	INV-SN-1703
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$600.00

	Subtotal:	$1,537.50
Subscription start: 10/1/2026	Tax Total:	
Subscription end: 9/30/2027	Total:	$1,537.50
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$1,537.50**

Click Here to pay with Credit Card

Check Remittance:

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

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01805M **Date 09/18/2026**

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 # 26-01805M **P.O./Ref.#** 3662 **Notice of Public Meeting Dates** **RE:** Fiscal Year 2026/2027 **Published:** 9/18/2026	$94.06

Important Message	Paid	()
Please include our Serial # on your check **Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$94.06**

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.

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Copperstone Community Development District will hold their regular monthly meetings for the Fiscal Year 2026/2027 on the dates as follows:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

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

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

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

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

Sam Stevens
District Manager
September 18, 2026 26-01805M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Tab 9

MINUTES OF MEETING

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

COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, October 6, 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**
Jerard Litrenta	**Board Supervisor, Assistant Secretary**
Cory Richter	**Board Supervisor, Assistant Secretary**
Adam Bailey	**Board Supervisor, Assistant Secretary**

Also, present were:

Sam Stevens	**District Manager, Rizzetta & Company, Inc.**
Marisa Powers	**District Counsel, Blalock Walters**
Jason Jasczak	**Representative, Advanced Aquatics**
Audience	**Not 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 Management Report**
   The report was presented and the Board requested feedback on the fish kill from Advanced Aquatics.

2. **Presentation of Rebuild Aeration Inspection Report**
   No formal board action was taken.

DRAFT

3. Consideration of Pond 4 Erosion Repair Proposal

> On a motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the proposal for Pond 4 Erosion Repair in the amount of $2,000, for the Copperstone Community Development District. 5-0

4. Consideration of Pond 21 Erosion Repair Proposal
The Board requested additional information and pictures before accepting the proposal.

B. District Engineer
The District Engineer discussed Ponds 4 and 21. The Board requested input on the erosion repair proposals for both ponds and directed staff to obtain an updated proposal for Pond 21.

C. District Counsel
District Counsel discussed an incident involving a fence. Mr. Bailey moved to file a report with law enforcement, but the motion failed for lack of a second.

D. District Manager

1. Presentation of the 3rd Quarter Website Audit
No formal Board action was taken.

2. Discussion of Big Fence on Sawgrass Road
Ms. Stevens reminded the Board that the next meeting is scheduled for Tuesday, November 3, 2026, at 6:30 p.m. at the Copperstone Clubhouse.

The Board requested that it be added to the landscaping Certificate of Insurance and that Neptune arrange the fence repair. Once both items are complete, a request will be submitted to produce the sign.

E. Chair Update
There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Wasp Nest Treatment Proposals

> On a motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approves the proposal for AL Harris Pest Control No. 246430 in the amount of $125 and Authorized District Council to draft an agreement for District Management Services for the Copperstone Community Development District. 5-0

DRAFT

B. Acceptance of Fiscal Year 2026-2027 District Goals and Objectives Performance Measures and Standards Annual Reporting Form

> On a motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors accepted the Fiscal Year 2026-2027 District Goals and Objectives Performance Measures and Standards Annual Reporting Form for the Copperstone Community Development District. 5-0

FOURTH ORDER OF BUSINESS **Business Administration**

A. Ratification of AL Harris Pest Control Estimate No. 537 for Initial Clean Out of Wasps Nest

> On a Motion by Mr. Richter, seconded by Mr. Fretz, with all in favor, the Board of Supervisors ratified the AL Harris Pest Control Estimate No. 537 for Initial Clean Out of Wasps Nest, for the Copperstone Community Development District. 5-0

B. Ratification of Operations and Maintenance Expenditures for August 2026

> On a Motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for August 2026 ($23,232.30), for the Copperstone Community Development District. 5-0

C. Consideration of the Minutes of the Regular Meeting Held on September 1, 2026

> On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the regular meeting minutes held on September 1, 2026, as presented, for the Copperstone Community Development District. 5-0

FIFTTH ORDER OF BUSINESS **Supervisor Requests**

The Board requested a streetlight proposal for consideration at the next meeting. Staff will provide photographs and measurements to support its preparation.

The Board also discussed contacting the HOA about removing the palm trees at the entrance.

DRAFT

SIXTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On a Motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:58 p.m., for Copperstone Community Development District.

_____ _____

Assistant Secretary Chairman/Vice Chairman

DRAFT