



Rizzetta & Company

Connerton West Community Development District

**Board of Supervisors'
Regular Meeting
April 6, 2026**

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

District Board of Supervisors	Daniel Novak Chris Kawalec Tyson Krutsinger Roger Smith John Ngerem	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Grace Kobitter	Kilinski/Van Wyk
District Engineer	Greg Woodcock	Stantec

All cellular phones must be placed on mute 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 813-994-1001. 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.

CONNERTON WEST COMMUNITY DEVELOPEMEN
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

March 30, 2026

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, April 6, 2026, at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Presentation of District Engineer Report Tab 1
 1. Consideration of the Erosion Repair Services Agreement
(Under Separate Cover)
 2. Ratification of ADS Emery Oak Erosion Proposal
(Under Separate Cover)
 - B.** Presentation of Police Reports..... Tab 2
 - C.** Aquatics Maintenance
 1. Presentation of Aquatic Report..... Tab 3
 - D.** Landscaping Inspection Report
 1. Presentation of Field Inspection Service Report *(Under Separate Cover)*
 2. Consideration of Fieldstone Proposals Tab 4
 3. Update of Tree Trimming
 - E.** Irrigation Report
 1. Presentation of Irrigation Report..... Tab 5
 2. Consideration of Ballenger Proposals Tab 6
 - F.** Presentation of Property Maintenance Report Tab 7
 - G.** District Counsel
 - H.** District Manager
 1. Presentation of District Manager Report &
Contract Log & Monthly Financials Statement..... Tab 8
- 4. BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget
 - B. Consideration of Fieldstone Landscape Agreement *(Under Separate Cover)*
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Regular Meeting held on March 2, 2026 Tab 9
 - B.** Consideration of Operation and Maintenance
Expenditures for February 2026 *(Under Separate Cover)*
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNEMENT**

I 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) 994-1001.

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1



April 6, 2026

Connerton West Community Development District Engineer's Report:

Parcel 218 Turnover

- Final punch list completed and documents prepared and submitted for turnover.

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

County Owned Sidewalk Review

- Request made to County to repair sidewalks as outlined by Stantec. Received email from the traffic operations manager requesting the sidewalk issues be remedied by the Pasco County Public Works department.
- Received follow up email from Pasco County retracting previous admissions of maintenance.
- Engineering staff scheduled a call with Pasco County representatives for Tuesday, 3/31 to discuss maintenance responsibilities of sidewalks, signage, etc.

Flourish Drive School Zone Design Specifications Updates

- Pasco County requested Connerton coordinate safety improvements to Flourish Drive along school zone frontage based on current FDOT design specifications.
- Engineering staff has a call with Pasco County on Tuesday 3/31 to discuss responsibilities.

Connerton Boardwalks

- Met with contractors to review boardwalks. Waiting on proposals from contractors.

Storybrook Park Equipment Damaged and Replacement

- Stantec met with a representative from Burke Playgrounds and are waiting on options and associated costs for replacement of damaged teeter totter.
- Teeter totter replacement options presented to board during March meeting. District requested additional time to review options and decide during April meeting.

Pond 28 Erosion Review

- Stantec reviewed the reported erosion on Pond 28. The erosion is due to the channelization of water between the lots and discharging into the pond has caused the pond to migrate bank into the pond bank. We have prepared a report and sent to contractors for proposals to add rip rap to this area to prevent future erosion.
- Contractor repaired pond bank on March 18th.

Pond 40 Erosion Review

- Stantec reviewed reported erosion on Pond 40 on 3/12. Stantec prepared report and requested a proposal from contractors.
- Proposal approved and worked completed on Friday, 3/19.



April 6, 2026

Wetland Cutback Limits

- Stantec has reached out to a survey company to stake the wetland buffer to determine cutback limits. We will present the proposal when received.
- Awaiting proposal from surveyor.





Field Observation Report

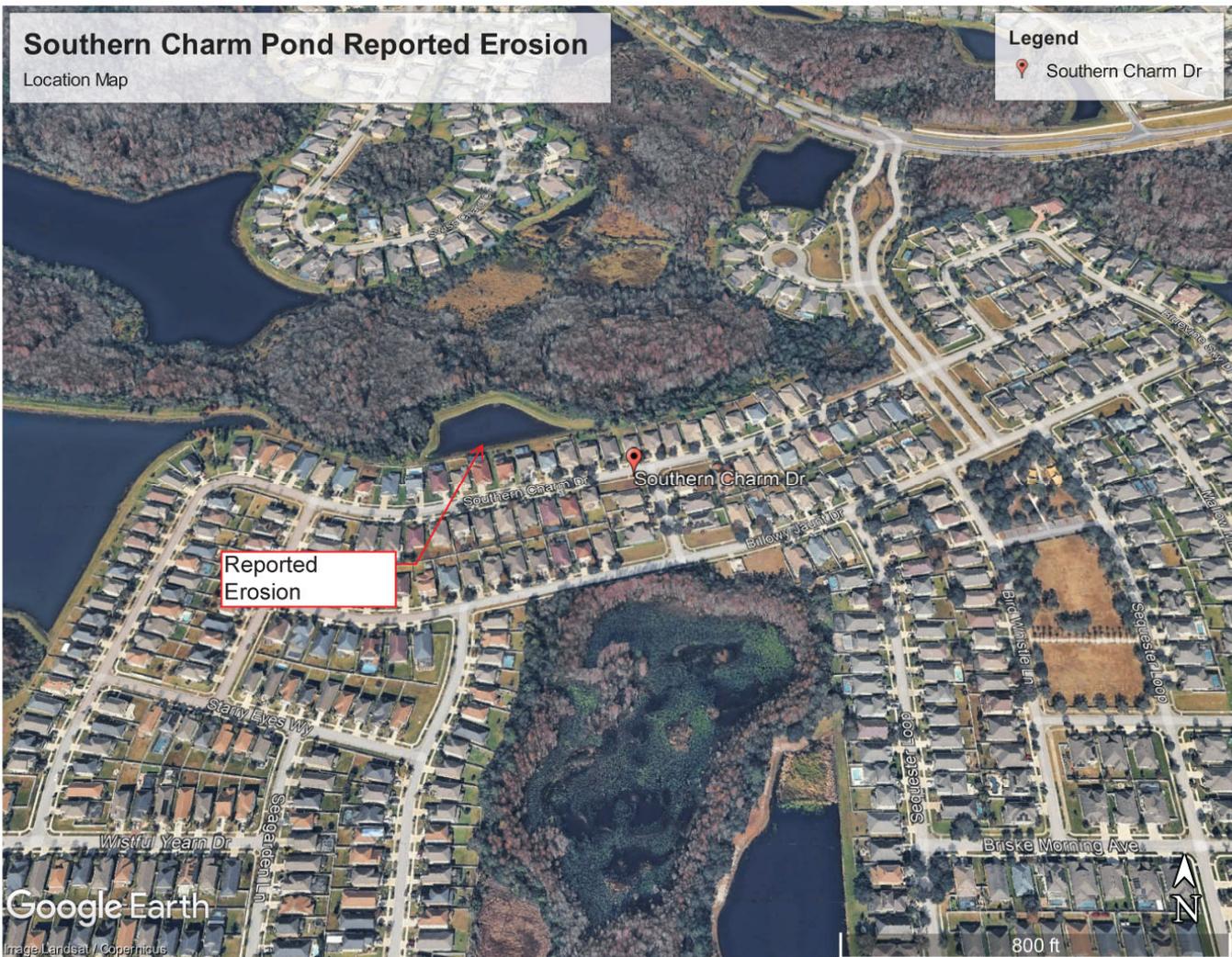


Location: Connerton Community Development District (CDD), Land O Lakes
Date/Time: March 12, 2026 /12pm
Personnel: Frank Nolte
Weather: Lower 80's °F, Clear

Stantec visited Connerton West CDD to review reported pond erosion at Pond 40, behind Southern Charm Drive. During our review we encountered pond erosion, believed to be caused by channelized stormwater runoff between homes. Staff recommends installing 15 LF of rip rap along the section of erosion, between 21515 and 21523 Southern Charm Drive. Install rip rap at a 3:1 slope from toe of slope, then backfill behind rip rap with compacted clean soil and sod to match existing.

See photos below for current condition as well as rip rap installation detail

Overall Vicinity Map



Erosion Repair Area: Repair 25 LF of erosion, using rip rap at 3:1 slope. Backfill with clean, compacted soil and sod to match existing.







Tab 2



Pasco Sheriff's Office
 ATTN: Secondary Employment Office Administrator
 7432 Little Road
 New Port Richey, FL 34654

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 3/24/2026

Deputy: **PETERS, JOSHUA (3096)**
 Position: COMMUNITY (SECURITY)
 Scheduled Time 4:00PM - 8:00PM
 Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026178898
Who did you contact upon arrival?	Emailed the vendor as instructed
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	nothing observed
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I patrolled the community and monitored for traffic violators or anything suspicious. The weather was cloudy and rained later in the detail. I continued to roam and patrol. I observed no traffic violations and observed no e bike violations either. I observed one male with a fishing pole but he was not near any of the lakes that I could see. I continued to drive around the parts of the community until the shift ended. No calls for service. Nothing else to report at this time.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	Already reoccurring



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 ATTN: Secondary Employment Office Administrator
 7432 Little Road
 New Port Richey, FL 34654

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 3/29/2026

Deputy: **BRANTLEY, KEVIN (3180)**
 Position: COMMUNITY (SECURITY)
 Scheduled Time 6:00PM - 10:00PM
 Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2026190590
Who did you contact upon arrival?	I sent an email to darryla@rizzetta.com
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	n/a
Please document a detailed Narrative of events that took place during your detail:	I arrived on the detail, conducted security throughout the entire community. I provided a visible law enforcement presence and drove around to make sure there was no suspicious persons or vehicles in the community. I spoke with two residents and educated them on where they were allowed to fish, neither was engaged in fishing when I stopped and talked with them but they both had fishing poles and were on their way to fish. I stopped 6 juveniles on e-bikes. I educated them on the laws regarding e-bikes and spoke with a couple parents about the laws as well. I did not issue any tickets just educated them. I educated one resident on the laws regarding driving a golf cart on a sidewalk. No ticket was issued. I drove around the parks and common areas and did not observe any issues or problems. I parked in a couple areas and deterred traffic offenses. No issues.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	n/a

Tab 3





























pond 43

Tab 4

FIELDSTONE

LANDSCAPE

QUOTATION

Date: March 30, 2026

Proposal #: 22774

Mailing Address

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

Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Fieldstone Proposes to complete the following work:

Connerton Blvd Entrance Bullnose:

- Remove existing deteriorated plant material and install items listed within the proposal
- Prep areas for new planting and work with Ballenger to ensure long term moisture needs are met
- Debris from site prep will be taken offsite for disposal

MT - Maintenance Landscape Enhancement \$58,420.53

Quantity	Description	Unit	Unit Price	Ext Price
120.00	Maintenance Crew - ENH	hr	\$77.00	\$9,240.00
1.00	Equipment	Daily	\$500.00	\$500.00
1.00	Dump And Disposal	ea	\$150.00	\$150.00
1.00	Material Delivery	ea	\$175.00	\$175.00
500.00	Podocarpus Pringles - 7 Gal.	7 gal	\$48.00	\$24,000.00
450.00	Loropetalum 'Plum'	7 gal	\$48.00	\$21,600.00
10.00	Potting Soil	CY	\$62.22	\$622.22
30.00	Pine Bark Nuggets	yd	\$71.11	\$2,133.31
			Quote Total:	\$58,420.53

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Rizzetta & Company

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

FIELDSTONE

LANDSCAPE

QUOTATION

Date: March 30, 2026
Proposal #: 22804

Mailing Address

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

Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Fieldstone Proposes to complete the following work:

Connerton Blvd Entrance Sides:

- Remove existing deteriorated turf and palms and install items listed within the proposal
- Prep areas for new planting and work with Ballenger to ensure long term moisture needs are met
- Debris from site prep will be taken offsite for disposal

MT - Maintenance Landscape Enhancement

\$68,075.00

Quantity	Description	Unit	Unit Price	Ext Price
150.00	Maintenance Crew - ENH	hr	\$85.00	\$12,750.00
1.00	Equipment	Daily	\$650.00	\$650.00
1.00	Dump And Disposal	ea	\$800.00	\$800.00
1.00	Material Delivery	ea	\$175.00	\$175.00
80.00	Potting Soil	CY	\$65.00	\$5,200.00
17.00	Fieldstone Tree Care	ea	\$750.00	\$12,750.00
27,500.00	St. Augustine 'Floritam' Sod	SqFt	\$1.30	\$35,750.00
			Quote Total:	\$68,075.00

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

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Warranty and Tolerances

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- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
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Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

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To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

FIELDSTONE**LANDSCAPE****QUOTATION**

Date: March 30, 2026

Proposal #: 22802

Mailing AddressRizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Home Phone:

Job AddressConnerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:**Fieldstone Proposes to complete the following work:**

Connerton Fountain Entrance:

- Remove existing deteriorated plant material and install items listed within the proposal
- Prep areas for new planting and work with Ballenger to ensure long term moisture needs are met
- Debris from site prep will be taken offsite for disposal

MT - Maintenance Landscape Enhancement**\$27,920.00**

Quantity	Description	Unit	Unit Price	Ext Price
90.00	Maintenance Crew - ENH	hr	\$85.00	\$7,650.00
1.00	Equipment	Daily	\$650.00	\$650.00
1.00	Dump And Disposal	ea	\$200.00	\$200.00
1.00	Material Delivery	ea	\$175.00	\$175.00
275.00	Apostle Iris	3 gal	\$22.00	\$6,050.00
260.00	Gold Mound Duranta	3 gal	\$17.00	\$4,420.00
1.00	Podocarpus Pringles - 7 Gal.	7 gal	\$45.00	\$45.00
20.00	Potting Soil	CY	\$62.00	\$1,240.00
20.00	Pine Bark Nuggets	yd	\$72.00	\$1,440.00
850.00	Seasonal Annuals	4"	\$3.00	\$2,550.00
2,500.00	St. Augustine 'Floritam' Sod	SqFt	\$1.40	\$3,500.00

Quote Total: \$27,920.00

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

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FIELDSTONE

LANDSCAPE

QUOTATION

Date: March 30, 2026

Proposal #: 22803

Mailing Address

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

Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Fieldstone Proposes to complete the following work:

Connerton CDD - Jasmine Abbey Entrance:

- Remove existing deteriorated plant material and install items listed within the proposal
- Prep areas for new planting and work with Ballenger to ensure long term moisture needs are met
- Debris from site prep will be taken offsite for disposal

MT - Maintenance Landscape Enhancement

\$9,089.88

Quantity	Description	Unit	Unit Price	Ext Price
30.00	Maintenance Crew - ENH	hr	\$85.00	\$2,550.00
1.00	Equipment	Daily	\$650.00	\$650.00
1.00	Dump And Disposal	ea	\$200.00	\$200.00
1.00	Material Delivery	ea	\$175.00	\$175.00
25.00	Muhly Grass 'Pink'	3 gal	\$15.00	\$375.00
133.00	Gold Mound Duranta	3 gal	\$17.00	\$2,261.00
2.00	Arizona Blue Cypress	30 gal	\$325.00	\$650.00
700.00	St. Augustine 'Floritam' Sod	SqFt	\$1.40	\$980.00
8.00	Potting Soil	CY	\$65.00	\$520.00
8.00	Pine Bark Nuggets	yd	\$71.11	\$568.88
2.00	Restaking Trees	ea	\$80.00	\$160.00

Quote Total: \$9,089.88

Terms & Conditions

Acceptance of Work

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Procedure for Extra Work and Changes

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- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Rizzetta & Company

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FIELDSTONE

LANDSCAPE

QUOTATION

Date: March 30, 2026

Proposal #: 22799

Mailing Address

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

Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Fieldstone Proposes to complete the following work:

Connerton CDD Enhancement Project - Magnolia Park:

- Remove existing deteriorated plant material and install items listed within the proposal
- Prep areas for new planting and work with Ballenger to ensure long term moisture needs are met
- Debris from site prep will be taken offsite for disposal

MT - Maintenance Landscape Enhancement

\$50,721.86

Quantity	Description	Unit	Unit Price	Ext Price
150.00	Maintenance Crew - ENH	hr	\$85.00	\$12,750.00
1.00	Equipment	Daily	\$650.00	\$650.00
1.00	Dump And Disposal	ea	\$200.00	\$200.00
1.00	Material Delivery	ea	\$175.00	\$175.00
225.00	Knock Out Rose	3 gal	\$38.28	\$8,612.91
1,400.00	Downey Jasmine	3 gal	\$16.95	\$23,728.21
300.00	St. Augustine 'Floritam' Sod	SqFt	\$1.43	\$428.00
20.00	Topsoil	yd	\$66.67	\$1,333.32
40.00	Pine Bark Nuggets	yd	\$71.11	\$2,844.42

Quote Total: \$50,721.86

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
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Warranty and Tolerances

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- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
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Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
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Signature: _____ **Date:** _____
Rizzetta & Company

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FIELDSTONE

LANDSCAPE

QUOTATION

Date: March 30, 2026

Proposal #: 22798

Mailing Address

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

Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Fieldstone Proposes to complete the following work:

Connerton Pertola Entrance Enhancement:

- Remove existing deteriorated plant material and install items listed within the proposal
- Prep areas for new planting and work with Ballenger to ensure long term moisture needs are met
- Debris from site prep will be taken offsite for disposal

MT - Maintenance Landscape Enhancement

\$30,592.64

Quantity	Description	Unit	Unit Price	Ext Price
100.00	Maintenance Crew - ENH	hr	\$88.89	\$8,888.80
1.00	Equipment	Daily	\$650.00	\$650.00
1.00	Dump And Disposal	ea	\$200.00	\$200.00
1.00	Material Delivery	ea	\$175.00	\$175.00
270.00	Muhly Grass 'Pink'	3 gal	\$15.00	\$4,050.00
270.00	Stromanthe Sanguinea	3 gal	\$26.84	\$7,245.53
90.00	Podocarpus Pringles - 7 Gal.	7 gal	\$45.00	\$4,050.00
2,000.00	St. Augustine 'Floritam' Sod	SqFt	\$1.30	\$2,600.00
15.00	Potting Soil	CY	\$65.00	\$975.00
10.00	Pine Bark Nuggets	yd	\$71.11	\$711.10
1,000.00	Bahia Sod Installed	sq ft	\$1.05	\$1,047.21

Quote Total: \$30,592.64

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

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Signature: _____ **Date:** _____
Rizzetta & Company

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Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 5



Enhancing landscape with water-conscious techniques

March 29, 2026

Connerton West CDD – Land O’ Lakes - March Irrigation Report

Routine Maintenance was conducted throughout the month and all alarms were addressed as quickly as possible.

In addition to routine maintenance, the following issues were addressed or proposed:

- 03/26/26 pipe repair at Pleasant Plains Pkwy for the 4" Mainline Repair
- 03/25/26 D Clock Alarm
- 03/24/26 EP2 Pump Station Troubleshooting
- 03/24/26 Connerton B clock alarms
- 03/24/26 Troubleshoot/ Repair D Clock Wiring
- 03/24/26 Clock Install
- 03/24/26 E Clock Alarms
- 03/24/26 A Clock Alarms
- 03/23/26 Connerton V clock station alarm
- 03/23/26 E Clock Alarms
- 03/23/26 A Clock Alarms
- 03/23/26 A Clock Alarms
- 03/23/26 B Clock Alarms
- 03/23/26 B Clock Alarms
- 03/23/26 Connerton B clock alarms - zone 13
- 03/23/26 B Clock Alarms
- 03/23/26 B Clock Alarms
- 03/22/26 Connerton B clock alarms
- 03/22/26 B Clock Alarms
- 03/22/26 B Clock Alarms
- 03/22/26 Sagewood Broken Bubbler
- 03/22/26 B Clock Alarms
- 03/22/26 Connerton B clock alarms
- 03/22/26 B Clock Alarms
- 03/22/26 Connerton B clock alarms - zone 13
- 03/22/26 Troubleshoot/ Repair A Clock Zone 20
- 03/15/26 Connerton's Valve Boxes Damagad
- 03/12/26 F clock - Zone 6 Broken Decoder
- 03/09/26 Connerton Sagewood - Zone Report
- 03/09/26 Troubleshoot/ Repair H Clock Zone 89
- 03/04/26 Troubleshoot/ Repair D Clock Wiring
- 03/04/26 Connerton H clock decoder replacement zone 78
- 03/04/26 Troubleshoot/ Repair H Clock Zone 2

**3840 68th Ave. N.
Pinellas Park, FL 33781
727-520-1082**

03/04/26 Troubleshoot/ Repair U Clock Zone 15
 03/04/26 Troubleshoot/ Repair A clock Zone 29
 03/04/26 Troubleshoot/ Repair A Clock Zone 20
 03/04/26 Troubleshoot/ Repair A clock Zone 15
 03/03/26 EP2 Pump Station Meter Inoperable
 02/23/26 Controller D Troubleshooting and decoder replacement
 02/19/26 7 Broken heads by lawn mower
 02/18/26 Clock E zone 65 Lateral lines break
 02/17/26 West V clock zone 1 valve stuck open
 02/13/26 Broken pipes caused by removing landscape
 02/11/26 Diaphragm tear zone 20 control D
 Control A Solenoid & Decoder - Troubleshoot & Replacement zone 96 14 &
 02/09/26 15
 02/09/26 2" Waterline damage by a vehicle ran over
 02/06/26 Water leak
 02/03/26 Emergency 2 1/2" water pipe repair
 01/30/26 Freeze Protection Service – Irrigation System
 01/29/26 Clock A decoders replacement at Zone 92 & 99
 01/29/26 Clock A Troubleshoot - decoders replacement at Zone 92 & 99
 01/29/26 West V Clock Troubleshooting, decoder replacement & wiring repair.
 01/29/26 Broken heads and rotor caused by lawn mower
 01/27/26 Trouble shooting
 01/26/26 Decoders replacement
 01/26/26 Decoder damage at clubhouse
 01/21/26 Damage solenoid
 01/20/26 Damage decoders at dog park
 01/15/26 2 inch broken water line
 01/09/26 Galvanized pipe repair at saddle junction for the 8" mainline pip
 01/02/26 Broken main line pipe
 01/02/26 Broken Valve and lateral lines

Water Use Permit #347.09 meter readings were updated with Southwest Florida Water Management District (SWFWMD). Report is attached.

The following are proposals that have been submitted and awaiting approval. They are attached.

Clubhouse Roundabout Refresh
 PPP & Blue Mist Roundabout Refresh
 Jasmine Abbey Entrance Refresh
 Arbors South Entrance Refresh
 Arbors North Entrance & Park Refresh
 Portola Gardens Entrance & Roundabout Refresh
 Magnolia Park Entrance Refresh
 Fountain Entrance Refresh
 68C Retrofit Kit Retrofit Steel Door Kit Assembly

The weather conditions: extreme drought. ET and solar sync sensors have been checked and are working properly.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Tab 6



Proposal #943

Date: 3/24/2026

Customer:
Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:
Connerton West CDD
Land O' Lakes, FL

Clock Install

Earlier this month, we found three zones that were displaying errors on D clock: zones 41, 42, and 43. After troubleshooting, we found that we need to rewire these zones. Because the wiring and conduit run underneath the road, we would have to excavate part of the roadway to perform this task. A cost-effective alternative we are proposing is to install a Hunter X-Core Hybrid controller in the median that would run these three zones.

Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$2,050.52

Subtotal	\$2,050.52
Estimated Tax	\$0.00
Total	\$2,050.52



Customer:

Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Connerton West CDD

Land O' Lakes, FL

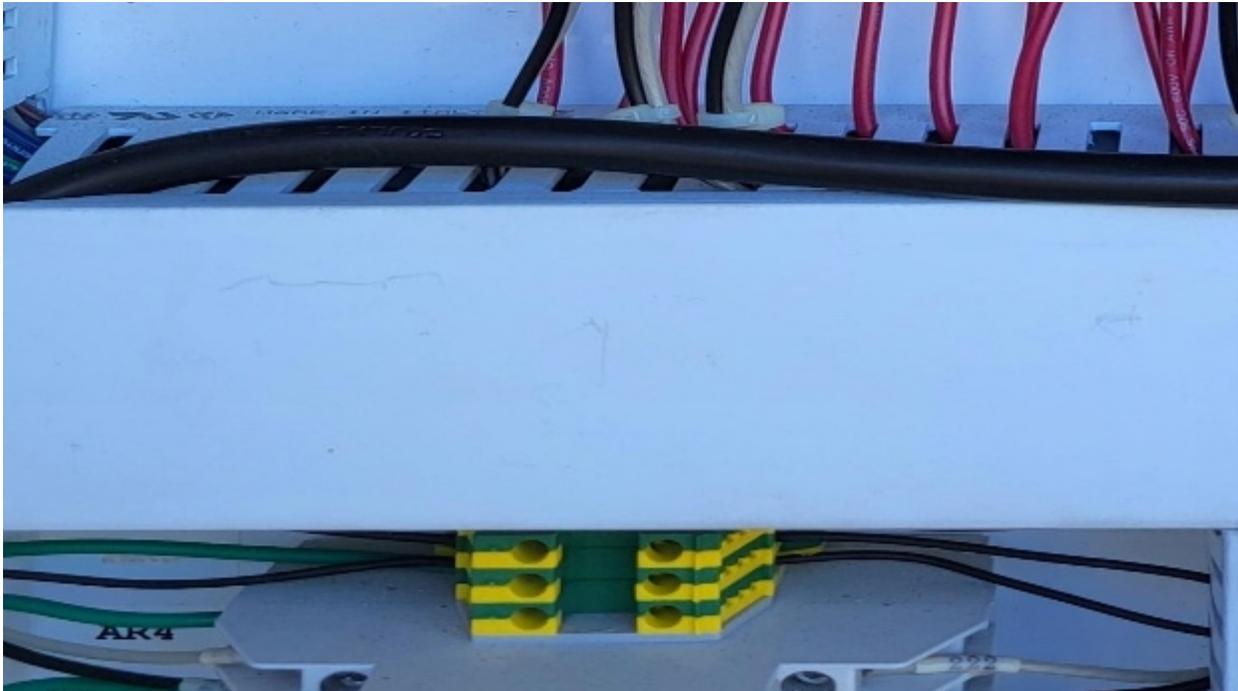
68C Retrofit Kit Retrofit Steel Door Kit Assembly

During the site visit on March 9th to verify pump station operation. I found the VFD not speeding up to increase the speed of the pump, to increase line pressure out in the field. This was causing the next main to turn on XL (full speed) to get the line pressure back up. This was causing the station to cycle since the VFD is not operating correctly. Upon further inspection and testing. The PLC analog output channel is not outputting the correct voltage to the VFD for the speed reference signal. The VFD is running at 25Hz max. I wired up a signal generator to test the operation of the VFD to verify there was no issue with the VFD. The VFD is operating correctly and is responding to the speed reference generated by the signal generator. I was able to speed the drive up and down to simulate a proper speed reference signal that the PLC should be providing the VFD. Tested other analog channels on the PLC and resulted in the same issue. The analog channel has failed. The Keypad on the VFD is extremely hard to read. The keypad needs to be replaced if any changes need to be made to the VFD and to view any alarms on the VFD.

Also, while testing there was no flow reading on the HMI. The current Siemens Mag meter does not have a display on the meter head. No programming or indication of the meter working can be seen. Flow meter has the correct voltage being supplied to it but is not receiving a signal back to the PLC to be displayed on the HMI.

I put the pump station into EBV mode. Which is bypassing the VFD since the PLC is not outputting the proper speed reference signal. The station is operating better on EBV mode but with no flow reading the station is going to cycle with a low flow or small irrigation zone. EBV mode is the pumps running at full speed and the electronic butterfly valve is regulating how far open to be to maintain setpoint on the station.

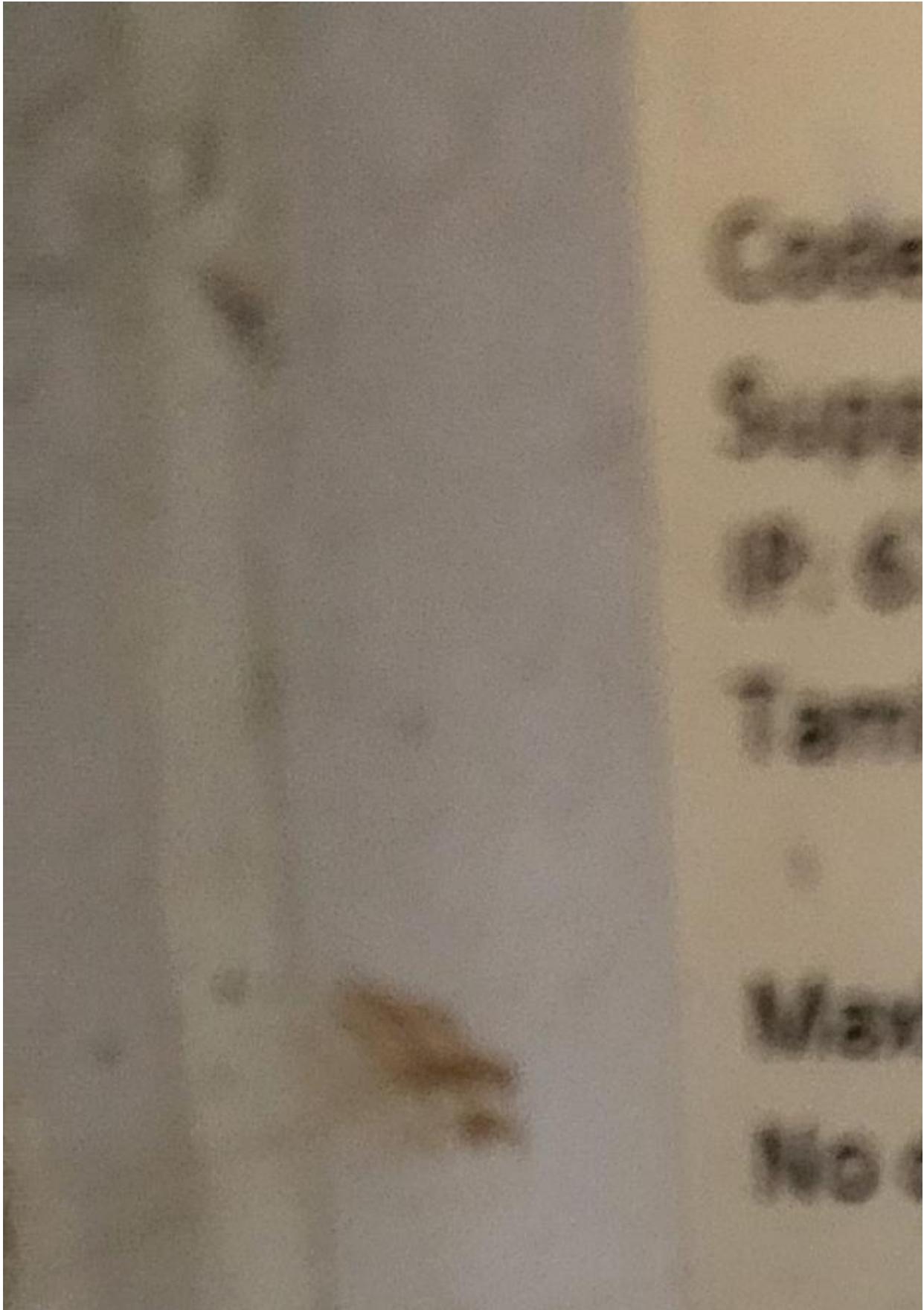
Pictured below is the PLC, Flow sensor, and the Keypad on the VFD. These are all items that need to be replaced. A quote is being put together for the door kit to replace the existing controls, a new flow sensor, spool piece for the flow sensor, and a new keypad for the VFD.

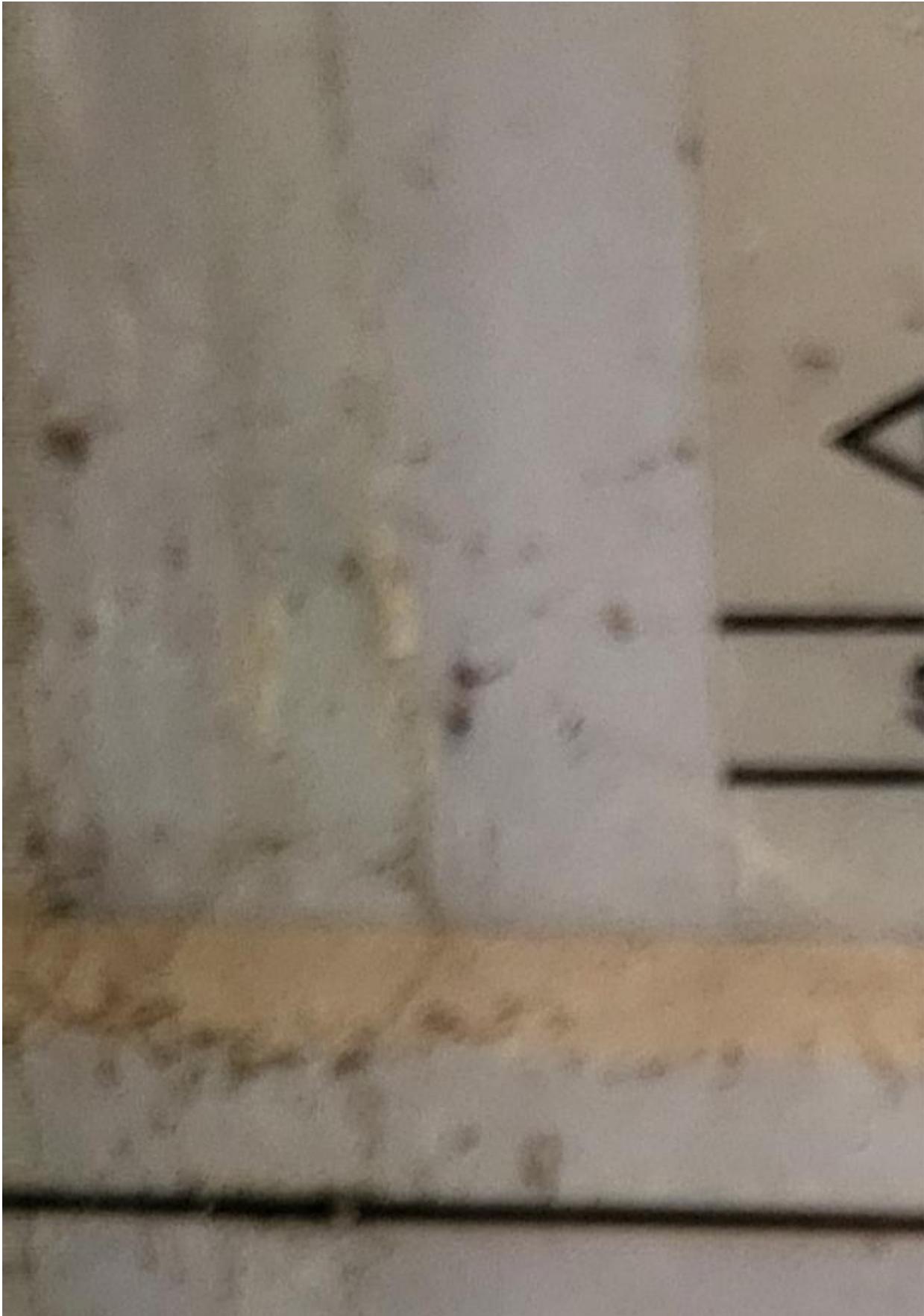


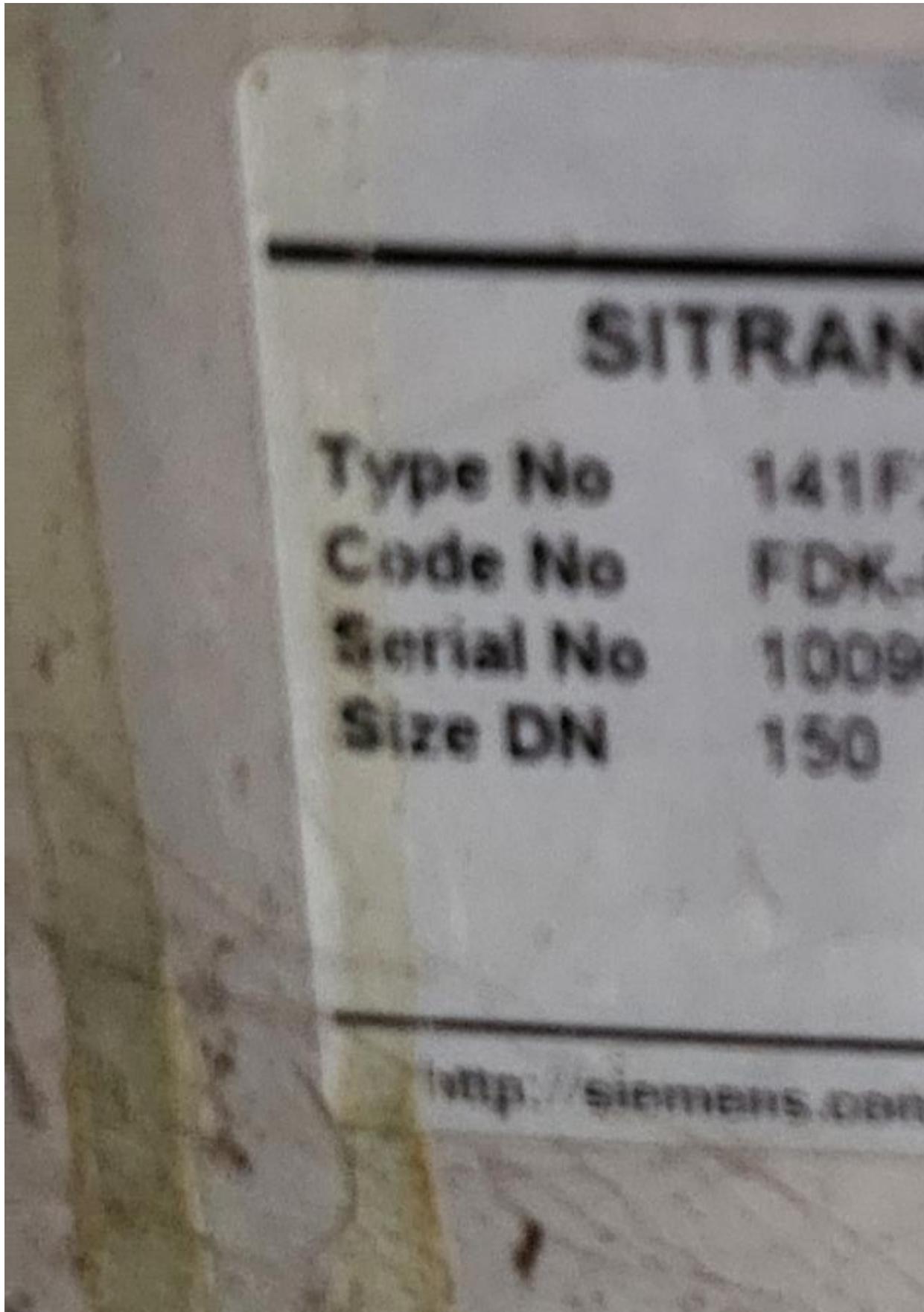
Modicon PLC is not outputting on the analog channel for the speed reference to the VFD.

The current PLC is outdated and no longer available. A Door Kit will need to be quoted to replace the existing PLC, HMI, relays, and circuit breakers in the control cabinet. The new door kit will also come with Watervision to allow you to view the pump station from anywhere from your cell phone.

The current Siemens Mag meter needs to be replaced with a 220b flow sensor and will be needed for the new door kit installation. The 220b flow sensor is accurate and a cheaper option than a mag meter. A new spool piece will have to be built to install the new 220b flow sensor. The existing meter will be removed for the installation of the new spool piece and 220b flow sensor.















The Keypad for the VFD is extremely hard to read. In the picture above the keypad is very black and at the right angle you can read some of the information on the keypad. A new keypad needs to be installed to be able to make any parameters changes that may need to be made and to also view any alarms that occur.

A pump station built in 2005 is now **20+ years old**, which puts its controls well past their expected service life. PLCs from that era typically suffer from several issues that make a retrofit not only beneficial, but necessary for

reliability, safety, and serviceability.

1. Obsolete Hardware

- Many PLC platforms from the early–mid 2000s are now **discontinued**.
- Replacement parts are **hard to find, expensive, or only available refurbished**.
- If the CPU, I/O modules, or communication cards fail, the entire station could be **down for days** waiting for parts—if parts can even be sourced.

2. Outdated Software & Communication Standards

- Older PLCs often use legacy programming software and communication protocols that are **no longer supported** or only run on old operating systems.
- Modern SCADA systems, radios, and monitoring tools frequently **cannot integrate** with these old processors without workarounds.
- Cybersecurity features didn't really exist in 2005-era controllers.

3. Increased Risk of Failure

- Electronics degrade with age due to heat, vibration, and corrosion—especially at pump stations.
- PLCs often experience:
 - Memory failures
 - Intermittent I/O faults
 - Power supply instability

4. Limited Diagnostics & Poor Remote Capability

- 2005 systems often only provide basic alarm outputs.
- Modern PLCs provide:
 - Detailed fault diagnostics
 - Real-time remote monitoring
 - Better data logging for troubleshooting
- Upgrading dramatically improves **response time and situational awareness** for operators and service techs.

We recommend performing a PLC retrofit on the 2005 pump station to restore long-term reliability, improve operational safety, and ensure full parts and software support going forward. The existing controller platform is now outdated and increasingly difficult to service, with replacement components either unavailable or only obtainable as costly refurbished units. Upgrading to a modern PLC will provide enhanced diagnostics, improved remote monitoring capability, and compatibility with current SCADA and communication standards. This retrofit will reduce the risk of unplanned downtime, streamline troubleshooting, and position the station for future equipment additions or control enhancements. Our proposed upgrade delivers a stable, supportable, and efficient

control system designed to meet today’s operational demands and industry expectations.

SCOPE OF WORK:

Instal a new retro door kit to include

68C Retrofit Kit Retrofit steel DOOR KIT PANEL assembly for mounting on the outside of an existing motor control enclosure.

Dimensions are: 58” H x 14” W x 7” D.

Panel is designed to operate up to 5 main pumps and 1 pressure sustain.

For VFD control systems only, unless it is designated as 68CE in which case it can be used with VFD and/or motor starter with EBV

regulation control systems.

Mounted on the back panel will be a MODICOM PLC, power supply, analog circuit surge protection, relays, breakers and terminal blocks.

A color Touchscreen, three position HOA, and E-STOP switches will be included.

This control package is capable of interfacing with ancillary equipment such as a VFD, Filter or Wye Strainer Flush, Auto Inlet Strainer

Flush,

Wet Well Level Transducer, HC Pump Temp Sensor, High/Low PSI Alarm, VFD Speed Selection, VFD Faults, injector systems and

Watervision Remote Monitoring Software. If the equipment interface or feature is not specifically called out in this proposal

Pump Station Repair

Pump/Well Repair

Pump/Well Repair Price: \$68,486.42

Subtotal \$68,486.42

Estimated Tax \$0.00

Total \$68,486.42

Terms & Conditions

The quoted price assumes that all components are in proper working order. If any items are found to be weak or defective, additional

charges for repair or replacement will apply.

Applicable taxes, processing fees, tariffs, and freight costs are not included and will be invoiced upon completion.

Quotes exceeding \$10,000 require a 50% deposit for approval.

Invoices paid by credit card are subject to a 2.8% convenience fee, unless otherwise agreed upon in advance.

Provided lead times are estimates based on manufacturer availability and are subject to change without notice.

Damage caused by lightning, electrical storms, severe weather, or other uncontrollable circumstances is likewise excluded from liability.

This quote is valid for 15 days from the date of issue.

By Mark Ballenger II
Mark A Ballenger II

Date 3/29/2026
Ballenger Landcare Inc

By _____

Date _____
Connerton West CDD



Proposal #953

Date: 3/29/2026

Customer:
Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:
Connerton West CDD
Land O' Lakes, FL

Fountain Entrance Refresh

Fountain entrance includes median annual flower bed both sides of roadway and around the fountain

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$14,174.36

Subtotal	\$14,174.36
Estimated Tax	\$0.00
Total	\$14,174.36

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #954

Date: 3/29/2026

Customer:

Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Connerton West CDD

Land O' Lakes, FL

Magnolia Park Entrance Refresh

Magnolia Park entrance includes median annual flower bed and plant replacement

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$5,387.57

Subtotal	\$5,387.57
Estimated Tax	\$0.00
Total	\$5,387.57

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #955

Date: 3/29/2026

Customer:

Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Connerton West CDD

Land O' Lakes, FL

Portola Gardens Entrance & Roundabout Refresh

Portola Gardens entrance and roundabout includes median annual flower bed and plant replacement

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$12,006.30

Subtotal	\$12,006.30
Estimated Tax	\$0.00
Total	\$12,006.30

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #956

Date: 3/29/2026

Customer:

Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Connerton West CDD

Land O' Lakes, FL

Arbors North Entrance & Park Refresh

Arbors North entrance and park includes median annual flower bed and plant replacement

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$12,126.21

Subtotal	\$12,126.21
Estimated Tax	\$0.00
Total	\$12,126.21

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #957

Date: 3/29/2026

Customer:

Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Connerton West CDD

Land O' Lakes, FL

Arbors South Entrance Refresh

Arbors South entrance includes median annual flower bed and plant replacement

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$10,555.37

Subtotal	\$10,555.37
Estimated Tax	\$0.00
Total	\$10,555.37

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #958

Date: 3/29/2026

Customer:
Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:
Connerton West CDD
Land O' Lakes, FL

Jasmine Abbey Entrance Refresh

Jasmine Abbey entrance includes redesign of right side of entrance with new sod area, trees and plants. Add up to 7 spray heads from existing zone to cover new sod area and replace 3500 feet of existing drip with new also adding tree bubblers off the drip line to support new trees being installed

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$9,353.72

Subtotal	\$9,353.72
Estimated Tax	\$0.00
Total	\$9,353.72

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #959

Date: 3/29/2026

Customer:

Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Connerton West CDD

Land O' Lakes, FL

PPP & Blue Mist Roundabout Refresh

PPP & Blue Mist roundabout includes median plant and grasses replacement area

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$9,027.23

Subtotal	\$9,027.23
Estimated Tax	\$0.00
Total	\$9,027.23

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD



Proposal #960

Date: 3/29/2026

Customer:
Connerton West CDD
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:
Connerton West CDD
Land O' Lakes, FL

Clubhouse Roundabout Refresh

Clubhouse roundabout on Connerton Blvd includes median plant and grasses replacement area

Irrigation Repair for Plant & Flower Refresh

Irrigation Repair

Irrigation Repair Price: \$9,027.23

Subtotal	\$9,027.23
Estimated Tax	\$0.00
Total	\$9,027.23

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 3/29/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD

Tab 7

Nicholas Bowen

Cddpropertycare@gmail.com

Maintenance Report

2026

Normal Operations = N/O

Doing what is expected on a day-to-day bases (normally) Sat thru Wed to maintain the property with the goal of not having to be asked because it's already done

Shipping Container / Conex = Shop

This is where all supplies are kept for all sorts of issues that arise. Also, all paperwork, emails, reports, research, etc. are taken care of as well as the breaking down and loading up daily

Big Country = BC

This is the Orange Kubota RTV driven to assist me in maintaining the property

Mar 7

- **Shop – new cycle**
- **Break down and clean up from weekend work**
- **Some organizing**
- **N/O**
- **Had a guy do a super slow lay down fall and then tried to blame me which was absolutely ridiculous and after taking the pic he knew it held no water (email + pic sent) - subject = fraudulent person**

Mar 8

- Checked on lights
- Shop + when i got here i noticed someone dumped a big pile of carpet right here in the front
- Put a new eyewash station in (just a piece of plastic that mounts to the wall and holds 2 bottles)
- Changed out the last of timers which was in Jasmine finishing the entire digital timer change out on campus
- Went through changing all timers to accommodate day light savings time
- N/O
- Forgot to change PPP timer so ran over there in my truck before leaving but also ran into a bunch of tree crap in the road from someone losing part of their load in the Arbors so stopped and picked all that up and threw it in the truck

Mar 9

- **Checked on the lights. Everything was on, now just need to make sure it all goes off**
- **Shop – working on the best way to deal with the carpet. Which way is more cost-effective. Me taking it somewhere or someone coming to get it, but it can't stay there**
- **I loaded it up in the truck and took it to Pasco Facilities. It's a super easy drive and only 17 mins away and they let me dump this one for free**
- **Changed out 2 busted boards on the big boardwalk**
- **N/O**

Mar 10

- **Checked on lights all is still good**
- **Going to get BC and cans all juiced up before it goes any higher**
- **N/O**
- **Got with Clubhouse to send a blast email to let everyone know of the playgrounds being done Thurs**
- **Replaced 2 side by side full lids**

Mar 11

- **Off / on call - (PTO)**

Mar 12

- Off / on call

Mar 13

- Off / on call

Mar 14

- Drove thru checking on things, (lights and broken swing)
- Got the truck all juiced up
- Shop
- N/O
- Took down broken swing / replacements ordered
- Got another can liner fab-d up and installed
- Marked three areas of concern for irrigation

Mar 15

- Shop
- New printer finally came in from a long wait, so I was waiting to unplug everything to move things around to get the backup power station out from under all the water (it wasn't my brightest moment when I first put it in)
- Installed and got the printer up and running I also had start up issues with it but was probably me with my ignorance on tech stuff
- I kept getting a whiff of death so I had to hunt that down and get that taken care of. (Who would have thought a lizard could smell so bad)
- N/O

Mar 16

- Lowes first thing to get 4x4's and aluminum angles for Arbors lighting and while there went ahead and got a few of the little things i was running low on and or needed for property repairs
- Shop
- Tried first on the inner-web to tell electric about pole light on round-about #2 but was asking to many questions I didn't have answers to so called them and that worked (so much easier and faster)
- N/O
- **NOW THAT'S WHAT I'M TALKING ABOUT** on my way back in route that light pole was fixed

Mar 17

- **Drive thru - seems as though all has held up well to the rain and wind lately and this includes the banners that have been completed. They're still nice and tight**
- **Shop**
- **Fab up can liners for install today**
- **N/O**
- **Cleaned up the dumpster area. It was full by Sun, so I had to throw a bunch of crap on the ground as well as others doing the same and you know they weren't coming back**
- **Fixed a blowout (fence) in the back of Willow next to PPP**
- **All new liners I can do right now are in**

Mar 18

- **Shop**
- **Threw away a bunch of stuff that's just been sitting here since Stan, that i kept until i knew how the wheels would turn and there's more to go. I do not like hoarding crap that'd not going to be used or just old**
- **N/O**
- **Changed out a bad bulb on a post light in Arbors-2**

Mar 19

- **Off / on call**
- **Banner work round-about #4 (almost every post had to be flipped and redrilled which saves us from having to buy new)**

Mar 20

- **Off / on call**
- **Banner work round- about #2 - (all round-abouts are done except for #3 which can't be done until either Will gives stuff back and or buy new ones)**

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 4, 2026 at 4:00 pm
- **Budget Workshop:** April 27, 2026 at 4:00 pm
- **2024 Voter Registration: 3,110**
- **Total Community: 1,949.25**
- **Next Election (Seats):** Term 11/22 – 11/26 (Chris Kawalec-Seat 3); Term 11/22-11/26 (Roger Smith-Seat 4); & Term 11/22 – 11/26 (Daniel Novak-Seat 5)

District
Manager's
Report

April 6

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash & Investment Balance:	\$1,593,338
Reserve Fund Cash & Investment Balance:	\$692,574
Debt Service Fund & Investment Balance:	<u>\$2,098,741</u>
Total Cash and Investment Balances:	\$4,384,653
General Fund Expense Variance: \$-5,259	Over Budget



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,590,521	689,036	88,487	0	2,368,044	0	0
Investments	2,817	3,538	2,010,254	78,406	2,095,014	0	0
Accounts Receivable	125,462	0	49,981	0	175,444	0	0
Prepaid Expenses	1,524	0	0	0	1,523	0	0
Refundable Deposits	25,965	0	0	0	25,966	0	0
Fixed Assets	0	0	0	0	0	47,164,153	0
Amount Available in Debt Service	0	0	0	0	0	0	2,148,722
Amount To Be Provided Debt Service	0	0	0	0	0	0	11,201,278
Total Assets	1,746,289	692,574	2,148,722	78,406	4,665,991	47,164,153	13,350,000
Liabilities							
Accounts Payable	202,740	0	0	0	202,740	0	0
Accrued Expenses	21,114	0	0	0	21,114	0	0
Due To Other	200	0	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,350,000
Deposits Payable	500	0	0	0	500	0	0
Total Liabilities	224,554	0	0	0	224,554	0	13,350,000
Fund Equity & Other Credits							
Beginning Fund Balance	354,991	642,440	1,104,494	77,246	2,179,171	0	0
Investment In General Fixed Assets	0	0	0	0	0	47,164,153	0
Net Change in Fund Balance	1,166,745	50,134	1,044,228	1,160	2,262,266	0	0
Total Fund Equity & Other Credits	1,521,736	692,574	2,148,722	78,406	4,441,437	47,164,153	0
Total Liabilities & Fund Equity	1,746,289	692,574	2,148,722	78,406	4,665,991	47,164,153	13,350,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,967	6,967
Special Assessments				
Off Roll	97,261	97,261	97,262	1
Tax Roll	1,950,486	1,950,486	1,961,017	10,531
Total Revenues	<u>2,047,747</u>	<u>2,047,747</u>	<u>2,065,246</u>	<u>17,499</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	5,417	5,000	417
Total Legislative	<u>13,000</u>	<u>5,417</u>	<u>5,000</u>	<u>417</u>
Financial & Administrative				
Accounting Services	22,440	9,350	9,350	0
Administrative Services	5,916	2,465	2,596	(131)
Arbitrage Rebate Calculation	2,500	500	500	0
Assessment Roll	5,355	5,355	5,355	0
Auditing Services	4,475	0	0	0
Disclosure Report	8,000	3,333	3,333	0
District Engineer	50,000	20,833	53,136	(32,302)
District Management	36,429	15,179	15,178	0
Dues, Licenses & Fees	500	293	206	88
Financial & Revenue Collections	5,355	2,232	2,231	0
Legal Advertising	2,500	1,041	396	645
Miscellaneous Mailings	2,560	1,067	0	1,067
Public Officials Liability Insurance	4,500	4,500	3,826	674
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	16,000	6,400	10,703	(4,303)
Website Hosting, Maintenance, Backup & E	3,938	1,641	1,769	(128)
Total Financial & Administrative	<u>170,618</u>	<u>74,189</u>	<u>108,579</u>	<u>(34,390)</u>
Legal Counsel				
District Counsel	57,000	23,750	31,161	(7,412)
Total Legal Counsel	<u>57,000</u>	<u>23,750</u>	<u>31,161</u>	<u>(7,412)</u>
Law Enforcement				
Off Duty Deputy	21,600	9,000	6,060	2,940
Total Law Enforcement	<u>21,600</u>	<u>9,000</u>	<u>6,060</u>	<u>2,940</u>
Electric Utility Services				
Utility - Street Lights-Collector Roads	82,615	34,423	31,023	3,400
Utility - Street Lights-Neighborhood Roa	212,440	88,516	79,773	8,744
Utility Services	43,800	18,250	20,660	(2,410)
Total Electric Utility Services	<u>338,855</u>	<u>141,189</u>	<u>131,456</u>	<u>9,734</u>
Water-Sewer Combination Services				
Utility Services	10,500	4,375	1,261	3,114
Total Water-Sewer Combination Services	<u>10,500</u>	<u>4,375</u>	<u>1,261</u>	<u>3,114</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 02/28/2026 YTD Budget	Year To Date 02/28/2026 YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	61,368	25,570	25,570	0
Mitigation Area Monitoring & Maintenance	46,000	19,167	23,200	(4,033)
Stormwater Assessments	100	42	95	(54)
Stormwater System Maintenance	15,000	12,500	12,475	25
Water Quality Monitoring & Testing	2,500	1,041	0	1,042
Wetland Monitoring & Maintenance	4,000	1,667	4,920	(3,253)
Total Stormwater Control	128,968	59,987	66,260	(6,273)
Other Physical Environment				
Conservation Cutbacks	7,500	3,125	0	3,125
Entry & Walls Maintenance & Repair	10,000	4,167	0	4,167
General Liability Insurance	5,000	5,000	4,523	477
Holiday Decorations	10,000	10,000	10,000	0
Irrigation Filters	2,000	833	0	833
Irrigation Maintenance	131,250	54,688	28,227	26,460
Irrigation Repair	62,000	35,833	71,313	(35,479)
Landscape - Annuals/Flowers	52,000	21,667	13,720	7,947
Landscape - Mulch	65,000	27,083	17,980	9,103
Landscape Inspection Services	14,625	6,094	5,000	1,094
Landscape Maintenance	650,000	270,833	276,810	(5,977)
Landscape Replacement Plants, Shrubs, Tr	22,400	9,333	18,864	(9,531)
Property Insurance	15,000	15,000	11,414	3,586
Street Light Deposit Bond	7,500	5,125	6,211	(1,086)
Total Other Physical Environment	1,054,275	468,781	464,062	4,719
Road & Street Facilities				
Pressure Washing Sidewalks	35,000	14,584	0	14,583
Roadway Repair & Maintenance	10,000	4,166	0	4,167
Sidewalk Maintenance & Repair	15,000	6,250	0	6,250
Street Light/Decorative Light Maintenance	1,500	625	0	625
Street Sign Repair & Replacement	5,000	2,084	0	2,083
Total Road & Street Facilities	66,500	27,709	0	27,708
Parks & Recreation				
Fountain Repairs	500	208	0	209
Fountain Service Repair & Maintenance	5,330	2,221	410	1,811
Independent Contractor Services	3,900	1,625	0	1,625
Management Contract	108,601	45,250	57,383	(12,133)
Miscellaneous Expense	2,000	2,000	9,089	(7,089)
Pedestrian Bridge/Boardwalk Maintenance	5,000	2,083	107	1,976
Playground Equipment & Maintenance	7,500	3,125	0	3,125
Playground Mulch	7,500	3,125	0	3,125
Vehicle Maintenance	6,500	2,709	650	2,059
Wildlife Management Services	9,600	4,000	4,000	0
Total Parks & Recreation	156,431	66,346	71,639	(5,292)
Contingency				

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Miscellaneous Contingency	30,000	12,500	13,023	(524)
Total Contingency	30,000	12,500	13,023	(524)
Total Expenditures	<u>2,047,747</u>	<u>893,243</u>	<u>898,501</u>	<u>(5,259)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1,154,504</u>	<u>1,166,745</u>	<u>12,240</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>354,991</u>	<u>354,992</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,154,504</u>	<u>1,521,736</u>	<u>367,232</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	134	134
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	<u>50,000</u>	<u>50,000</u>	<u>50,134</u>	<u>134</u>
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Total Expenditures	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>50,134</u>	<u>50,134</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>642,440</u>	<u>642,440</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>692,574</u>	<u>692,574</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,122	7,122
Special Assessments				
Tax Roll	627,010	627,010	630,311	3,301
Total Revenues	<u>627,010</u>	<u>627,010</u>	<u>637,433</u>	<u>10,423</u>
Expenditures				
Debt Service				
Interest	267,010	267,010	99,073	167,937
Principal	360,000	360,000	0	360,000
Total Debt Service	<u>627,010</u>	<u>627,010</u>	<u>99,073</u>	<u>527,937</u>
Total Expenditures	<u>627,010</u>	<u>627,010</u>	<u>99,073</u>	<u>527,937</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>538,360</u>	<u>538,360</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>443,633</u>	<u>443,633</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>981,993</u>	<u>981,993</u>

415 Debt Service Fund S06A-2\S18-1 **Gannerton West Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,952	8,952
Special Assessments				
Off Roll	17,382	17,382	17,381	0
Tax Roll	547,532	547,532	550,415	2,882
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>576,748</u>	<u>11,834</u>
Expenditures				
Debt Service				
Interest	344,914	344,914	169,047	175,867
Principal	220,000	220,000	0	220,000
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>169,047</u>	<u>395,867</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>169,047</u>	<u>395,867</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>407,701</u>	<u>407,701</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>620,323</u>	<u>620,323</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,028,024</u>	<u>1,028,024</u>

415 Debt Service Fund S2015/S2025 **Gannerton West Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	608	608
Special Assessments				
Tax Roll	134,159	134,159	134,865	706
Total Revenues	<u>134,159</u>	<u>134,159</u>	<u>135,473</u>	<u>1,314</u>
Expenditures				
Debt Service				
Interest	76,159	76,159	37,306	38,853
Principal	58,000	58,000	0	58,000
Total Debt Service	<u>134,159</u>	<u>134,159</u>	<u>37,306</u>	<u>96,853</u>
Total Expenditures	<u>134,159</u>	<u>134,159</u>	<u>37,306</u>	<u>96,853</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>98,167</u>	<u>98,167</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>40,538</u>	<u>40,538</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>138,705</u>	<u>138,705</u>

See Notes to Unaudited Financial Statements

415 Capital Projects Fund S2018A **Connerton West Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,151	1,151
Total Revenues	<u>0</u>	<u>0</u>	<u>1,151</u>	<u>1,151</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>1,151</u>	<u>1,151</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>76,647</u>	<u>76,647</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>77,798</u>	<u>77,798</u>

See Notes to Unaudited Financial Statements

415 Capital Projects Fund S06A-2018-1 **Gannerton West Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	9	9
Total Revenues	<u>0</u>	<u>0</u>	<u>9</u>	<u>9</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>9</u>	<u>9</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>598</u>	<u>598</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>607</u>	<u>607</u>

See Notes to Unaudited Financial Statements

**Connerton West CDD
Investment Summary
February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2026</u>
Valley National Bank	Governmental Checking/ICS	\$ 2,817
	Total General Fund Investments	\$ 2,817
Valley National Bank	Governmental Checking/ICS	\$ 3,538
	Total Reserve Fund Investments	\$ 3,538
US Bank Series 2006A Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 233,956
US Bank Series 2006A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	44,931
US Bank Series 2006A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	76,486
US Bank Series 2018-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	450,169
US Bank Series 2018-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	151,912
US Bank Series 2018A-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	721,647
US Bank Series 2018A-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	123,153
US Bank Series 2018A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	65,994
US Bank Series 2018A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	8,209
US Bank Series 2018A-1 Excess Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	7,059
US Bank Series 2025 Revenue	US Bank Money Market GCTS 0490	125,957
US Bank Series 2025 Interest	US Bank Money Market GCTS 0490	781
	Total Debt Service Fund Investments	\$ 2,010,254
US Bank Series 2018-1 Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 607
US Bank Series 2018A Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	77,799
	Total Capital Projects Fund Investments	\$ 78,406

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Connerton West Community Development District
Summary A/R Ledger
From 02/01/2026 to 02/28/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
415, 2480						
415-001	415 General Fund	Lennar Homes LLC	AR00002449	12109	10/01/2024	20,357.80
415-001	415 General Fund	Lennar Homes LLC	AR00003010	12109	10/01/2025	24,315.34
415-001	415 General Fund	Lennar Homes LLC	AR00003011	12109	10/01/2025	24,315.34
415-001	415 General Fund	Pasco County Tax Collector	AR00002915	12110	10/01/2025	56,474.04
Sum for 415, 2480						125,462.52
415, 2482						
415-200	415 Debt Service Fund S2018A	Pasco County Tax Collector	AR00002915	12110	10/01/2025	17,700.59
Sum for 415, 2482						17,700.59
415, 2483						
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00002449	12109	10/01/2024	4,345.41
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00003010	12109	10/01/2025	4,345.42
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00003011	12109	10/01/2025	4,345.42
415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00002915	12110	10/01/2025	15,456.94
Sum for 415, 2483						28,493.19
415, 2485						
415-203	415 Debt Service Fund S2015/S2025	Pasco County Tax Collector	AR00002915	12110	10/01/2025	3,787.32
Sum for 415, 2485						3,787.32
Sum for 415						175,443.62
Sum Total						175,443.62

See Notes to Unaudited Financial Statements

**Connerton West Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480					
415 General Fund	02/01/2026	Aquatic Weed Control, Inc.	1135999	Lake & Pond Management Services 02/26	5,114.00
415 General Fund	02/01/2026	Ballenger Landcare, LLC	689	Irrigation Repair 02/26	776.79
415 General Fund	02/01/2026	Kilinski Van Wyk, PLLC	14154	Legal Services 01/26	4,653.50
415 General Fund	02/01/2026	Pasco County Utilities	24093501	Water Services 02/26	6.06
415 General Fund	02/01/2026	Pasco County Utilities	24094241	Water Services 02/26	80.80
415 General Fund	02/01/2026	Pasco County Utilities	24092743	Water Services 02/26	6.06
415 General Fund	02/01/2026	Pasco County Utilities	24089117	Water Services 02/26	36.25
415 General Fund	02/01/2026	Pasco County Utilities	24092663	Water Services 02/26	22.37
415 General Fund	02/01/2026	Pasco County Utilities	24093359	Water Services 01/26	16.36
415 General Fund	02/01/2026	Pasco County Utilities	24093357	Water Services 02/26	10.10
415 General Fund	02/01/2026	Pasco County Utilities	24093360	Water Services 02/26	9.09
415 General Fund	02/01/2026	Pasco County Utilities	24095150	Water Services 02/26	6.37
415 General Fund	02/01/2026	Pasco County Utilities	24094236	Water Services 02/26	10.10
415 General Fund	02/01/2026	Pasco Sheriffs Office	I-20262-12535	Deputy Services 02/26	1,200.00
415 General Fund	02/01/2026	Rizzetta & Company, Inc.	INV0000107573	Cell Phone, Auto Mileage & Travel 02/26	145.20
415 General Fund	02/01/2026	Rizzetta & Company, Inc.	INV0000107410	Personnel Reimbursement 02/26	4,592.43
415 General Fund	02/01/2026	Stantec Consulting Services, Inc.	2524923	Engineering Services 01/26	20,098.90
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2004537-030526	Electric Services 02/26	40.16
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474881-030526	Electric Services 02/26	47.03
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246024-030526	Electric Services 02/26	45.85
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246033-030526	Electric Services 02/26	43.81
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2101307-030526	Electric Services 02/26	45.12
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474886-030526	Electric Services 02/26	6,745.76
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474882-030526	Electric Services 02/26	71.93
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2004544-030526	Electric Services 02/26	43.00
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2101312-030526	Electric Services 02/26	40.16
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474889-030526	Electric Services 02/26	46.49
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474888-030526	Electric Services 02/26	44.91
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474883-030526	Electric Services 02/26	376.83
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246020-030526	Electric Services 02/26	43.93
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474892-030526	Electric Services 02/26	462.52

**Connerton West Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2004533-030526	Electric Services 02/26	43.33
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474880-030526	Electric Services 02/26	47.75
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2087686-030526	Electric Services 02/26	44.81
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2353522-030526	Electric Services 02/26	43.35
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474893-030526	Electric Services 02/26	41.54
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474879-030526	Electric Services 02/26	40.16
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2087689-030526	Electric Services 02/26	45.01
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474885-030526	Electric Services 02/26	2,197.88
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474894-030526	Electric Services 02/26	60.95
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246022-030526	Electric Services 02/26	44.85
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474896-030526	Electric Services 02/26	41.43
415 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474886-030526	Electric Services 02/26	17,346.27
415 General Fund	02/01/2026	Yellowstone Landscape	1081933	Landscape Maintenance 01/26	53,807.17
415 General Fund	02/01/2026	Yellowstone Landscape	1107572	Landscape Maintenance 02/26	53,807.17
415 General Fund	02/01/2026	Yellowstone Landscape	1107525	Landscape Mulch 02/26	17,980.00
415 General Fund	02/01/2026	Yellowstone Landscape	1113365	Landscape Replacement 02/26	1,576.00
415 General Fund	02/01/2026	Yellowstone Landscape	1113366	Landscape Replacement 02/26	3,840.00
415 General Fund	02/01/2026	Yellowstone Landscape	1113364	Landscape Replacement 02/26	6,850.00
Sum for 415, 2480					202,739.55
Sum for 415					202,739.55
Sum Total					202,739.55

Connerton West Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund - Payment for Invoice AR00002915 in the amount of \$6,674.85 was received in March 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00002915 in the amount of \$2,092.09 was received in March 2026.
7. Debt Service Fund 201 – Payment for Invoice AR00002915 in the amount of \$1,826.91 was received in March 2026.
8. Debt Service Fund 203 – Payment for Invoice AR00002915 in the amount of \$447.64 was received in March 2026.

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 the 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.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, March 2, 2026, at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice Chairman
Roger Smith	Board Supervisor, Assistant Secretary
John Ngerem	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also, present were:

Daryl Adams	District Manager, Rizzetta
John Toberg	Landscape Specialist Manager, Rizzetta
Aimee Brodeen	Landscape Specialist, Rizzetta
Alex Solano	Representative, Aquatic Weed Control
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Meredith Hammock	District Counsel, Kilinski/Van Wyk (Via Conference call)
Megan Birnholz-Couture	District Counsel, Kilinski/Van Wyk (Via conference call)
Greg Woodcock	District Engineer, Stantec
Carlos Garcia	Acct. Mgr. Yellowstone
Robb Tetrauslt	Vice President, Yellowstone
Mark Ballenger	Owner, Ballenger Irrigation
Nicholas Bowen	Maintenance Manager, Rizzetta
Dylan Campbell	Field Services

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting at 4:00 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forward.

THIRD ORDER OF BUSINESS

Staff Reports

A. Presentation of District Engineer Report

52 Mr. Woodcock reviewed his report.
53 The Board asked Mr. Woodcock to investigate the erosion.

On a motion from Mr. Kawalec, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors approved the Erosion Project, not to exceed \$13,125, with the Chair and District Engineer authorized to proceed with the lowest bid, for the Connerton West Community Development District.

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60 **B. Presentation of Police Reports**

61 The Board reviewed the report.

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63 **C. Aquatics Maintenance**

64 No report provided.

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66 **D. Landscaping Inspection Report**

67 **1. Presentation of Field Inspection Service Report**

68 Tabled until next month.

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70 **2. Presentation of Yellowstone's Landscape Response**

71 Tabled until next month.

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73 **3. Consideration of Yellowstone's Proposals**

74 Tabled until next month.

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76 **4. Update of Tree Trimming**

77 Tabled until next month.

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80 **E. Irrigation Report**

81 **1. Consideration of Meter Accuracy Test Proposal.**

82 Mr. Ballenger informed the Board that he will be more involved.

On a motion from Mr. Kawalec, and seconded by Mr. Novak, with all in favor, the Board of Supervisors approved the Ballenger Meter Accuracy Test Proposal for \$1,138.26, for the Connerton West Community Development District.

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89 **F. Presentation of Property Maintenance Report**

90 Mr. Bowen reviewed his report.

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92 **G. District Counsel**

93 District Counsel will work on the deed for the turnover. She informed the Board that a lawsuit has been filed and submitted to the insurance company.

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96 **H. District Manager**

97 **1. Presentation of District Manager Report & Contract Log**

98 Mr. Adams presented the District Manager report, monthly financials, and the contract log.
99 He reminded the Board that the next meeting was scheduled for April 6, 2026, at 4:00 p.m.

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101 **2. Presentation of the 4th Quarterly Website Audit**

102 Mr. Adams reviewed the website audit.

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FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of 2026-2027 Budget

The Board discussed the 2026-2027 budget.

B. Consideration of the Special Warranty Deed

On a motion from Mr. Kawalec, and seconded by Mr. Novak, with all in favor, the Board of Supervisors approved the Special Warranty Deed, for the Connerton West Community Development District.

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C. Landscaping RFP

1. Ranking of Proposals (Under Separate Cover)

The Board reviewed the Landscaping RFP presentations. Each vendor spoke for five minutes and afterwards the Board held a Q & A. Here is the final scoring for the landscaping RFP for Connerton West CDD.

- 1. Fieldstone-444
- 2. Juniper-410.45
- 3. Redtree-385.80
- 4. Yellowstone-337.25
- 5. United Land Services-322.85

D. Consideration of Resolution 2026-08 - Awarding Landscape

On a motion from Mr. Smith, and seconded by Mr. Novak, with all in favor, the Board of Supervisors approved termination of the Yellowstone contract, effective April 30, 2026, with Fieldstone Landscape to begin landscaping services May 1, 2026 with District Counsel drafting the agreement, for the Connerton West Community Development District.

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FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 3, 2026

Ms. Rinaldi provided several corrections via email.

On a motion from Mr. Ngerem, and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on February 3, 2026, as presented, for the Connerton West Community Development District.

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B. Consideration of Operation and Maintenance Expenditures for January 2026

On a motion from Mr. Novak, and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for January (\$191,976.07) for the Connerton West Community Development District.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

A resident requested that the grass be mowed on pond 37.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Novak, and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors adjourned the meeting at 7:04 p.m., for the Connerton West Community Development District.

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Assistant Secretary

Chairman / Vice-Chairman

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