

**DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**SEPTEMBER 8, 2025
MEETING**

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Meeting ID: 246 137 288 461 6

Passcode: H7TS6rU9



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Diamond Hill Community Development District

Board of Supervisors

Ferdinand Ramos, Chairman
 Michael Horner, Vice Chairman
 Linda Dunn, Assistant Secretary
 Srinivas Parsi, Assistant Secretary

Staff:

Samantha Zaroni, District Manager
 Cari Webster, District Counsel
 Jerry Whited, District Engineer

Meeting Agenda Monday, September 8, 2025 – 2:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments** – *Three- (3) Minute Time Limit*
- 3. Special Business Items**
 - A. Resignation of Ferdinand Ramos from position as Chair
 - B. Consideration of Application for Vacant SeatPage 3
 - C. Consideration of Resolution 2025-11 Re-designation of OfficersPage 5
- 4. Business Administration**
 - A. Consideration of Regular Meeting Minutes from August 11, 2025.....Page 6
 - B. Consideration of July 2025 Financial Statement & Check Register.....Page 10
- 5. Staff Reports**
 - A. Aquatics Inspection Report
 - i. Consideration of Premier Lakes Revised Contract Addendum for Lake Dye.....Page 61
 - B. Landscape
 - i. Field Inspection Report Page 64
 - ii. Consideration of Prominent View Moss Removal at Gem Luster Proposal #1120 Page 69
 - iii. Consideration of Prominent View Moss Removal at Both Entrances Proposal #1121 Page 71
 - iv. Consideration of Prominent View Fallen Tree Removal at Pond 30 & Pond 10 Proposal #1122Page 73
 - v. Consideration of Superior Spray Service Inc. Moss Spraying Proposal.....Page 75
 - vi. Consideration of Inframark Revised Field Inspection Services Proposal.....Page 77
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
- 6. Business Items**
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Monday, October 13, 2025, at 2:00 p.m.

JOHN McDONOUGH

863-944-1093 ♦ Valrico, FL 33594 ♦ TheMcDonoughs@aol.com ♦ www.linkedin.com/in/johnjmcdonough1

CORRUGATED PACKAGING OPERATIONS, LOGISTICS & PROCURMENT PROFFESIONAL

Transportation Consultant with Corrugated Packaging expertise leading 100+ plant logistics and outbound freight operations, lean processes, and transportation teams to develop best practices in launching leading edge solutions.

AREAS OF EXPERTISE

Freight Cost Reduction ♦ Packaging Contract Negotiation ♦ Shipping Rate Advisor ♦ Outbound Freight Efficiencies
Plant Safety Best Practices ♦ Manufacturing Excellence ♦ Cost Management ♦ Yield Waste Analysis Assessment
Shipping Supervisor Training ♦ Process Improvement ♦ Developed Specifications ♦ On-Time Customer Deliveries

SELECTED CAREER HIGHLIGHTS

- Transportation Shipping Advisory services helping companies to achieve best-in-class outcomes for on-time customer deliveries, customer responsiveness driving superior outbound freight efficiencies. Shipping dock, warehouse, CDL driver and apron safety performance enhancements for optimal results.
- Directing the responsibility for a DOT sanctioned private-fleet of trucking equipment and drivers, 50+ primary commercial carriers and ~750 longer-haul commercial carriers and managing 100% of the trucking and asset integration of acquisitions.
- Created and maintained company standards, specifications and programs for all non-commodity items such as printing plates, cutting dies, anilox rolls and corrugator rolls directing the annual purchase of ~\$80 million of these products with 50 selected/vetted vendors.
- Directed the Continued Improvement Process and Manufacturing Excellence creating a comprehensive plant-based Yield Assessment tool, several specialized Purchasing Programs and developed/provided formal Transportation Excellence Training and various TX Assessment tools.
- Background as a Facility General Manager for International Paper Company at a multiple-business facility with responsibility for 3 P&L's, 180+ employees and over \$25 million in sales during a time when many fortunes 500 companies had similar sales revenues for entire enterprises.
- Identifying opportunities where executive level transportation operations experience can serve almost any company shipping truckloads of products to their customers/distribution centers or to perform as a 'Freight Consultant - Shippers' Advocate' with focus on service/delivery and significant freight cost reductions.

PROFESSIONAL EXPERIENCE

PACKAGING CORPORATION OF AMERICA, LAKE FOREST IL

5/1999 – 10/2019

Division Operations Manager - Director of Transportation

Directed company-wide outbound customer freight shipments for 18,000+ customers with delivery over 30,000 locations (~850,000 deliveries annually) providing responsive customer service and packaging at the right time and place. Guiding management member on the Division Manufacturing Services Safety Team.

- Developed and implemented industry unique freight delivery strategy by understanding and implementing a model that impacted excellent on-time customer delivery of corrugated products within 150 miles from 100+ converting facilities providing dependable service to more distant points achieving industry-leading supply chain performance.
- Implemented strategies and initiatives achieving year-over-year optimal financial results for 20+ years when compared to industry freight data. Recently, the company reported a favorable impact of \$.02 share in the freight area, amounting to over \$8 million savings annually. Additional initiatives routinely achieved savings of \$6 to \$8 million dollars annually.

PACKAGING CORPORATION OF AMERICA, LAKE FOREST IL - CONT**DIVISION OPERATIONS MANAGER - DIRECTOR OF TRANSPORTATION**

- Constituted and appointed by the company as its true Lawful attorney (Power of Attorney) with full power and authority to do and perform 'all and every act and thing whatsoever requisite', executing over 1,150 contracts, vehicle registrations, titles and rate agreements with carriers and suppliers in the performance of duties.
- Developed a comprehensive series of assessment tools to properly analyze, review and provide guidance for shipping departments, created a weighted Leader Yield Analysis used extensively within the company's manufacturing operations, developed and introduced a One Box tracking system, introduced project management concepts and planning for capital spending, and created a Plant Balance Analysis used extensively as a direct and indirect manning guide based upon plant equipment, plant type, capacity and volume shipped.

EARLY CAREER**PACKAGING CORPORATION OF AMERICA, LAKE FOREST IL**

Manufacturing Operations Manager - Mid-Atlantic Area

PACKAGING CORPORATION OF AMERICA, LAKE FOREST IL

Division Manager of Capital and Equipment Procurement

INTERNATIONAL PAPER, MEMPHIS TN

Multiple Business General Manager – Raleigh NC

General Manager – Atlanta GA

Production Manager – Manager of Production Services – Philadelphia PA

U.S. NAVY - U.S. MARINE CORPS

Hospital Corpsman – Philadelphia PA

EDUCATION**MONTGOMERY COUNTY COLLEGE**

DEGREE – BUSINESS ADMINISTRATION

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Diamond Hill Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

	Chair
	Vice-Chair
Jennifer Goldyn	Secretary
Leah Popelka	Treasurer
Angel Montagna	Assistant Treasurer
Samantha Zanoni	Assistant Secretary
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of September 2025.

ATTEST:

**DIAMOND HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

MINUTES OF MEETING
DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT

The Diamond Hill Community Development District regular meeting of the Board of Supervisors was held on Monday, August 11, 2025, and called to order at 2:00 p.m. at Diamond Hill Community Center located at 2902 Copper Height Court, Valrico, Florida 33594.

Present and constituting a quorum were:

Ferdinand Ramos	Board Supervisor, Chair
Michael Honer	Board Supervisor, Vice Chair
Linda Dunn	Board Supervisor, Assistant Secretary
Srinivas Parsi	Board Supervisor, Assistant Secretary

Also present, either in person or via Zoom Video Communications were:

Samantha Zaroni	District Manager, Inframark
Jerry Whited	District Engineer, BDI
Jason Liggett	Field Services
Alex Kurth	Aquatics, Premier Lakes
Gumaro Constantino	Landscapers, Prominent View
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Zaroni called to order at 2:00 pm and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Public Hearing on Fiscal Year 2026 Budget

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to open public hearing for Fiscal Year 2026 Budget and Levying O&M Assessments, carried

Members of the Board and the audience were asked if there were any questions or comments regarding Fiscal Year 2026 Budget and Levying O&M Assessments.

August 11, 2025**Diamond Hill CDD**

There being none, a motion to close the public hearing was taken.

On MOTION by Ms. Dunn, seconded by Mr. Honer, with all in favor, motion to close public hearing for Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

i. Consideration of Resolution 2025-03; Adopting Fiscal Year 2026 Budget

On MOTION by Mr. Honer, seconded by Mrs. Dunn, with all in favor, motion to approve Resolution 2025-03; Adopting Fiscal Year 2026 Budget, carried.

B. Public Hearing on Levying O&M Assessment for Fiscal Year 2025-2026

i. Consideration of Resolution 2025-04; Levying O&M Assessment for Fiscal Year 2025-2026

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, motion to approve Resolution 2025-04; Levying O&M Assessments for Fiscal Year 2026, carried.

C. Consideration of Resolution 2025-05; Setting Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Ramos, seconded by Mr. Parsi, with all in favor, motion to approve Resolution 2025-05; Setting Fiscal Year 2026 Meeting Schedule, carried.

D. Consideration of Resolution 2025-06; Adopting Fiscal Year 2026 Goals and Objectives

On MOTION by Mr. Honer, seconded by Mr. Ramos, with all in favor, motion to approve Resolution 2025-06; Adopting Fiscal Year 2026 Goals and Objectives, carried.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from July 14, 2025

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, motion to approve Regular Meeting Minutes from July 14, 2025, carried.

B. Consideration of June 2025 Financials & Check Register

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, motion to approve June 2025 Financials & Check Register, carried.

Mr. Ramos requested going forward the minutes reflect if a Board member attended the meeting via teams.

August 11, 2025**Diamond Hill CDD****FIFTH ORDER OF BUSINESS****Staff Reports****A. Aquatics Report**

Mr. Kurth provided aquatics updates for the Board and presented a contract addendum to have lake dye added all the ponds holding water to prevent algae growth.

Discussion ensued between the Board and Mr. Kurth. The Board decided to table the proposal until the September meeting so Mr. Kurth can provide an itemized per pond revision.

B. Landscape

Mr. Constantino provided landscaping updates to the Board and advised the Board that Greenlife will be starting the pest control and fertilization treatments this month.

Presented Under Other Cover**Prominent View Proposal #1111 – Disposal Fee for Water Structure Location 1**

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, motion to approve Prominent View Proposal #1111 – Disposal Fee for Water Structure Location 1, carried.

Prominent View Proposal #1112 – Remove Rock Pile Across from 3015 Gem Luster Ct.

Proposal not approved by the Board. Mr. Ramos requested that Ms. Zanoni reach out to the HOA regarding illegal dumping on CDD property.

i. Field Inspection Report

Mr. Liggett presented his report to the Board. Discussion ensued regarding the moss in the trees. The Board requested additional proposals for moss removal and that information on a sulfate application be included in the additional proposals.

C. District Engineer

Mr. Whited provided updates regarding the importance of proposal #1111 being approved to have the intertwined roots removed from structure location 1 and the landscaping needs for pond 1600.

Mr. Constantino and Mr. Whited will be scheduling an in person meeting for a more in depth discussion to ensure proper communication and coordination on this project.

D. District Counsel

There being none, the next order of business followed.

August 11, 2025**Diamond Hill CDD****E. District Manager**

Ms. Zaroni provided updates on the pine tree removal and announced the next meeting scheduled for September 8, 2025, at 2:00 p.m.

Mr. Parsi advised he would not be able to attend the September meeting.

i. Review of 2nd Quarter Website Audit

The 2nd Quarter Website Audit was reviewed, and the Board had no questions.

SIXTH ORDER OF BUSINESS**Supervisor Request**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, meeting was adjourned at 3:12 pm.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DIAMOND HILL
Community Development District

Financial Report

July 31, 2025

(unaudited)

Prepared by



DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

July 31, 2025

DIAMOND HILLCommunity Development District

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DIAMOND HILL

Community Development District

Governmental Funds**Balance Sheet**
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 100,157	\$ -	\$ -	\$ 100,157
Due From Other Funds	-	67,640	-	67,640
Investments:				
Money Market Account	1,024,086	-	-	1,024,086
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	133,968	133,968
Prepaid Items	1,966	-	-	1,966
TOTAL ASSETS	\$ 1,126,209	\$ 67,640	\$ 154,738	\$ 1,348,587
<u>LIABILITIES</u>				
Accounts Payable	\$ 3,480	\$ -	\$ -	\$ 3,480
Accrued Expenses	80	-	-	80
Accrued Taxes Payable	383	-	-	383
Due To Other Funds	67,640	-	-	67,640
TOTAL LIABILITIES	71,583	-	-	71,583
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	1,966	-	-	1,966
Restricted for:				
Debt Service	-	-	154,738	154,738
Assigned to:				
Operating Reserves	57,527	-	-	57,527
Unassigned:	995,133	67,640	-	1,062,773
TOTAL FUND BALANCES	\$ 1,054,626	\$ 67,640	\$ 154,738	\$ 1,277,004
TOTAL LIABILITIES & FUND BALANCES	\$ 1,126,209	\$ 67,640	\$ 154,738	\$ 1,348,587

DIAMOND HILL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 25,000	\$ 20,833	\$ 45,586	\$ 24,753
Interest - Tax Collector	-	-	646	646
Special Assmnts- Tax Collector	213,655	213,655	193,656	(19,999)
Special Assmnts- Discounts	(8,546)	(8,546)	(7,187)	1,359
Other Miscellaneous Revenues	-	-	16	16
TOTAL REVENUES	230,109	225,942	232,717	6,775
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	7,000	5,000	6,400	(1,400)
FICA Taxes	536	383	383	-
ProfServ-Engineering	13,000	10,833	31,634	(20,801)
ProfServ-Legal Services	7,500	6,250	10,462	(4,212)
ProfServ-Mgmt Consulting	46,956	39,130	39,130	-
ProfServ-Trustee Fees	4,000	4,000	3,933	67
Auditing Services	3,500	3,500	3,275	225
Website Hosting/Email services	2,000	1,667	1,183	484
Public Officials Insurance	3,200	3,200	3,200	-
Legal Advertising	2,000	1,667	3,384	(1,717)
Misc-Assessment Collection Cost	4,273	4,273	3,729	544
Miscellaneous Expenses	2,000	1,667	2,410	(743)
Annual District Filing Fee	175	175	175	-
Total Administration	96,140	81,745	109,298	(27,553)
<u>Electric Utility Services</u>				
Utility Services	1,500	1,250	743	507
Total Electric Utility Services	1,500	1,250	743	507

DIAMOND HILL

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Stormwater Control</u>				
R&M-Stormwater System	4,000	3,333	-	3,333
R&M Lake & Pond Bank	3,500	2,917	13,100	(10,183)
Aquatic Maintenance	9,000	7,500	6,816	684
Aquatic Plant Replacement	1,000	833	-	833
Miscellaneous Expenses	9,100	7,583	1,200	6,383
Total Stormwater Control	26,600	22,166	21,116	1,050
<u>Other Physical Environment</u>				
Insurance - General Liability	3,342	3,342	3,342	-
Property Insurance	2,500	2,500	1,965	535
R&M-Irrigation	2,000	1,667	1,243	424
R&M-Well Maintenance	2,000	1,667	-	1,667
Landscape Maintenance	48,351	40,293	39,283	1,010
Landscape Replacement	7,000	5,833	159,822	(153,989)
Entry & Walls Maintenance	1,000	833	42,475	(41,642)
Holiday Decoration	1,500	1,500	-	1,500
Ornamental Lighting & Maint.	1,000	833	-	833
Miscellaneous Expenses	8,000	6,667	58,335	(51,668)
Total Other Physical Environment	76,693	65,135	306,465	(241,330)
<u>Contingency</u>				
Misc-Contingency	9,176	7,647	2,890	4,757
Total Contingency	9,176	7,647	2,890	4,757
<u>Reserves</u>				
Capital Reserve	20,000	20,000	-	20,000
Total Reserves	20,000	20,000	-	20,000
TOTAL EXPENDITURES & RESERVES	230,109	197,943	440,512	(242,569)
Excess (deficiency) of revenues				
Over (under) expenditures	-	27,999	(207,795)	(235,794)
Net change in fund balance	\$ -	\$ 27,999	\$ (207,795)	\$ (235,794)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,262,421	1,262,421	1,262,421	
FUND BALANCE, ENDING	\$ 1,262,421	\$ 1,290,420	\$ 1,054,626	

DIAMOND HILL

Community Development District

Reserve Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	20,000	20,000
Special Assmnts- Discounts	-	-	(742)	(742)
TOTAL REVENUES	-	-	19,258	19,258
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	-	385	(385)
Total Administration	-	-	385	(385)
TOTAL EXPENDITURES	-	-	385	(385)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	18,873	18,873
Net change in fund balance	\$ -	\$ -	\$ 18,873	\$ 18,873
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	48,767	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 67,640	

DIAMOND HILL

Community Development District

Series 2013 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 6,548	\$ 6,548
Special Assmnts- Tax Collector	220,961	220,961	220,962	1
Special Assmnts- Discounts	(8,838)	(8,838)	(8,200)	638
TOTAL REVENUES	212,123	212,123	219,310	7,187
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,419	4,419	4,255	164
Total Administration	4,419	4,419	4,255	164
<u>Debt Service</u>				
Principal Debt Retirement	150,000	150,000	150,000	-
Interest Expense	55,932	55,932	55,932	-
Total Debt Service	205,932	205,932	205,932	-
TOTAL EXPENDITURES	210,351	210,351	210,187	164
Excess (deficiency) of revenues Over (under) expenditures	1,772	1,772	9,123	7,351
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,772	-	-	-
TOTAL FINANCING SOURCES (USES)	1,772	-	-	-
Net change in fund balance	\$ 1,772	\$ 1,772	\$ 9,123	\$ 7,351
FUND BALANCE, BEGINNING (OCT 1, 2024)	145,166	145,166	145,166	
FUND BALANCE, ENDING	\$ 146,938	\$ 146,938	\$ 154,738	

DIAMOND HILL
Community Development District

Supporting Schedules

July 31, 2025

DIAMOND HILL

Community Development District

All Funds

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Reserve Assmnts	Debt Service Fund
Assessments Levied FY2025				\$ 434,616	\$ 193,655	\$ 20,000	\$ 220,961
Allocation %				100%	45%	5%	51%
11/06/24	\$ 4,639	\$ 251	\$ 95	\$ 4,984	\$ 2,221	\$ 229	\$ 2,534
11/14/24	\$ 6,441	\$ 274	\$ 131	\$ 6,846	\$ 3,050	\$ 315	\$ 3,480
11/21/24	\$ 5,617	\$ 239	\$ 115	\$ 5,971	\$ 2,660	\$ 275	\$ 3,035
11/25/24	\$ 7,865	\$ 334	\$ 161	\$ 8,360	\$ 3,725	\$ 385	\$ 4,250
12/05/24	\$ 213,547	\$ 9,068	\$ 4,358	\$ 226,974	\$ 101,134	\$ 10,445	\$ 115,395
12/16/24	\$ 72,297	\$ 3,064	\$ 1,475	\$ 76,837	\$ 34,237	\$ 3,536	\$ 39,064
01/06/25	\$ 65,662	\$ 2,773	\$ 1,340	\$ 69,775	\$ 31,090	\$ 3,211	\$ 35,474
02/06/25	\$ 10,212	\$ 326	\$ 208	\$ 10,746	\$ 4,788	\$ 495	\$ 5,464
03/10/25	\$ 4,627	\$ 56	\$ 94	\$ 4,777	\$ 2,129	\$ 220	\$ 2,429
04/07/25	\$ 8,656	\$ -	\$ 177	\$ 8,832	\$ 3,935	\$ 406	\$ 4,490
05/07/25	\$ 3,879	\$ (57)	\$ 79	\$ 3,901	\$ 1,738	\$ 179	\$ 1,983
06/17/25	\$ 6,678	\$ (198)	\$ 136	\$ 6,615	\$ 2,948	\$ 304	\$ 3,363
TOTAL	\$ 410,119	\$ 16,130	\$ 8,370	\$ 434,618	\$ 193,656	\$ 20,000	\$ 220,962
% COLLECTED				100%	100%	100%	100%

DIAMOND HILL

Community Development District

ALL FUNDS**Cash and Investment Report****July 31, 2025****General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Public Funds Checking	n/a	4.33%	\$ 100,157
Money Market Account	BankUnited	Business MMA	n/a	3.99%	\$ 1,024,086
GF Subtotal					\$ 1,124,243

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2013 Reserve Fund	US Bank	US Money Markets	05/01/33	4.20%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	4.20%	\$ 133,968
DS Subtotal					\$ 154,738
Total					\$ 1,278,981

Friday, August 29, 2025

Page 1
DLOPEZ

Statement Date 07/31/2025

G/L Account No. 101001 Balance	100,157.41	Statement Balance	100,160.86
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	100,160.86
Subtotal	100,157.41	Outstanding Checks	-3.45
Negative Adjustments	0.00		
		Ending Balance	100,157.41
Ending G/L Balance	100,157.41		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/22/2025	Payment	100107	INFRAMARK LLC	Inv: 154292			-3.45
Total Outstanding Checks							-3.45

Outstanding Deposits

Total Outstanding Deposits

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100100

001	07/03/25	INFRAMARK LLC	153019	July 2025- District Management	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
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Check Total \$3,913.00

CHECK # 100101

001	07/03/25	TAMPA BAY TIMES	42610-062925	June 2025- Advertising Meeting Ads	Legal Advertising	548002-51301	\$431.00
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Check Total \$431.00

CHECK # 100102

001	07/03/25	PREMIER LAKES INC	2501	July 2025- Lake Maintenance	R&M Lake & Pond Bank	546185-53908	\$850.00
-----	----------	-------------------	------	-----------------------------	----------------------	--------------	----------

Check Total \$850.00

CHECK # 100103

001	07/10/25	BRLETIC DVORAK INC	2016	June 2025- District Engineer	ProfServ-Engineering	531013-51501	\$2,520.00
-----	----------	--------------------	------	------------------------------	----------------------	--------------	------------

Check Total \$2,520.00

CHECK # 100104

001	07/14/25	TAMPA BAY TIMES	43543-070925	July 2025- Budget Assessments	Legal Advertising	548002-51301	\$1,312.00
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Check Total \$1,312.00

CHECK # 100105

001	07/14/25	STRALEY ROBIN VERICKER	26778	June 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$2,624.50
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Check Total \$2,624.50

CHECK # 100106

001	07/22/25	ALMONTE ELECTRICAL SOLUTIONS LLC	3041	July 2025- Accent Light 60% Deposit	July 2025- Accent Light 60% Deposit	546992-53908	\$9,375.66
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Check Total \$9,375.66

CHECK # 100107

001	07/22/25	INFRAMARK LLC	154292	June 2025- Postage	Miscellaneous Expenses	549999-51301	\$3.45
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Check Total \$3.45

CHECK # 100108

001	07/22/25	TAMPA BAY TIMES	43534-071625	July 2025- Legal Advertising	Legal Advertising	548002-51301	\$359.00
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Check Total \$359.00

CHECK # 100109

001	07/24/25	SITE MASTERS OF FL	072125-2	July 2025- Stump removal	Miscellaneous Expenses	549999-53908	\$2,100.00
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Check Total \$2,100.00

CHECK # 100110

001	07/29/25	ALMONTE ELECTRICAL SOLUTIONS LLC	993481	July 2025- Electrical at gate	Entry & Walls Maintenance	546992-53908	\$1,250.00
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DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1118							Check Total <u>\$1,250.00</u>
001	07/21/25	SRINIVAS PARSI	SP-071425	BOARD 7/14/25	P/R-Board of Supervisors	511001-51401	\$200.00
CHECK # 300004							Check Total <u>\$200.00</u>
001	07/22/25	TECO	070125-1895-ACH	May/June 2025- TECO	Utility Services	543063-53100	\$69.45
							Check Total <u>\$69.45</u>
Fund Total							\$25,008.06

Total Checks Paid	\$25,008.06
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(Sorted by Check / ACH No.)

GENERAL FUND - 001

CHECK # 100100	001	07/03/25	INFRAMARK LLC	153019	July 2025- District Management	ProfServ-Mgmt Consulting	531027-51201		\$3,913.00
							Check Total	\$3,913.00	
CHECK # 100101	001	07/03/25	TAMPA BAY TIMES	42610-062925	June 2025- Advertising Meeting Ads	Legal Advertising	548002-51301		\$431.00
							Check Total	\$431.00	
CHECK # 100102	001	07/03/25	PREMIER LAKES INC	2501	July 2025- Lake Maintenance	R&M Lake & Pond Bank	546185-53908		\$850.00
							Check Total	\$850.00	
CHECK # 100103	001	07/10/25	BRLETIC DVORAK INC	2016	June 2025- District Engineer	ProfServ-Engineering	531013-51501		\$2,520.00
							Check Total	\$2,520.00	
CHECK # 100104	001	07/14/25	TAMPA BAY TIMES	43543-070925	July 2025- Budget Assessments	Legal Advertising	548002-51301		\$1,312.00
							Check Total	\$1,312.00	
CHECK # 100105	001	07/14/25	STRALEY ROBIN VERICKER	26778	June 2025- District Counsel	ProfServ-Legal Services	531023-51401		\$2,624.50
							Check Total	\$2,624.50	
CHECK # 100106	001	07/22/25	ALMONTE ELECTRICAL SOLUTIONS LLC	3041	July 2025- Accent Light 60% Deposit	July 2025- Accent Light 60% Deposit	546992-53908		\$9,375.66
							Check Total	\$9,375.66	
CHECK # 100107	001	07/22/25	INFRAMARK LLC	154292	June 2025- Postage	Miscellaneous Expenses	549999-51301		\$3.45
							Check Total	\$3.45	
CHECK # 100108	001	07/22/25	TAMPA BAY TIMES	43534-071625	July 2025- Legal Advertising	Legal Advertising	548002-51301		\$359.00
							Check Total	\$359.00	
CHECK # 100109	001	07/24/25	SITE MASTERS OF FL	072125-2	July 2025- Stump removal	Miscellaneous Expenses	549999-53908		\$2,100.00
							Check Total	\$2,100.00	
CHECK # 100110	001	07/29/25	ALMONTE ELECTRICAL SOLUTIONS LLC	993481	July 2025- Electrical at gate	Entry & Walls Maintenance	546992-53908		\$1,250.00

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1118							
001	07/21/25	SRINIVAS PARSI	SP-071425	BOARD 7/14/25	P/R-Board of Supervisors	511001-51401	\$200.00
						Check Total	\$1,250.00
CHECK # 300004							
001	07/22/25	TECO	070125-1895-ACH	May/June 2025- TECO	Utility Services	543063-53100	\$69.45
						Check Total	\$69.45
						Fund Total	\$25,008.06
Total Checks Paid							\$25,008.06



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Diamond Hill Community
Development District
2654 Cypress Ridge Blvd Ste 0101
Wesley Chapel FL 33544-6322
United States

INVOICE#

153019

CUSTOMER ID

C2938

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,913.00		3,913.00
Subtotal					3,913.00

Subtotal

\$3,913.00

Tax

\$0.00

Total Due

\$3,913.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
6/29/25-6/29/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
6/29/2025	Deirdre Bonett	TB331019
Total Amount Due	Invoice Number	
\$431.00	42610-062925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/29/25	6/29/25	42610	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Revised Meeting Affidavit Fee	2	1.00x41.00 L	\$429.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
6/29/25-6/29/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
6/29/2025	Deirdre Bonett	TB331019
Total Amount Due	Invoice Number	
\$431.00	42610-062925	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

DIAMOND HILL CDD
210 N University Dr Ste 702
Pompano Beach, FL 33071-7320

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

42610

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Revised Meeting was published in said newspaper by print in the issues of 06/29/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 06/29/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

Judy Allen

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

Notice of Meeting Revision
Diamond Hill Community Development District

The Board of Supervisors of the Diamond Hill Community Development District will hold their July and September Workshops as Regular Board of Supervisors Meetings on the second Monday of the month, at 2:00 p.m. at the Diamond Hill Community Center, located at 2902 Copper Height Court, Valrico, Florida 33594 on the following dates:

July 14, 2025

September 8, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings without further publication of notice.

There may be occasions when one or more Supervisors will participate via phone. Any interested person may attend the meeting at the above location and be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Samantha Zanoni, District Manager
June 29, 2025

42610



1936 Bruce B Downs Blvd Suite 308
 Wesley Chapel, FL 33543
 (844) 525-3735
 CustomerSupport@PremierLakesFL.com

Invoice

DATE	06/30/2025
INVOICE#	2501
TERMS	NET 30
DUE DATE	07/30/2025

BILL TO
Diamond Hill CDD 2654 Cypress Ridge Blvd Wesley Chapel Florida 33544-6322

SERVICE LOCATION
Diamond Hill CDD 13115 Sydney Rd Dover, Florida 33527-5968

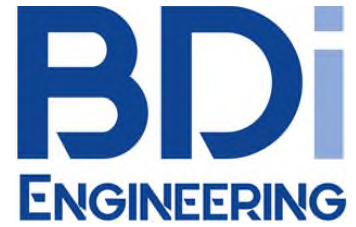
JOB#	DATE	PO/REF#	DESCRIPTION
1059721800			
Charges	Rate	Total	
Annual Lake Maintenance	\$850.00	\$850.00	

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$850.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$850.00

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com

**INVOICE****BILL TO**

Diamond Hill CDD
Inframark IMS
210 North University Drive
Suite 702
Coral Springs, Florida 33071

INVOICE

2016
DATE 06/27/2025
TERMS Net 30
DUE DATE 07/27/2025

PROJECT NAME

Diamond Hill CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[June 05 - June 27]	14:00	180.00	2,520.00

BALANCE DUE

\$2,520.00



DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT
Jun-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Staff Communication	8.00	\$180	J. Whited	\$1,440.00
Facet View Way Vegetation Removals Adjacent to Mitigation Area Near Golf Course PM.	5.00	\$180	J. Whited	\$900.00
RFQ for Utility Relocation Research and Communication.	1.00	\$180	J. Whited	\$180.00
INVOICE TOTAL		14.00		\$2,520.00

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/9/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB329729
Total Amount Due	Invoice Number	
\$1,312.00	43543-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/9/25	43543	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$1,310.00
					Affidavit Fee			\$2.00
7/9/25	7/9/25	43543	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB329729
Total Amount Due	Invoice Number	
\$1,312.00	43543-070925	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

DIAMOND HILL CDD
210 N University Dr Ste 702 #
Pompano Beach, FL 33071-7320

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

43543

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

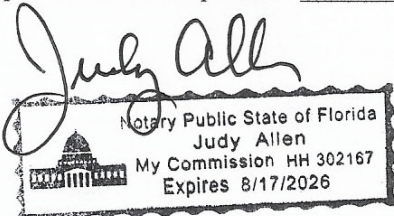
Signature of Affiant

Sworn to and subscribed before me this 07/09/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



LEGAL NOTICE

LEGAL NOTICE

Notice of Public Hearing and Board of Supervisors Meeting of the Diamond Hill Community Development District

The Board of Supervisors (the “**Board**”) of the Diamond Hill Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 11, 2025, at 2:00 p.m. at the Diamond Hill Community Center, located at 2902 Copper Height Ct, Valrico, Florida 33594.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection,

and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting www.diamondhillcdd.org, or may be obtained by contacting the District Manager’s office via email at Samantha.Zanoni@inframark.com or via phone at (813) 809-0912.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Size	EAU Value	Debt Service Unit Count	O&M Unit Count	Fiscal Year 2026			FY2025 Total Assessment	Assessment Variance Year/Year
				Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment		
Single Family 50'	1.00	210	210	\$399.43	\$475.85	\$875.28	\$875.28	\$0.00
Single Family 60'	1.00	86	87	\$479.31	\$475.85	\$955.16	\$955.16	\$0.00
Single Family 80'	1.00	122	124	\$639.07	\$475.85	\$1,114.92	\$1,114.92	\$0.00
Single Family 100'	1.00	28	28	\$639.07	\$475.85	\$1,114.92	\$1,114.92	\$0.00

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

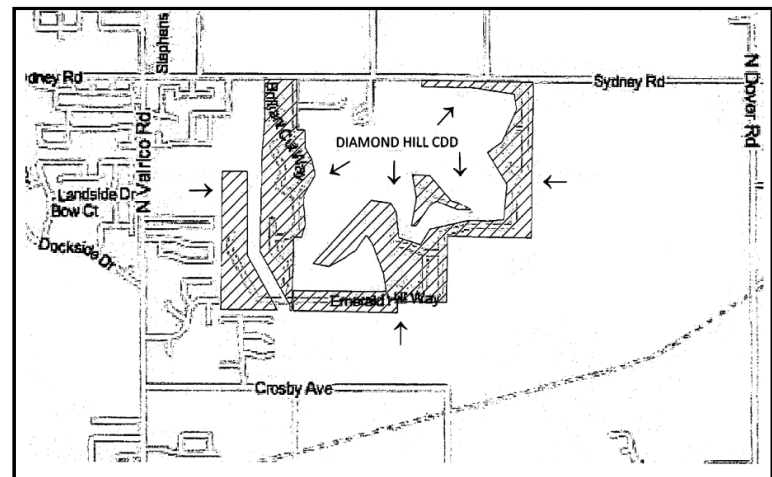
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or

1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Samantha Zanoni
District Manager



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Diamond Hill CDD
 Inframark LLC
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

July 09, 2025

Client: 001479

Matter: 000001

Invoice #: 26778

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/3/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET.	1.8	\$315.00
6/5/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM M. HONER REGARDING DISTRICT SPENDING RESOLUTION AND LANDSCAPING LICENSE AGREEMENT WITH THE HOA.	0.3	\$91.50
6/6/2025	CAW	REVIEW AGENDA FOR JUNE 9TH BOARD MEETING; CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING; PHONE CORRESPONDENCE WITH M. HONER REGARDING JUNE 9TH AGENDA ITEMS; PHONE CORRESPONDENCE WITH J. WHITED REGARDING RFQ FOR ENGINEERING SERVICES AND POTENTIAL POND CONVEYANCE; REVIEW DISTRICT'S RULES OF PROCEDURE ON BIDS FOR ENGINEERING SERVICES.	1.8	\$549.00
6/9/2025	CAW	PHONE CORRESPONDENCE WITH S. ZANONI AND M. HONER REGARDING JUNE 9TH BOARD MEETING; PREPARE FOR JUNE 9TH BOARD MEETING.	0.8	\$244.00
6/9/2025	WAS	REVIEW AGENDA PACKAGE FOR JUNE 9TH BOARD OF SUPERVISORS MEETING; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA TEAMS.	3.2	\$976.00

July 09, 2025

Client: 001479

Matter: 000001

Invoice #: 26778

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/18/2025	CAW	REVIEW LANDSCAPING SERVICES AGREEMENT WITH PROMINENT VIEW AND CONFIRM THE TERMS OF COMPENSATION; REVIEW MAILED O/M ASSESSMENT LETTER AND PUBLICATIONS FOR PUBLIC HEARING TO ADOPT BUDGET; EMAIL CORRESPONDENCE WITH S. ZANONI REGARDING LANDSCAPING SERVICES AGREEMENT.	0.9	\$274.50
6/18/2025	WAS	COMMUNICATIONS WITH S. ZANONI AND T. BLACKWELDER REGARDING ADVERTISEMENT FOR VACANT BOARD SEAT.	0.2	\$61.00
6/18/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL 2025/2026 BUDGET PUBLICATION ADS AND MAILED NOTICE LETTER.	0.3	\$52.50
6/19/2025	CAW	PHONE CORRESPONDENCE WITH DISTRICT MANAGER REGARDING LANDSCAPING AGREEMENT.	0.2	\$61.00
Total Professional Services			9.5	\$2,624.50
Total Services			\$2,624.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,624.50
Previous Balance				\$91.50
Less Payments				(\$91.50)
PAY THIS AMOUNT				\$2,624.50

Please Include Invoice Number on all Correspondence

ESTIMATE

**Prepared For**

Ferdinand Ramos CCD Diamond Hill
 1006 Emerald Hill Way
 Valrico, FL 33594
 (813) 468-7159

Almonte Electrical Solutions.

1404 Woodstork Drive
 Brandon , FL 33511
 Phone: (813) 451-0894
 Email: ing.juan_almonte@hotmail.com

Estimate # 3041
 Date 06/30/2025
 PO # 995041
 Business / Tax # EC 13010465

Description	Total
-------------	-------

Accent Lights	\$4,060.00
---------------	------------

Scope of work:

Furnish and install twenty nine (29) Accent Lights Specific to Customer Want

Color: Black

Output color light: 3000k (Default)

Accent lights for landscaping, low voltage.

Remove all existing lights

3 Year Warranty

Equipment can not be HIT to be able to claim Warranty.



Path Light Series Black (P21 LED)

\$9,446.10

Scope of work

Furnish and install Thirty (30) P Path Light's Series from "Garden Light LED".

Color: Black

Output color light: 3000k (Default)

Input power: 15 Vokts

Remove all existing lights

3 Year Warranty

Equipment can not be HIT to be able to claim Warranty.



Transformer

\$2,120.00

Furnish and Install Transformer.

Power : 300

Input: 125 Volts.

Output: 12/15 Volts.

Stainless Steel.

Weather Proof.

3 Year Warranty

Equipment can not be HIT to be able to claim Warranty.



Scan to Pay Online

Subtotal	\$15,626.10
Total	\$15,626.10
Deposit Due	\$9,375.66

Payment Schedule

Deposit (60%)	\$9,375.66
Final (40%)	\$6,250.44

All transaction pay with Credit Cards / PayPal / Square APP or Venmo have a fee of 3.6 % AES is not responsible for Drywall damaged and we won't be able to fix it.

AES is not responsible for broken part in the working area, all parts need to be move out of the way of the working space.

Estimate need to be review after 21 of the day we sent the proposal.

Generic Message.



By signing this document, the customer agrees to the services and conditions outlined in this document.

Angelo Almonte

Ferdinand Ramos CCD Diamond Hill



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Diamond Hill Community
Development District
2654 Cypress Ridge Blvd Ste 0101
Wesley Chapel FL 33544-6322
United States

INVOICE#

154292

CUSTOMER ID

C2938

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	3.45		3.45
Subtotal					3.45

Subtotal

\$3.45

Tax

\$0.00

Total Due

\$3.45

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/16/25-7/16/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB329729
Total Amount Due		Invoice Number
\$359.00		43534-071625

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/16/25	7/16/25	43534	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	2	1.00x44.00 L	\$357.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

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7/16/2025	Deirdre Bonett	TB329729
Total Amount Due		Invoice Number
\$359.00		43534-071625

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

DIAMOND HILL CDD
210 N University Dr Ste 702 #
Pompano Beach, FL 33071-7320

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

43534

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

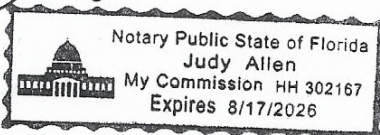
Signature of Affiant

Sworn to and subscribed before me this 07/16/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting of the Diamond Hill Community Development District**

The Board of Supervisors (the "Board") of the Diamond Hill Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 11, 2025, at 2:00 p.m. at the Diamond Hill Community Center, located at 2902 Copper Height Ct, Valrico, Florida 33594.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.diamondhillcdd.org, or may be obtained by contacting the District Manager's office via email at Samantha.Zanoni@inframark.com or via phone at (813) 809-0912.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Samantha Zanoni
District Manager
July 16, 2025

43534

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#072125-2

To: Diamond Hill CDD
c/o Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Date: July 21, 2025

Removed stump and replaced with soil on the south side of Sydney Road,
east of Gallagher. Removed limbs from pond bank across from 1632
Emerald Hill.

TOTAL DUE \$2,100

INVOICE

**Bill To**

John Orcutt "Diamond Hill Community"
2909 Copper Ht Ct
Valrico, FL 33594
(920) 206-5964

Almonte Electrical Solutions.

1404 Woodstork Drive
Brandon , FL 33511
Phone: (813) 451-0894
Email: ing.juan_almonte@hotmail.com

Payment terms Due upon receipt
Invoice # 993481
Date 07/02/2025
PO # 995047
Business / Tax # EC 13010465

Description	Rate	Quantity	Total
Service Call	\$1,250.00	1	\$1,250.00

Service call.

Troubleshooting / Electrical work.

\$ 200.00 First hour.

\$ 150.00 each hour after that.

Scope of work:

1. Replaced irrigation system contactor and control panel.
2. Installed GFCI protected outlet and cover.
3. Rewired entire irrigation system
4. Installed new 30 Amps, 240 Volts plus 20 amps 120 volts, circuits for Irrigation.



Scan to Pay Online

Subtotal	\$1,250.00
<hr/>	
Total	\$1,250.00

Notes:

Tech:

Jose Perez

AES 700

All transaction pay with Credit Cards / PayPal / Square APP or Venmo have a fee of 3.6 % AES is not responsible for Drywall damaged and we won't be able to fix it.

AES is not responsible for broken part in the working area, all parts need to be move out of the way of the working space.

Estimate need to be review after 21 of the day we sent the proposal.

Generic Message.

ESTIMATE

Almonte Electrical Solutions.
 1404 Woodstock Drive
 Brandon, FL 33511
 Phone: (813) 451-0894
 Email: ing.juan.almonte@hotmail.com

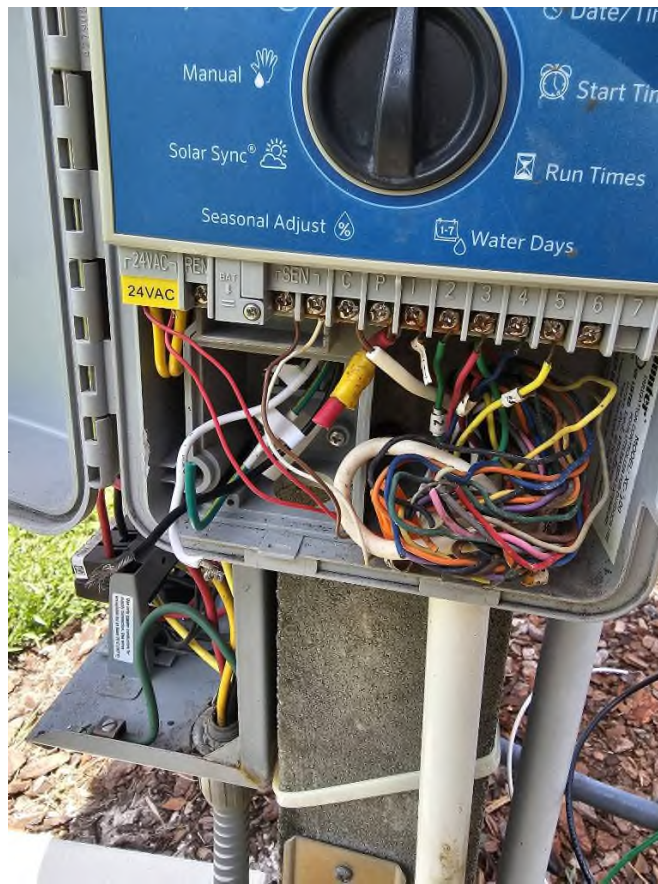
Prepared For
 John Orcutt "Diamond Hill Community"
 2909 Copper Hill Ct
 Valrico, FL 33594
 (920) 205-5964

Estimate # 9047
 Date 07/01/2025
 PO # 995047
 Business / Tax # EC13010465

Description	Rate	Quantity	Total
Service Call	\$200.00	1	\$200.00
Service call:			
Troubleshooting / Electrical work			
\$200.00 first hour.			
\$150.00 each hour after that.			
Time plus material.			
Check power on Gate.			
<p>1) Replaced Irrigation System contactor and control panel</p> <p>2) Installed GFCI protected outlet and cover.</p> <p>3) Rewired entire Irrigation system circuit.</p> <p>4) Installed new 30amp 120v + 20amp 120v circuits for Irrigation.</p>			
		Labor: \$800.00	
		Materials: \$450.00	
		Total: \$1,250.00	

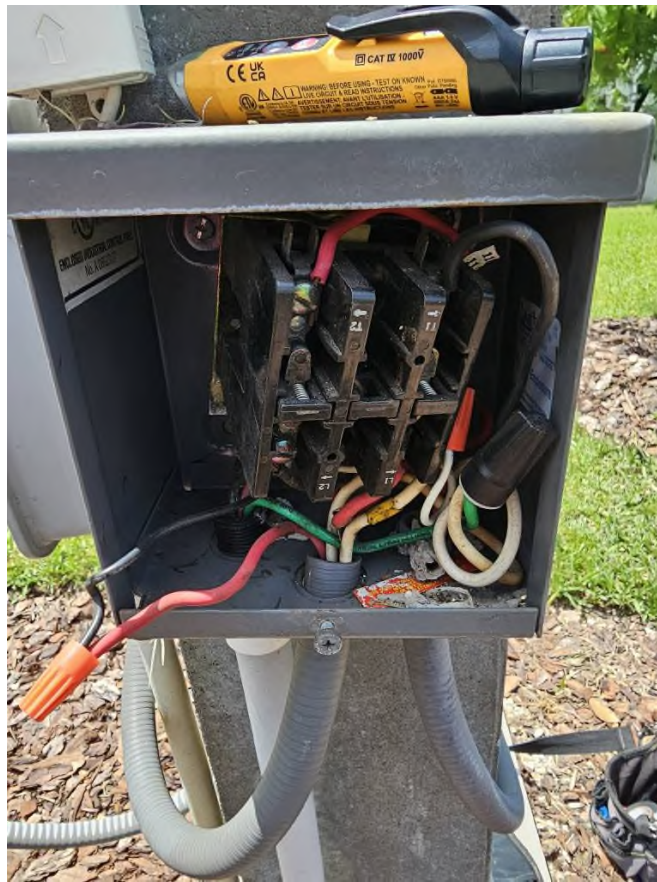
Page 1 of 3

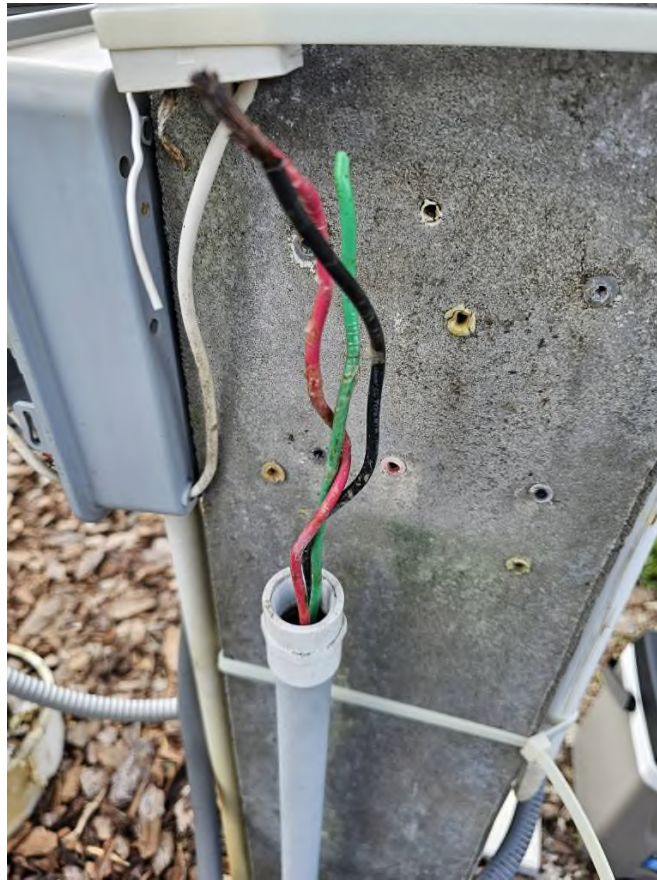












By signing this document, the customer agrees to the services and conditions outlined in this document.

Angelo Almonte

John Orcutt "Diamond Hill Community"



DIAMOND HILL CDD
12929 SYDNEY RD, A
DOVER, FL 33527-0000

Statement Date: July 01, 2025

Amount Due: \$69.45

Due Date: July 22, 2025

Account #: 211010801895

DO NOT PAY. Your account will be drafted on July 22, 2025

Account Summary

Current Service Period: May 28, 2025 - June 25, 2025

Previous Amount Due \$76.85

Payment(s) Received Since Last Statement -\$76.85

Current Month's Charges \$69.45

Amount Due by July 22, 2025

\$69.45

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **12.5% lower** than the same period last year.

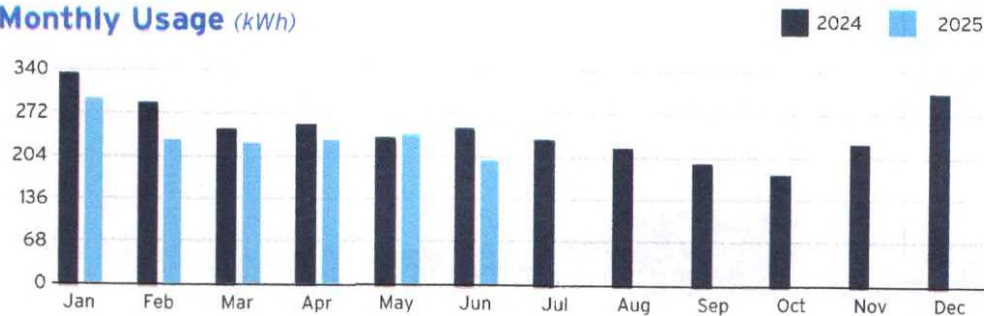


Your average daily kWh used was **0% higher** than it was in your previous period.

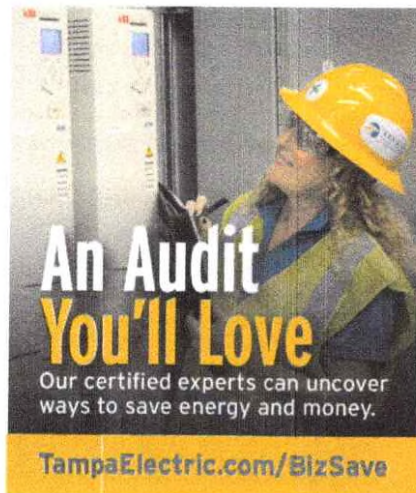


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211010801895

Due Date: July 22, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$69.45

Payment Amount: \$ _____

645211555542

Your account will be
drafted on July 22, 2025

00000568 FTECO107022503115610 00000 01 00000000 568 002

DIAMOND HILL CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
12929 SYDNEY RD
A, DOVER, FL 33527-0000

Account #: 211010801895
Statement Date: July 01, 2025
Charges Due: July 22, 2025

Meter Read

Meter Location: # A

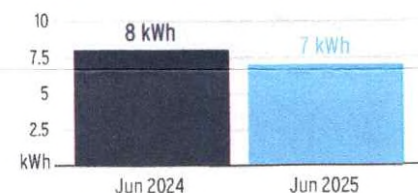
Service Period: May 28, 2025 - Jun 25, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000272505	06/25/2025	16,457	16,259		198 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	198 kWh @ \$0.08641/kWh	\$17.11
Fuel Charge	198 kWh @ \$0.03391/kWh	\$6.71
Storm Protection Charge	198 kWh @ \$0.00577/kWh	\$1.14
Clean Energy Transition Mechanism	198 kWh @ \$0.00418/kWh	\$0.83
Storm Surcharge	198 kWh @ \$0.02121/kWh	\$4.20
Florida Gross Receipt Tax		\$1.24

Electric Service Cost

\$49.50



Other Fees and Charges

Zap Cap Systems

Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000

Business Surge MST1120 Monthly 1 unit @ \$19.95 \$19.95

Zap Cap Systems Cost

\$19.95

Total Current Month's Charges

\$69.45

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

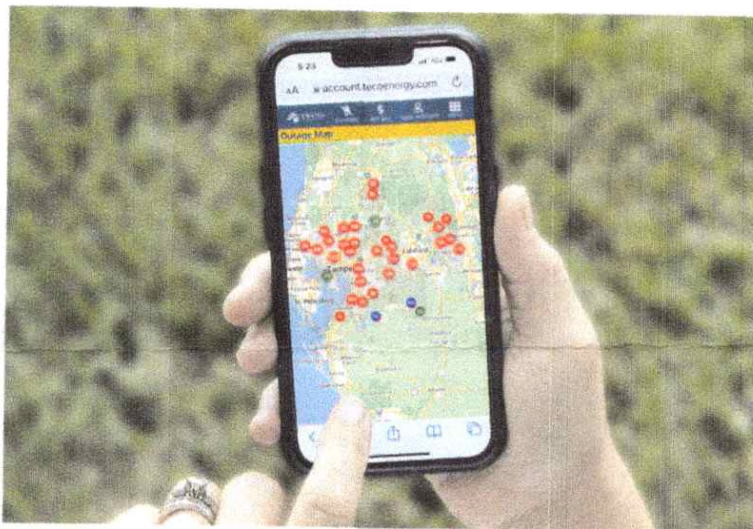
877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

POWER OUT?



To prepare your home for power outages and restoration, understand how and when we restore power and get other critical information, visit **TampaElectric.com/StormCenter**.

* Message and data rates may apply. For new registrations, have your account number and zip code ready.

Stay informed.



Log in to or create your online account at **TECOaccount.com** and turn on text, email or phone outage notifications.

We make it easy to report an outage and get restoration updates. You can:



Go to and bookmark **TampaElectric.com/Outage**



Scan this code



Text **OUT, UPDATE** or **STATUS** to **27079***



Call **877-588-1010** and add us to your contacts.

TECO26231 Rev 5/2022





DIAMOND HILL CDD
12929 SYDNEY RD, A
DOVER, FL 33527-0000

Statement Date: July 01, 2025

Amount Due: \$69.45

Due Date: July 22, 2025

Account #: 211010801895

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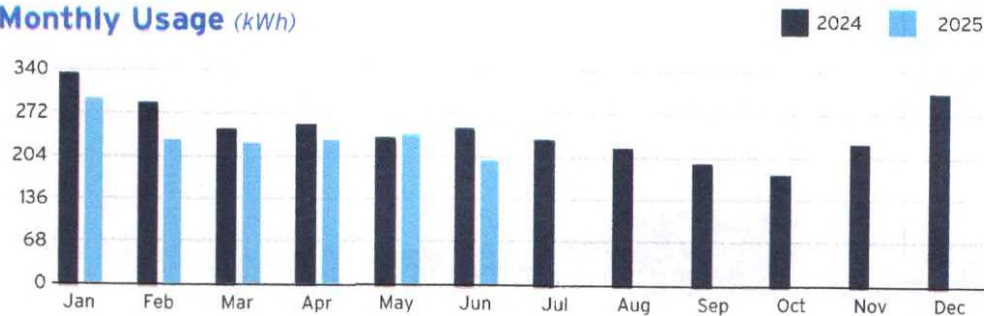
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **12.5% lower** than the same period last year.Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211010801895

Due Date: July 22, 2025

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Amount Due: \$69.45

Payment Amount: \$ _____

645211555542

Your account will be drafted on July 22, 2025

00000568 FTECO107022503115610 00000 01 00000000 568 002

DIAMOND HILL CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
12929 SYDNEY RD
A, DOVER, FL 33527-0000

Account #: 211010801895
Statement Date: July 01, 2025
Charges Due: July 22, 2025

Meter Read

Meter Location: # A

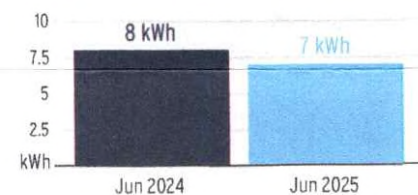
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Rate Schedule: General Service - Non Demand

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Charge Details

Avg kWh Used Per Day



Important Messages



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Other Fees and Charges

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Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000

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--------------------------------	------------------	---------

Zap Cap Systems Cost

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Total Current Month's Charges

\$69.45

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888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

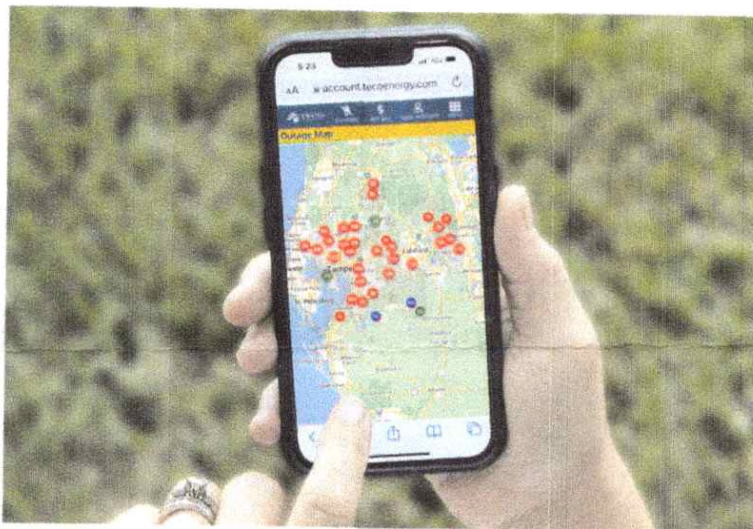
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813-275-3909

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* Message and data rates may apply. For new registrations, have your account number and zip code ready.

Stay informed.



Log in to or create your online account at **TECOaccount.com** and turn on text, email or phone outage notifications.

We make it easy to report an outage and get restoration updates. You can:



Go to and bookmark **TampaElectric.com/Outage**



Scan this code



Text **OUT, UPDATE** or **STATUS** to **27079***



Call **877-588-1010** and add us to your contacts.

TECO26251 REV 5/2025





Contract Addendum

Customer Name: Diamond Hill CDD

Management Company: Inframark

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Addendum, dated **August 20th, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes" and **Diamond Hill CDD**, hereinafter known as "Customer".

This Contract Addendum is for the current Annual Management Program Agreement identified as **Annual Lake Maintenance** submitted to Customer on **November 25th, 2024**, and executed by customer on **January 13th, 2025**. This addendum will be under the same terms and conditions for the same period as your current Annual Management Program Agreement except as amended here:

Premier Lakes proposes **to provide lake dye to all ponds holding water to prevent algae growth. If the community wishes to amend the lakes recommended, see Exhibit A attached for individual pricing.**

Current Monthly Lake Maintenance: \$850.00

Current Annual Lake Maintenance: \$10,200.00

New Monthly Lake Maintenance Price: \$1,025.00

New Annual Lake Maintenance Price: \$12,300.00



Accepted and Approved:

Diamond Hill CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Exhibit A

Lake #	Acres	Qts of Dye	Monthly Price
Pond 1/10	0.95	1	\$17.50
Pond 2/20	0.72	1	\$17.50
Pond 3/30A	0.47	0.5	\$8.75
Pond 4/30B	1.39	2	\$35.00
Pond 5/40	2.79	3	\$52.50
Pond 6/1400	0.78	1	\$17.50
Pond 7/1475	0.27	0.5	\$8.75
Pond 12/1200	0.82	1	\$17.50
Total	8.19	10	\$175.00

DIAMOND HILL CDD INSPECTION REPORT

Tuesday, August 26, 2025

Prepared For Board Of Directors

14 Items Identified



Item 1- Community Drains

Assigned To Prominent View

Please have the crew clear out all structures throughout the community.



Item 2- 1427 Emerald Hill Way

Assigned To Prominent View

Please provide a proposal to have all this debris removed.



Item 3- 1427 Emerald Hill Way

Assigned To Prominent View

Please have the crew clear out all plant material along the fence.



Item 4- 1433 Emerald Hill Way

Assigned To District Engineer

Please check out this open field, it's not draining properly.



Item 5- 1632 Emerald Hill Way

Assigned To Prominent View

Please provide a proposal to have the moss removed from this group of trees.



Item 6- 1632 Emerald Hill Way

Assigned To Prominent View

Please have the crew remove dead branches.



Item 7- 1475 Pond

Assigned To District Manager

Pond is starting to look good, we do have a lot of grass clippings in the water.



Item 8- 1475 Pond

Assigned To Prominent View

Please have the crew cut back plant material.



Item 9- 1400 Pond

Assigned To District Engineer

Please have the rocks reset.



Item 10-1400 Pond

Assigned To Prominent View

Please have the crew push back plant material around this pond.



Item 11- 1010 Crystal Carbon Way

Assigned To District Manager

Will continue to monitor each visit.



Item 12- 1033 Emerald Hill Way

Assigned To District Manager

Please reach out to country to have this issue resolved.



Item 13- 1026 Emerald Hill Way

Assigned To District Engineer

There could be an issue with the how the water drains after storms.



Item 14- 1500 Pond

Assigned To Prominent View

Please have the crew cut and spray around this pond.

ESTIMATE 1120



PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Estimate #: 1120

Date: 8/20/2025

Expires On: 9/20/2025

Description	Quantity	Price	Amount
Moss Removal at Gem Luster	1.00	\$650.00	\$650.00

Project Description

This estimate is to remove moss from trees at gem luster.

Subtotal: \$650.00

Notes

If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Sales Tax: \$0.00

TOTAL: **\$650.00**

Moss Removal on Trees at Gem Luster



ESTIMATE 1121



PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Estimate #: 1121

Date: 8/20/2025

Expires On: 8/20/2025

Description	Quantity	Price	Amount
Moss removal from trees at both gates along Sydney	1.00	\$3,500.00	\$3,500.00

Project Description

This estimate is for moss removal from trees at both entrances along Sydney rd.

Subtotal: \$3,500.00

Notes

If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Sales Tax: \$0.00

TOTAL: **\$3,500.00**

Moss Removal on Trees along Sydney at Both Entrances

East Gate Trees



West Gate Trees



ESTIMATE 1122


**PROMINENT VIEW LANDSCAPE AND
DESIGN LLC**
Prominent View Landscape and Design

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Estimate #: 1122

Date: 8/20/2025

Expires On: 9/20/2025

Description	Quantity	Price	Amount
Fallen Trees Removal	1.00	\$1,850.00	\$1,850.00

Project Description

This estimate is to remove fallen trees, cut remaining tree trunks and stump grind. There is a total of 3 on pond 30 and 1 at pond 10.

Subtotal: \$1,850.00

Notes

If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Sales Tax: \$0.00

TOTAL: **\$1,850.00**

Fallen Dead Tree Removal at Pond 30 and Pond 10

Pond 3

First 5 pictures

3 tree trunks and
debris



Pond 30 just one tree on the ground
and a stomp





Superior Spray Service, Inc.
P.O Box 2013, Lakeland FL 33840

www.superiorspray.com
(863) 682-0700

Diamond Hill HOA
Attn.Samantha Zaroni
Valrico, FL 33594

Aug. 27, 2025

Thank you for the opportunity to bid on spraying the Spanish moss and ball moss in the Trees at the entrance, common area along Sydney Rd as well as common area on Gem Luster Ct. spoken about during inspection. **This proposal is for spraying the oaks for control of Spanish Moss and ball moss.**

Once moss is sprayed it will take up to 6 months for the moss to die, all work is guaranteed. Due to the proliferation or rapid reproduction of Spanish moss, most control methods can only produce limited short term results. With Superior Spray Service's knowledge and equipment we guarantee, to a reasonable degree, control of Spanish moss and Ball moss in treated trees. If re-treatment is needed after 6 months this will be performed after inspection by Superior Spray Service Inc staff for any and all moss previously treated at the time of initial application

This bid is for all labor and material to complete the work in a thorough and professional manner. Considering the nature of the work being performed it will be necessary to use a reasonable amount of water from the property source.

This proposal is for all labor and material to complete the work in a thorough and professional manner.

The proposal is as follows: 1.**Moss Spraying along Sydney Rd. \$3100.00**
2. **Spray Oaks in common area on Gem Luster Ct. \$1200.00**

Superior Spray Service, Inc. will apply only state and federally approved products on the property. Superior Spray Service, Inc. will retain all labels on file of all used on property. SDS and labels can be provided upon request.

Superior Spray Service, Inc. is fully licensed by the state of Florida (license number JF112518) and insured to perform pest control, which can be verified upon request.

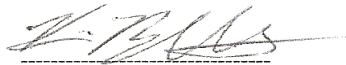
Terms of this proposal are due upon completion. In the event any amount becomes past due customers agrees to pay to Superior Spray Service, Inc., a service fee of 1 ½% on the unpaid balance each month until paid plus any collection fees as needed.

Price quoted contingent upon acceptance within 60 days.

Superior Spray Service, Inc. staff will perform all work in a professional manner by well trained staff and well groomed individuals. We are always looking for new and innovative methods and products to improve the quality of our service.

Thank you for considering this bid. We hope it has been helpful. If there are any questions, please feel free to contact me at 863.682.0700

Sincerely,



Superior Spray Service, Inc

Diamond Hill CDD Field Inspection Proposal



Field Inspection Services

INFRAMARK shall provide the following field services for the DISTRICT:

1. Monthly Property Inspection

Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.

2. Follow-Up Inspections

Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.

3. Inspection Reports

Prepare and provide detailed monthly inspection reports, including:

- Photographs

- Analysis of findings

- Recommendations for corrective actions or improvements

4. Vendor Deficiency Notification

Notify District vendors of any deficiencies in service or performance discovered during inspections.

4. Staff Coordination

Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.

4. Vendor Progress Monitoring

Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.

4. Budget Input

Provide input and recommendations to the District Manager for consideration during the annual budgeting process.

4. Project Proposal Procurement

Utilize industry experience to obtain competitive proposals for various District projects and services.

9. Procurement Assistance

Assist in drafting procurement documents, including:

- Instructions to proposers

- Scope of services

- Related materials for competitive bidding

- Conduct pre-application meetings with interested proposers as necessary.

10. Meeting Attendance

Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

Vendor Compensation

Pricing Category	Proposed Yearly Pricing
Field Service/Inspection	\$10,200
Total	\$10,200