



Diamond Hill Community Development District

January 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

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Meeting ID: 246 137 288 461 6

Passcode: H7TS6rU9

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



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**

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

Present and constituting a quorum were:

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

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

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

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Zaroni called to order 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 Administration

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.

B. Review of September 2025 Financial Statements

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

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

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.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Aquatics Inspection Report

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

B. Landscape Update

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

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.

ii. Prominent View Pine Tree Removal Proposal #1142

This proposal was tabled by the Board.

C. District Engineer

i. Infrastructure Inspection Report

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

Discussion ensued.

D. District Counsel

There being none, the next order of business followed.

E. District Manager

Ms. Zanoni provided updates regarding the stump grinding project.

i. Discussion of Spending Resolution 2025-01

Discussion ensued

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

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

FIFTH ORDER OF BUSINESS Business Items

A. Discussion of Holiday Decorations

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.

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.

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.

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

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.

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
<u>ASSETS</u>				
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
TOTAL ASSETS	\$ 1,088,087	\$ 67,769	\$ 157,487	\$ 1,313,343
<u>LIABILITIES</u>				
Accounts Payable	\$ 1,294	\$ -	\$ -	\$ 1,294
Accrued Expenses	100	-	-	100
Other Current Liabilities	185	-	-	185
Due To Other Funds	92,262	-	-	92,262
TOTAL LIABILITIES	93,841	-	-	93,841
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	-	157,487	157,487
Assigned to:				
Operating Reserves	61,632	-	-	61,632
Unassigned:	932,614	67,769	-	1,000,383
TOTAL FUND BALANCES	\$ 994,246	\$ 67,769	\$ 157,487	\$ 1,219,502
TOTAL LIABILITIES & FUND BALANCES	\$ 1,088,087	\$ 67,769	\$ 157,487	\$ 1,313,343

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)
<u>REVENUES</u>				
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
TOTAL REVENUES	230,109	45,189	30,753	(14,436)
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	-
Total Administration	105,345	23,135	19,715	3,420
<u>Electric Utility Services</u>				
Utility Services	1,500	250	172	78
Total Electric Utility Services	1,500	250	172	78
<u>Stormwater Control</u>				
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
Total Stormwater Control	26,936	4,490	1,700	2,790

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)
<u>Other Physical Environment</u>				
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
Total Other Physical Environment	83,570	20,653	16,126	4,527
<u>Contingency</u>				
Misc-Contingency	9,176	1,529	-	1,529
Total Contingency	9,176	1,529	-	1,529
<u>Reserves</u>				
Capital Reserve	20,000	20,000	-	20,000
Total Reserves	20,000	20,000	-	20,000
TOTAL EXPENDITURES & RESERVES	246,527	70,057	37,713	32,344
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
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,010,649	1,010,649	1,001,206	
FUND BALANCE, ENDING	\$ 994,231	\$ 985,781	\$ 994,246	

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)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	67,769	
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 67,769</u>	

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)
<u>REVENUES</u>				
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
TOTAL REVENUES	212,123	42,424	26,040	(16,384)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,419	884	500	384
Total Administration	4,419	884	500	384
<u>Debt Service</u>				
Principal Debt Retirement	155,000	-	-	-
Interest Expense	50,622	25,311	25,311	-
Total Debt Service	205,622	25,311	25,311	-
TOTAL EXPENDITURES	210,041	26,195	25,811	384
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)
FUND BALANCE, BEGINNING (OCT 1, 2025)	157,258	157,258	157,258	
FUND BALANCE, ENDING	\$ 159,340	\$ 173,487	\$ 157,487	

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**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	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
TOTAL	\$ 48,176	\$ 2,086	\$ 983	\$ 51,245	\$ 25,192	\$ 26,053
% COLLECTED					12%	12%
TOTAL OUTSTANDING					\$ 383,371	\$ 194,908

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
GF Subtotal					\$ 111,323
Money Market Account	BankUnited	Business MMA	n/a	3.60%	\$ 976,764
MMA Subtotal					\$ 976,764

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
DS Subtotal					\$ 132,995
Total					\$ 1,221,081

Diamond Hill CDD

Statement Date 11/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
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
Total Outstanding Checks							-9,848.36
Outstanding Deposits							
Total Outstanding Deposits							

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
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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
Fund Total								\$25,051.32

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
Fund Total								\$10,865.62

Total Checks Paid	\$35,916.94
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NAME	FILE NUMBER	PAY DATE	CHECK/VO UCHER 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
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VALLEY NATIONAL BANK - (ACCT#XXXXX7828)

ACH #100136

11/05/25	Vendor	PREMIER LAKES INC	2942	Nov 2025- Aquatics	Aquatic Maintenance	001-546995-53805	\$850.00
ACH Total							\$850.00

ACH #100137

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
ACH Total							\$6,000.00

ACH #100138

11/07/25	Vendor	BRLETIC DVORAK INC	2176	Oct 2025- District Engineer	ProfServ-Engineering	001-531013-51501	\$2,750.00
ACH Total							\$2,750.00

ACH #100139

11/14/25	Vendor	INFRAMARK LLC	163569	Nov 2025- Management fees	ProfServ-Mgmt Consulting	001-531027-51201	\$3,913.00
ACH Total							\$3,913.00

ACH #100140

11/21/25	Vendor	ALMONTE ELECTRICAL SOLUTIONS LLC	993520	July Entrance Lighting	Miscellaneous Expenses	001-549999-53908	\$6,250.44
ACH Total							\$6,250.44

ACH #100141

11/21/25	Vendor	STRALEY ROBIN VERICKER	27493	Oct 2025- District Counsel	ProfServ-Legal Services	001-531023-51401	\$405.50
ACH Total							\$405.50

CHECK # 1123

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
Check Total							<u>\$1,422.76</u>

CHECK # 1124

11/07/25	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	153908	Sept 2025- Pine tree removal	Landscape Replacement	001-546338-53908	\$4,609.98
Check Total							\$4,609.98

CHECK # 1125

11/11/25	Vendor	SRINIVAS PARS	SP-111025	BOARD 11/10/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
Check Total							\$200.00

CHECK # 1126

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
Check Total							<u>\$9,442.86</u>

ACH #300008

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
ACH Total							\$72.40
Account Total							\$35,916.94

Total Amount Paid	\$35,916.94
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Fund	Check#	Invoice #	Url
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

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

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

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

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

JOB DETAILS	Annual Lake Maintenance - Monthly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	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
40	Some shoreline erosion observed. Monitor and include in future restoration project. Not urgent.	25
30	Small erosion spot to monitor. Not Urgent.	30
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



A photograph of a concrete structure, possibly a pond or a large container, with a metal door. The structure is situated in a grassy field. The door is open, revealing a dark interior. The structure is made of concrete and has a metal door. The door is open, showing a dark interior. The structure is located in a grassy field. The text "Pond 30" is overlaid on the image.

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
Pond 30 Dead Pine Tree Removal	1.00	\$2,650.00	\$2,650.00

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 12th day of January 2026

Chair / Vice Chair

Secretary / Assistant Secretary