Rizzetta & Company

Portico
Community Development District

Board of Supervisors' Meeting
February 26, 2026

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.porticocdd.org

Professionals in Community Management

PORTICO
COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Board of Supervisors	Vacant	Chairman
	Barry Ernst	Vice Chairman
	Scott Edwards	Assistant Secretary
	Lamar Cummings	Assistant Secretary
	Thomas Boyd	Board Supervisor
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Brent Burford	Johnson Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

PORTICO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.porticocdd.org

February 18, 2026

Board of Supervisors
Portico Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Portico Community Development District will be held on **Thursday, February 26, 2026, at 10:00 a.m.,** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of the Board of Supervisors Meeting held on November 20, 2025.................................... Tab 1
   B. Ratification of the Operations and Maintenance Expenditures for the Months of November 2025, December 2025, and January 2026.. Tab 2
4. **BUSINESS ITEMS**
   A. Review of 4th Quarter Website Audit..................................... Tab 3
5. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
6. **SUPERVISOR REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

Tab 1

MINUTES OF MEETING

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

PORTICO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Portico Community Development District was held on **Thursday, November 20, 2025, at 10:01 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Barry Ernst	**Vice Chairman**
Scott Edwards	**Board Supervisor, Assistant Secretary**
Lamar Cummings	**Board Supervisor, Assistant Secretary**
Thomas Boyd	**Board Supervisor, Assistant Secretary**

Also present were:

Belinda Blandon	**District Manager, Rizzetta & Company, Inc.**
Tucker Mackie	**District Counsel, Kutak Rock, LLP (via Teams)**
Mark Zordan	**District Engineer, Johnson Engineering, Inc.**
Audience	**Present**

FIRST ORDER OF BUSINESS   **Call to Order**

Ms. Blandon called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS   **Public Comment**

Ms. Blandon stated for the record that there were no audience members present.

THIRD ORDER OF BUSINESS   **Consideration of the Minutes of the Board of Supervisors' Meeting held on August 21, 2025**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on August 21, 2025, and asked if there were any questions or comments related to the minutes. There were none.

On a Motion by Mr. Ernst, seconded by Mr. Edwards, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 21, 2025, for the Portico Community Development District.

FOURTH ORDER OF BUSINESS   **Ratification of the Operations and Maintenance Expenditures for the Months of August, September and October 2025**

Ms. Blandon advised that the operations and maintenance expenditures for the period of August 1-31, 2025, totaled $17,630.37, the expenditures for the period of September 1-30, 2025, totaled $30,075.90, and the expenditures for the period of October 1-31, 2025, totaled $31,931.65. She asked if there were any questions or comments related to the expenditures. There were none.

> On a Motion by Mr. Boyd, seconded by Mr. Ernst, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the months of August 2025, totaling, $17,630.37, and September 2025, totaling $30,075.90, and October 2025 totaling $31,931.65 for the Portico Community Development District.

FIFTH ORDER OF BUSINESS   **October 2025 – 3rd Quarter Website Audit**

Ms. Blandon provided an overview of the 3rd Quarter Website Audit.

SIXTH ORDER OF BUSINESS   **Staff Reports**

A. District Counsel
Tucker Mackie reminded the Board of the deadline for ethics training. The Board asked for the links to be re-sent.

B. District Engineer
Mark Zordan advised that Crocker Land Development will be onsite within the next couple of weeks to complete the tie into the lake on Cantabria. Mr. Zordan will review the vegetation issue on lake #4.

C. District Manager
Belinda Blandon reminded the Board of the next Board of Supervisors' Meeting on Thursday, February 19, 2026 at 10:00 a.m. Ms. Blandon advised the Board of the treatment for the lake on Palamos. Solitude will be giving a recommendation for aeration on the lake.

THIRTEENTH ORDER OF BUSINESS   **Supervisor Requests and Comments**

There were no requests or comments.

FOURTEENTH ORDER OF BUSINESS   **Adjournment**

Ms. Blandon advised there is no further business to come before the Board and

94   asked for a motion to adjourn.

95

96   On a Motion by Mr. Boyd, seconded by Mr. Cummings, with all in favor, the Board adjourned

97   the meeting at 10:14 a.m. for the Portico Community Development District.

98

99

100

101   _____   _____

102   Secretary/Assistant Secretary   Chairman/ Vice Chairman

Tab 2

PORTICO COMMUNITY DEVELOPMENT DISTRICT

Operation and Maintenance Expenditures
November 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$17,492.02**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gannett Florida LocaliQ	300073	7405709	Legal Advertising 10/25	$ 248.74
Johnson Engineering, LLC	300068	7272	Engineering Services 10/25	$ 487.00
Johnson Engineering, LLC	300068	7441	Engineering Services 10/25	$ 1,226.50
Kutak Rock, LLP	300069	3643080	Legal Services 09/25	$ 180.61
Lee County Property Appraiser	300070	013280	Non Ad Valorem Roll FY25/26	$ 1,408.00
Passarella & Associates, Inc.	300071	03TWC890 1-1	Vegetation Trimming 07/25	$ 1,530.00
Rizzetta & Company, Inc.	300067	INV0000104494	District Management Fees 11/25	$ 5,125.17
Solitude Lake Management, LLC	300072	PSI213424 Balance	Midge Treatment 10/25	$ 2,654.00
Solitude Lake Management, LLC	300072	PSI215901	Lake & Pond Management Services 11/25	$ 4,632.00
Total Report				**$ 17,492.02**

PORTICO COMMUNITY DEVELOPMENT DISTRICT

Operation and Maintenance Expenditures
December 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$15,173.96**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barry Ernst	300077	BErnst112025-412	Board of Supervisors Meeting 11/20/25	$ 200.00
Florida Power & Light Company	20251208-1	111525-2351997081 ACH	Electric Services 11/25	$ 37.03
Florida Power & Light Company	20251208-1	111525-3453686598 ACH	Electric Services 11/25	$ 86.06
Florida Power & Light Company	20251208-1	111525-4468761301 ACH	Electric Services 11/25	$ 35.66
Florida Power & Light Company	20251208-1	111525-5346457384 ACH	Electric Services 11/25	$ 81.69
Florida Power & Light Company	20251208-1	111525-6057766369 ACH	Electric Services 11/25	$ 122.36
Florida Power & Light Company	20251208-1	111525-7298529533 ACH	Electric Services 11/25	$ 49.89
Florida Power & Light Company	20251208-1	111525-9394660162 ACH	Electric Services 11/25	$ 48.44
Florida Power & Light Company	20251208-1	111525-9948396222 ACH	Electric Services 11/25	$ 405.98
Gannett Florida LocaliQ	300079	0007454538	Legal Advertising 11/25	$ 241.98
Johnson Engineering, LLC	300075	7670	Engineering Services 11/25	$ 1,545.75
Johnson Engineering, LLC	300075	7676	Legal Services 11/25	$ 279.00

Portico Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300076	3670366	Legal Services 10/25	$ 212.45
Kutak Rock, LLP	300083	3673457	Legal Services 11/25	$ 390.50
Rizzetta & Company, Inc.	300074	INV0000105309	Accounting Services 12/25	$ 5,125.17
Solitude Lake Management, LLC	300081	PSI222833	Lake & Pond Management Services 12/25	$ 4,632.00
Superior Waterway Services, Inc.	300080	109471	Fountain Maintenance 11/25	$ 280.00
Superior Waterway Services, Inc.	300082	110258	Aeration Maintenance 12/25	$ 1,200.00
Thomas Harold Boyd	300078	TBoyd112025-412	Board of Supervisors Meeting 11/20/25	$ 200.00
Total Report				**$ 15,173.96**

PORTICO COMMUNITY DEVELOPMENT DISTRICT

Operation and Maintenance Expenditures
January 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$16,531.39**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Earth Tech Environmental, LLC	300085	11768	Preventative Maintenance 06/25	$ 4,000.00
Florida Power & Light Company	20260106-1	2351997081-121525	Electric Services 12/25	$ 63.93
Florida Power & Light Company	20260106-1	3453686598-121525	Electric Services 12/25	$ 90.31
Florida Power & Light Company	20260106-1	4468761301-121525	Electric Services 12/25	$ 35.56
Florida Power & Light Company	20260106-1	5346457384-121525	Electric Services 12/25	$ 83.93
Florida Power & Light Company	20260106-1	6057766369-121525	Electric Services 12/25	$ 124.36
Florida Power & Light Company	20260106-1	7298529533-121525	Electric Services 12/25	$ 50.40
Florida Power & Light Company	20260106-1	9394660162-121525	Electric Services 12/25	$ 49.61
Florida Power & Light Company	20260106-1	9948396222-121525	Electric Services 12/25	$ 667.99
Johnson Engineering, LLC	300087	8006	Engineering Services 12/25	$ 1,223.75
Rizzetta & Company, Inc.	300084	INV0000106229	Accounting Services 01/26	$ 5,125.17

Portico Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
School Now	300088	INV-SN-1207	Website Compliance & Management 01/26	$ 384.38
Solitude Lake Management, LLC	300086	PSI229577	Lake & Pond Management Services 01/26	$ 4,632.00
Total Report				**$ 16,531.39**

Tab 3

Quarterly Compliance Audit Report

Portico

Date: December 2025 - 4th Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Audit results

Helpful information:

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).

ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.

Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

> * **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements
Result: PASSED

Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

19%
of population has a disability.

Sight, hearing, physical, cognitive.
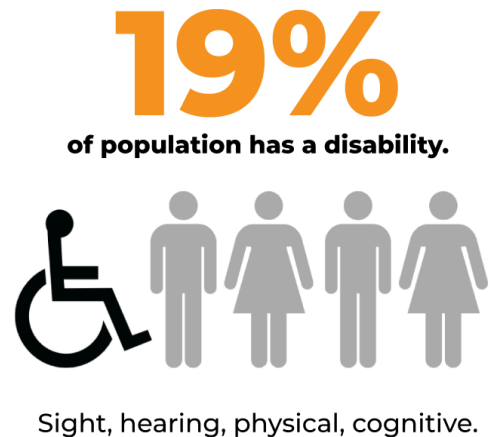
The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.

Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker

Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.

Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext

Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility
Helpful article: http://webaim.org/techniques/skipnav

Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/

Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: http://webaim.org/techniques/tables/data

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat

Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: http://webaim.org/techniques/captions

Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: http://webaim.org/techniques/forms

Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.

Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.

Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web