



# *Diamond Hill Community Development District*

**January 12, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

**[Join the meeting now](#)**

Meeting ID: 246 137 288 461 6

Passcode: H7TS6rU9

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Diamond Hill Community Development District

## Board of Supervisors

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

## Staff:

Samantha Zaroni, District Manager  
Cari Webster, District Counsel  
Jerry Whited, District Engineer  
Diana Lopez, District Accountant  
Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda

Monday, January 12, 2026 – 2:00 p.m.

- 
1. **Call to Order and Roll Call**
  2. **Audience Comments – Three- (3) Minute Time Limit**
  3. **Business Administration**
    - A. Consideration of November 10, 2025, Regular Meeting Minutes ..... Page 3
    - B. Review of November 2025 Financial Statement ..... Page 6
    - C. Consideration of November 2025 Check Register..... Page 20
  4. **Staff Reports**
    - A. Accountants Report..... Page 24
    - B. Aquatics Inspection Report..... Page 34
      - i. November 2025 Service Report..... Page 34
      - ii. Consideration of Premier Lakes Skimmer Clearances Proposal ..... Page 35
      - iii. Consideration of Prominent View Pond Control Structure Clearance Proposal #1153..... Page 39
    - C. Landscape
      - i. Consideration of Prominent View Pond 30 Dead Pine Branch Removal Proposal #1152 ..... Page 46
      - ii. Consideration of Prominent View Pond 30 Dead Pine Removal Proposal #1151 ..... Page 48
      - iii. Consideration of Prominent View Pond 30 Dead Pine Removal No Stump Grinding Proposal #1156..... Page 50
    - D. District Engineer
      - i. BDI Labor Rates 1-1-2026..... Page 51
    - E. District Counsel
    - F. District Manager
  5. **Business Items**
    - A. Consideration of Resolution 2026-03; Spending Resolution Revised from Resolution 2025-01 ..... Page 52
    - B. Consideration of Resolution 2026-04; Removing and Designating New Treasurer..... Page 54
  6. **Supervisor Requests**
  7. **Adjournment**

*The next meeting is scheduled for Monday, February 9, 2026, at 2:00 p.m.*

### District Office

Inframark, Community Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

### Meeting Location

Diamond Hill Community Center  
2902 Copper Height Ct.  
Valrico, FL 33594

**MINUTES OF MEETING  
DIAMOND HILL  
COMMUNITY DEVELOPMENT DISTRICT**

1 The Diamond Hill Community Development District regular meeting of the Board of Supervisors  
2 was held on Monday, November 10, 2025, and called to order at 2:17 p.m. at Diamond Hill  
3 Community Center located at 2902 Copper Height Court, Valrico, Florida 33594.

4  
5 Present and constituting a quorum were:

- |   |                 |                                       |
|---|-----------------|---------------------------------------|
| 6 | Michael Honer   | Board Supervisor, Chair               |
| 7 | Srinivas Parsi  | Board Supervisor, Vice Chair          |
| 8 | Linda Dunn      | Board Supervisor, Assistant Secretary |
| 9 | Ferdinand Ramos | Board Supervisor, Assistant Secretary |

10

11 Also present, either in person or via Zoom Communication, were:

- |    |                                     |   |
|----|-------------------------------------|---|
| 12 | Samantha Zaroni                     | District Manager, Inframark                       |
| 13 | Jerry Whited                        | District Engineer-BDI                             |
| 14 | Diana Lopes                         | District Accountant <i>(via phone)</i>            |
| 15 | Helena Schneider                    | District Accounting Supervisor <i>(via phone)</i> |
| 16 | Alex Kurth                          | Aquatics <i>(via phone)</i>                       |
| 17 | Gumaro Constantino                  | Landscape   |
| 18 | Residents and Members of the Public |   |

19

20 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
21 *the meeting. The full meeting is available in audio format upon request. Contact the District*  
22 *Office for any related costs for an audio copy.*  
23

24 **FIRST ORDER OF BUSINESS**                      **Call to Order and Roll Call**

25 Ms. Zaroni called to order and conducted roll call. A quorum was established.

26

27 **SECOND ORDER OF BUSINESS**                      **Audience Comments**

28 There being none, the next order of business followed.

29

30 **THIRD ORDER OF BUSINESS**                      **Business Administration**

31 **A. Consideration of Regular Meeting Minutes from October 13, 2025**

On MOTION by Ms. Dunn, seconded by Mr. Parsi, with all in favor, motion to approve the October 13, 2025, Regular Meeting Minutes carried.

32

33 **B. Review of September 2025 Financial Statements**

34 The Board reviewed the September 2025 Financial Statements and inquired about the  
35 Yellowstone invoice on page 22. It was determined that the Yellowstone invoice will be refunded.

36 The Board requested that the accounting team include the year-to-date supervisor pay sheets in  
37 the financial statements going forward, not just the current month.

38

39 **C. Consideration of September 2025 Check Register**

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve the September 2025 Check Register carried.

40

41 The Board requested to see the current month’s expenditure on the agenda going forward.

42

43 **FOURTH ORDER OF BUSINESS**                      **Staff Reports**

44 **A. Aquatics Inspection Report**

45 Mr. Kurth provided the aquatics updates to the Board and answered questions. Mr. Kurth advised  
46 that the shoreline weeds are at a minimum and will provide a proposal to create a 12” clearance under  
47 the skimmer of the control structures as noted on the District Engineer’s infrastructure inspection.

48

49 **B. Landscape Update**

50 Mr. Constantino provided landscape updates to the Board and answered questions. Mr.  
51 Constantino will provide a proposal to create a 12” clearance under the skimmer of the control  
52 structures as noted on the District Engineer’s infrastructure inspection

53

54 **i. Prominent View Pond 1300 ROW Ditch Clearing Proposal #1141**

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve the Prominent View Pond 1300 ROW Ditch Clearing Proposal #1141 carried.

55

56 **ii. Prominent View Pine Tree Removal Proposal #1142**

57 This proposal was tabled by the Board.

58

59 **C. District Engineer**

60 **i. Infrastructure Inspection Report**

61 Mr. Whited presented the infrastructure inspection report to the Board.

62 Discussion ensued.

63

64 **D. District Counsel**

65 There being none, the next order of business followed.

66

67

68 **E. District Manager**  
69 Ms. Zanoni provided updates regarding the stump grinding project.

70

71 **i. Discussion of Spending Resolution 2025-01**

72 Discussion ensued

73 The Board requested “Welfare” be removed from the verbiage of the resolution. Ms. Zanoni stated  
74 that she would check with District Counsel.

75 The Board stated that is unnecessary and to proceed with the removal of the term “Welfare” from  
76 the verbiage.

77

78 **FIFTH ORDER OF BUSINESS Business Items**

79 **A. Discussion of Holiday Decorations**

80 Discussion ensued.

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to contribute \$1500 for the Holiday decoration to the HOA, HOA to provide an invoice for payment, carried.

81

82 **B. Ratification of FY 2025 Audit Engagement Letter**

On MOTION by Ms. Dunn, seconded by Mr. Parsi, with all in favor, motion to approve the Ratification of FY 2025 Audit Engagement Letter carried.

83

84 **SIXTH ORDER OF BUSINESS Supervisor Request**

On MOTION by Mr. Ramos, seconded by Mr. Parsi, with all in favor, motion to contribute \$750 for root grinding to the HOA, HOA to provide invoice of payment, carried.

85

On MOTION by Ms. Dunn, seconded by Mr. Honer, with all in favor, motion to cancel the December 2, 2025, meeting carried.

86

87 **SEVENTH ORDER OF BUSINESS Adjournment**

On MOTION by Ms. Dunn, seconded by Mr. Honer, with all in favor, meeting was adjourned at 3:19 p.m.

88

89

90

91 \_\_\_\_\_  
Secretary / Assistant Secretary

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

**DIAMOND HILL**  
**Community Development District**

**Financial Report**

*November 30, 2025*

*(unaudited)*

**Prepared by**



**DIAMOND HILL**Community Development District

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**DIAMOND HILL**  
**Community Development District**

**Financial Statements**

(Unaudited)

*November 30, 2025*

**DIAMOND HILL**

Community Development District

**Governmental Funds**

**Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 111,323	\$ -	\$ -	\$ 111,323
Due From Other Funds	-	67,769	24,493	92,262
Investments:				
Money Market Account	976,764	-	-	976,764
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	112,224	112,224
<b>TOTAL ASSETS</b>	<b>\$ 1,088,087</b>	<b>\$ 67,769</b>	<b>\$ 157,487</b>	<b>\$ 1,313,343</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 1,294	\$ -	\$ -	\$ 1,294
Accrued Expenses	100	-	-	100
Other Current Liabilities	185	-	-	185
Due To Other Funds	92,262	-	-	92,262
<b>TOTAL LIABILITIES</b>	<b>93,841</b>	<b>-</b>	<b>-</b>	<b>93,841</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Debt Service	-	-	157,487	157,487
<b>Assigned to:</b>				
Operating Reserves	61,632	-	-	61,632
<b>Unassigned:</b>	932,614	67,769	-	1,000,383
<b>TOTAL FUND BALANCES</b>	<b>\$ 994,246</b>	<b>\$ 67,769</b>	<b>\$ 157,487</b>	<b>\$ 1,219,502</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,088,087</b>	<b>\$ 67,769</b>	<b>\$ 157,487</b>	<b>\$ 1,313,343</b>

**DIAMOND HILL**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 25,000	\$ 4,167	\$ 6,586	\$ 2,419
Special Assmnts- Tax Collector	213,655	42,731	25,192	(17,539)
Special Assmnts- Discounts	(8,546)	(1,709)	(1,025)	684
<b>TOTAL REVENUES</b>	<b>230,109</b>	<b>45,189</b>	<b>30,753</b>	<b>(14,436)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	1,714	1,200	514
FICA Taxes	536	77	61	16
ProfServ-Engineering	15,000	2,500	3,830	(1,330)
ProfServ-Legal Services	7,500	1,250	619	631
ProfServ-Mgmt Consulting	46,956	7,826	7,826	-
ProfServ-Trustee Fees	4,000	4,000	1,966	2,034
Auditing Services	3,500	-	-	-
Website Hosting/Email services	2,000	333	-	333
Public Officials Insurance	3,405	3,405	3,209	196
Legal Advertising	3,000	500	-	500
Misc-Assessment Collection Cost	4,273	855	483	372
Miscellaneous Expenses	3,000	500	346	154
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>105,345</b>	<b>23,135</b>	<b>19,715</b>	<b>3,420</b>
<b><u>Electric Utility Services</u></b>				
Utility Services	1,500	250	172	78
<b>Total Electric Utility Services</b>	<b>1,500</b>	<b>250</b>	<b>172</b>	<b>78</b>
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	4,000	667	-	667
R&M Lake & Pond Bank	3,500	583	-	583
Aquatic Maintenance	10,200	1,700	1,700	-
Aquatic Plant Replacement	1,000	167	-	167
Miscellaneous Expenses	8,236	1,373	-	1,373
<b>Total Stormwater Control</b>	<b>26,936</b>	<b>4,490</b>	<b>1,700</b>	<b>2,790</b>

**DIAMOND HILL**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,785	3,785	3,566	219
Property Insurance	2,785	2,785	2,060	725
R&M-Irrigation	2,000	333	-	333
R&M-Well Maintenance	2,000	333	-	333
Landscape Maintenance	54,000	9,000	10,500	(1,500)
Landscape Replacement	7,000	1,167	-	1,167
Entry & Walls Maintenance	1,500	250	-	250
Holiday Decoration	1,500	1,500	-	1,500
Ornamental Lighting & Maint.	1,000	167	-	167
Miscellaneous Expenses	8,000	1,333	-	1,333
<b>Total Other Physical Environment</b>	<b>83,570</b>	<b>20,653</b>	<b>16,126</b>	<b>4,527</b>
<b><u>Contingency</u></b>				
Misc-Contingency	9,176	1,529	-	1,529
<b>Total Contingency</b>	<b>9,176</b>	<b>1,529</b>	<b>-</b>	<b>1,529</b>
<b><u>Reserves</u></b>				
Capital Reserve	20,000	20,000	-	20,000
<b>Total Reserves</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>20,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>246,527</b>	<b>70,057</b>	<b>37,713</b>	<b>32,344</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(16,418)	(24,868)	(6,960)	17,908
Net change in fund balance	\$ (16,418)	\$ (24,868)	\$ (6,960)	\$ 17,908
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,010,649</b>	<b>1,010,649</b>	<b>1,001,206</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 994,231</b>	<b>\$ 985,781</b>	<b>\$ 994,246</b>	

**DIAMOND HILL**

Community Development District

*Reserve Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	-	-	-	-
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	-	-	<b>67,769</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,769</b>	

**DIAMOND HILL**

Community Development District

*Series 2013 Debt Service Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 1,048	\$ 1,048
Special Assmnts- Tax Collector	220,961	44,192	26,053	(18,139)
Special Assmnts- Discounts	(8,838)	(1,768)	(1,061)	707
<b>TOTAL REVENUES</b>	<b>212,123</b>	<b>42,424</b>	<b>26,040</b>	<b>(16,384)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,419	884	500	384
<b>Total Administration</b>	<b>4,419</b>	<b>884</b>	<b>500</b>	<b>384</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	155,000	-	-	-
Interest Expense	50,622	25,311	25,311	-
<b>Total Debt Service</b>	<b>205,622</b>	<b>25,311</b>	<b>25,311</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>210,041</b>	<b>26,195</b>	<b>25,811</b>	<b>384</b>
Excess (deficiency) of revenues Over (under) expenditures	2,082	16,229	229	(16,000)
Net change in fund balance	\$ 2,082	\$ 16,229	\$ 229	\$ (16,000)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>157,258</b>	<b>157,258</b>	<b>157,258</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 159,340</b>	<b>\$ 173,487</b>	<b>\$ 157,487</b>	

**DIAMOND HILL**  
**Community Development District**

**Supporting Schedules**

*November 30, 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, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY2026				\$ 434,616	\$ 213,655	\$ 220,961
Allocation %				100%	49%	51%
11/06/25	\$ 4,438	\$ 226	\$ 91	\$ 4,755	\$ 2,337	\$ 2,417
11/13/25	\$ 25,164	\$ 1,070	\$ 514	\$ 26,748	\$ 13,149	\$ 13,599
11/20/25	\$ 18,573	\$ 790	\$ 379	\$ 19,742	\$ 9,705	\$ 10,037
<b>TOTAL</b>	<b>\$ 48,176</b>	<b>\$ 2,086</b>	<b>\$ 983</b>	<b>\$ 51,245</b>	<b>\$ 25,192</b>	<b>\$ 26,053</b>
% COLLECTED				12%	12%	12%
<b>TOTAL OUTSTANDING</b>				<b>\$ 383,371</b>	<b>\$ 188,463</b>	<b>\$ 194,908</b>

**DIAMOND HILL**

Community Development District

**ALL FUNDS****Cash and Investment Report***October 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%	\$ 111,323
<b>GF Subtotal</b>					<b>\$ 111,323</b>
Money Market Account	BankUnited	Business MMA	n/a	3.60%	\$ 976,764
<b>MMA Subtotal</b>					<b>\$ 976,764</b>

**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	3.86%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	3.86%	\$ 112,224
<b>DS Subtotal</b>					<b>\$ 132,995</b>
<b>Total</b>					<b>\$ 1,221,081</b>

# Bank Account Statement

Diamond Hill CDD

**Bank Account No.** 7828  
**Statement No.** 11-25

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	111,323.22	<b>Statement Balance</b>	121,171.58
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	121,171.58
<b>Subtotal</b>	111,323.22	<b>Outstanding Checks</b>	-9,848.36
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	111,323.22
<b>Ending G/L Balance</b>	111,323.22		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
11/21/2025	Payment	100141	STRALEY ROBIN VERICKER	Inv: 27493			-405.50
11/25/2025	Payment	1126	Diamond Hill CDD C/O US Bank	Payment of Invoice 000369			-9,442.86
<b>Total Outstanding Checks</b>							-9,848.36
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

**GENERAL FUND - 001**

001	100136	11/05/25	PREMIER LAKES INC	2942	Nov 2025- Aquatics	Aquatic Maintenance	546995-53805	\$850.00
001	100137	11/05/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4989	Nov 2025- Landscape	Landscape Maintenance	546300-53908	\$4,500.00
001	100137	11/05/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4997	Oct 2025- Fertilizer and pest control Application	Landscape Maintenance	546300-53908	\$1,500.00
001	100138	11/07/25	BRLETIC DVORAK INC	2176	Oct 2025- District Engineer	ProfServ-Engineering	531013-51501	\$2,750.00
001	100139	11/14/25	INFRAMARK LLC	163569	Nov 2025- Management fees	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
001	100140	11/21/25	ALMONTE ELECTRICAL SOLUTIONS LLC	993520	July Entrance Lighting	Miscellaneous Expenses	549999-53908	\$6,250.44
001	100141	11/21/25	STRALEY ROBIN VERICKER	27493	Oct 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$405.50
001	1124	11/07/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	153908	Sept 2025- Pine tree removal	Landscape Replacement	546338-53908	\$4,609.98
001	1125	11/11/25	SRINIVAS PARSI	SP-111025	BOARD 11/10/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	300008	11/24/25	TECO	102925-1898	9/25-10/23/25	Utility Services	543063-53100	\$72.40
							<b>Fund Total</b>	<b>\$25,051.32</b>

**SERIES 2013 DEBT SERVICE FUND - 201**

201	1123	11/07/25	Diamond Hill CDD C/O US Bank	11062025-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$1,422.76
201	1126	11/25/25	Diamond Hill CDD C/O US Bank	11212025-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$9,442.86
							<b>Fund Total</b>	<b>\$10,865.62</b>

<b>Total Checks Paid</b>	<b>\$35,916.94</b>
--------------------------	--------------------

NAME	FILE NUMBER	PAY DATE	CHECK/VOUCHER NUMBER	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	NET PAY	REGULAR HOURS
Dunn, Linda L	001002	11/13/2025	10169377	200.00	184.70		184.70	1.00
Honer, Michael T	001006	11/13/2025	00460001	200.00	184.70	184.70	0.00	1.00

Report Name Payment Register By Bank Account

Date Range \*\* 11/1/25..11/30/25

Fund No. \*

Vendor No. \*\*\*\* ALL

Sort By	Check No.
Include Check Subtotal	Yes
Include Voided Checks	Yes
Center Header	Yes

**\*\* Must be a date range (i.e. 11/1/09..11/30/09)**

**\*\*\*\* Leave blank or insert "ALL" for all vendors.**

## DIAMOND HILL Community Development District

### Payment Register by Bank Account

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>VALLEY NATIONAL BANK - (ACCT#XXXXX7828)</b>							
<b>ACH #100136</b>							
11/05/25	Vendor	PREMIER LAKES INC	2942	Nov 2025- Aquatics	Aquatic Maintenance	001-546995-53805	\$850.00
							<b>ACH Total</b>
							<u>\$850.00</u>
<b>ACH #100137</b>							
11/05/25	Vendor	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4989	Nov 2025- Landscape	Landscape Maintenance	001-546300-53908	\$4,500.00
11/05/25	Vendor	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4997	Oct 2025- Fertilizer and pest control Application	Landscape Maintenance	001-546300-53908	\$1,500.00
							<b>ACH Total</b>
							<u>\$6,000.00</u>
<b>ACH #100138</b>							
11/07/25	Vendor	BRLETIC DVORAK INC	2176	Oct 2025- District Engineer	ProfServ-Engineering	001-531013-51501	\$2,750.00
							<b>ACH Total</b>
							<u>\$2,750.00</u>
<b>ACH #100139</b>							
11/14/25	Vendor	INFRAMARK LLC	163569	Nov 2025- Management fees	ProfServ-Mgmt Consulting	001-531027-51201	\$3,913.00
							<b>ACH Total</b>
							<u>\$3,913.00</u>
<b>ACH #100140</b>							
11/21/25	Vendor	ALMONTE ELECTRICAL SOLUTIONS LLC	993520	July Entrance Lighting	Miscellaneous Expenses	001-549999-53908	\$6,250.44
							<b>ACH Total</b>
							<u>\$6,250.44</u>
<b>ACH #100141</b>							
11/21/25	Vendor	STRALEY ROBIN VERICKER	27493	Oct 2025- District Counsel	ProfServ-Legal Services	001-531023-51401	\$405.50
							<b>ACH Total</b>
							<u>\$405.50</u>
<b>CHECK # 1123</b>							
11/07/25	Vendor	Diamond Hill CDD C/O US Bank	11062025-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$1,422.76
							<b>Check Total</b>
							<u>\$1,422.76</u>
<b>CHECK # 1124</b>							
11/07/25	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	153908	Sept 2025- Pine tree removal	Landscape Replacement	001-546338-53908	\$4,609.98
							<b>Check Total</b>
							<u>\$4,609.98</u>
<b>CHECK # 1125</b>							
11/11/25	Vendor	SRINIVAS PARSII	SP-111025	BOARD 11/10/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
							<b>Check Total</b>
							<u>\$200.00</u>
<b>CHECK # 1126</b>							
11/25/25	Vendor	Diamond Hill CDD C/O US Bank	11212025-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$9,442.86
							<b>Check Total</b>
							<u>\$9,442.86</u>
<b>ACH #300008</b>							

**DIAMOND HILL  
Community Development District**

**Payment Register by Bank Account**

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
11/24/25	Vendor	TECO	102925-1898	9/25-10/23/25	Utility Services	001-543063-53100	\$72.40
<i>ACH Total</i>							<u>\$72.40</u>
<i>Account Total</i>							<u>\$35,916.94</u>

Total Amount Paid	<b>\$35,916.94</b>
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<b>Fund</b>	<b>Check#</b>	<b>Invoice #</b>	<b>Url</b>
001	100136	2942	
001	100137	4989	
001	100137	4997	
001	100138	2176	
001	100139	163569	
001	100140	993520	
001	100141	27493	
001	1123	11062025-6002	
001	1124	153908	
001	1125	SP-111025	
001	1126	11212025-6002	
001	300008	102925-1898	



Diamond Hill CDD

Monthly Aquatics Report

11/25/2025

[www.premierlakesfl.com](http://www.premierlakesfl.com)

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



1 / 10



**Comments:**

This pond is in good condition. Minor shoreline weeds and algae were observed.

**Action Required**

Routine Maintenance

**Target:**

2 / 20



**Comments:**

Leaves from the trees on the surface, but other than that the pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**

Planktonic Algae.



3 / 30A



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**

4 / 30B



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**



5 / 40



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**

7/1475



**Comments:**

Planktonic Algae bloom observed

**Action Required**

Algae Treatment & Routine Maintenance

**Target:**

Planktonic Algae



6/1400



**Comments:**

Shoreline weeds observed to be treated. Water level extremely low, may need to be added to mowing program if it continues to dry up.

**Action Required**

Routine Maintenance

**Target:**

8 / 1000



**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**



9 /1110A



**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**

10 /1100B



**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**



11 / 1100C



**Comments:**

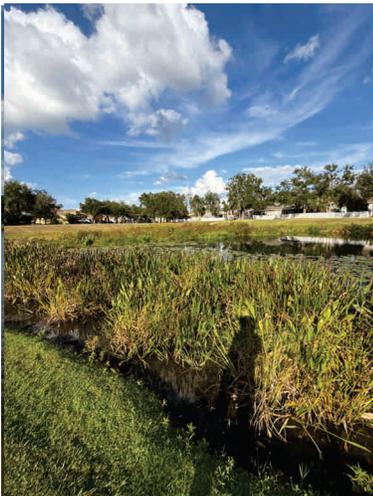
This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**

12 / 1200



**Comments:**

This pond is in good condition with healthy beneficial littoral plants.

**Action Required**

Continue to selectively treat invasives among beneficial plants.

**Target:**

Torpedo grass and minor broadleaf weeds.



13 / 1350



**Comments:**  
This pond is dry and under the mowing program until water returns.

**Action Required**  
None at this time.

**Target:**

14 / 1300



**Comments:**  
This pond is in good condition.

**Action Required**  
Routine Maintenance

**Target:**



15 / 1450



**Comments:**

This pond is in good condition with control structures clear.

**Action Required**

None at this time.

**Target:**



## Management Summary

Overall, the ponds are in great condition, with algae observed in one pond and minor shoreline weeds to be treated under routine maintenance. We will continue to monitor for any regrowth. There is no submerged vegetation currently on the property.

All dry ponds are now under the mowing program with the landscaper.

With cooler weather and shorter days, we should continue to see only minor growth through the winter. We will continue to stay on top of any potential problems.

Thanks!

# Work Order



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

<b>DATE</b>	11/13/2025 -
<b>TECH(S)</b>	Dave Smallridge
<b>JOB #</b>	1067624771

<b>CUSTOMER</b>
Diamond Hill CDD Samantha Zanoni 13115 Sydney Rd Dover, Florida, 33527-5968  Samantha.Zanoni@inframark.com

<b>SERVICE LOCATION</b>
Diamond Hill CDD Diamond Hill CDD 13115 Sydney Rd Dover, Florida, 33527-5968  Samantha.Zanoni@inframark.com

<b>JOB DETAILS</b>	Annual Lake Maintenance - Monthly
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated grasses on ponds 1 thru 15. Algae on ponds 1,2,3,4,5,6,7. And trash pickup.
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## One-Time Work Order Agreement

**Customer Name:** Diamond Hill CDD  
**Property Contact:** Alex Kurth  
**Work Order Description:** Skimmer Clearing  
**Premier Lakes Consultant:** Alex Kurth  
**Consultant Phone Number:** 239-707-1575

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

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **West Entry Control Structure, 30, 1000, 1100, 1350, 1400, and 1500.**
3. **One-Time Services:** Premier Lakes will perform **work described below:**

Pond Number	Maintenance	Page of Report
1350	Need to create 12" of clearance under the skimmer of the control structure.	1
1100	The outfall has become over vegetation. Need to remove vegetation to find MES outfall.	6
1000	Need to dig out minimum 12" of clearance under the skimmer for the control structure.	9
1500	Still need to dig out the section in front of the MES.	12
1400	Need to dig out minimum 12" of clearance under the skimmer for the control structure. Reset displaced rip-rap.	20
<del>40</del>	<del>Some shoreline erosion observed. Monitor and include in future restoration project. Not urgent.</del>	<del>29</del>
<del>30</del>	<del>Small erosion spot to monitor. Not Urgent.</del>	<del>30</del>
30	Need to dig out minimum 12" of clearance under the skimmer for the control structure.	32
West Entry Control Structure 2	Need to dig out minimum 12" of clearance under the skimmers for the 2 control structures. Also remove trash and debris from skimmer area.	39-41



4. **Payment Terms:** The total agreement amount is **\$2,000.00/Day per 4-man crew, estimated 1 day, but not to exceed \$4,000.00.** The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the



extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



**Total Agreement Amount:** \$2,000.00/Day per 4-man crew, estimated 1 day, but not to exceed \$4,000.00.

**Accepted and Approved:**

**Diamond Hill CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:** *Alex Kurth*

**Name:** Alex Kurth

**Title:** President

**Date:** 11/20/2025

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



ESTIMATE 1153



**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 #:** 1153  
**Date:** 12/2/2025  
**Expires On:** 1/31/2026

Description	Quantity	Price	Amount
Control Structure 12" Clearance	1.00	\$1,500.00	\$1,500.00

**Project Description**

*This estimate is to dig out a 12" clearance at control structures at ponds 1000,1400,30, 1350 and 2 control structures on either side of west gate.*

**Subtotal:** \$1,500.00

**Sales Tax:** \$0.00

**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.*

**TOTAL:** **\$1,500.00**

Pond  
1000



Pond 1400





Pond 30



Pond 1350



West Gate CS-1



West gate CS-2



ESTIMATE 1152

**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 #:** 1152

**Date:** 12/2/2025

**Expires On:** 1/31/2026

Description	Quantity	Price	Amount
Pond 30 Branch Pile Removal	1.00	\$500.00	\$500.00

**Project Description**

*This estimate is to removal dead pine branch piles at pond 30.*

**Subtotal:** \$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.*

**FI Sales Tax - 7%:** \$0.00

**TOTAL:** **\$500.00**





ESTIMATE 1151

**PROMINENT VIEW LANDSCAPE AND DESIGN LLC**

**Prominent View Landscape and Design**

5324 messina

Lakeland, FL 33813

**(813) 394-2098**

Diamond Hill HOA  
 John Orcutt  
 2902 Copper Height Ct  
 Valrico, FL 33594

**Estimate #:** 1151  
**Date:** 12/2/2025  
**Expires On:** 1/31/2026

Description	Quantity	Price	Amount
Pond 30 Dead Pine Tree Removal	1.00	\$3,000.00	\$3,000.00

**Project Description**

*This estimate is to remove 5 dead pines , 3 pine trunks and branch piles at pond 30. Stump grinding included.*

**Subtotal:** \$3,000.00

**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:** **\$3,000.00**





ESTIMATE 1156

**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 #:** 1156  
**Date:** 12/9/2025  
**Expires On:** 1/31/2026

Description	Quantity	Price	Amount
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Pond 30 Dead Pine Tree Removal	1.00	\$2,650.00	\$2,650.00
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**Project Description**

*This estimate is to remove 5 dead pines, 3 pine trunks and branch piles at pond 30. Stump grinding is not included .*

**Subtotal:** \$2,650.00

**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:** **\$2,650.00**



## CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") typically meets bimonthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

**WHEREAS**, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions;

**WHEREAS**, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

**WHEREAS**, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health and safety of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

**2. Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.

- a. The District Manager may individually authorize such expenses up to \$2,500 per proposal/event.
- b. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$5,000 per proposal/event.
- c. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$10,000 per proposal/event.
- d. Only for emergency situations relating to the amenities where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$30,000 per proposal/event.

**3. Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.

**4. Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

**5. Effective Date.** This Resolution shall become effective immediately upon its

adoption. **Passed and adopted on January 12, 2026.**

**Attest:**

**Diamond Hill  
Community Development District**

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

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

**RESOLUTION 2026-04**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE DIAMOND HILL COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Diamond Hill Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.
2. Stephen Bloom is appointed Assistant Treasurer.

Adopted this 12<sup>th</sup> day of January 2026

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Chair / Vice Chair

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Secretary / Assistant Secretary