



Rizzetta & Company

Fishhawk Community Development District IV

**Board of Supervisors' Meeting
September 4, 2025**

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950**

www.fishhawkcdd4.org

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

Lake House of FishHawk Ranch West, 6001 Village Center Drive, Lithia, FL 33547

www.fishhawkcdd4.org

Board of Supervisors	Daniel Rothrock	Chair
	Dayna Kennington	Vice Chair
	Jeffrey Stewart	Assistant Secretary
	Adam Brygidyr	Assistant Secretary
	Scott Sheffield	Assistant Secretary
District Manager	Ruben Durand	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Stephen Brletic	BDI

All cellular phones and pagers must be turned off during the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 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.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.fishhawkcdd4.org

**Board of Supervisors
FishHawk IV Community
Development District**

August 28, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of FishHawk IV Community Development District will be held on **Thursday, September 4, 2025 at 10:00 a.m.** at the Lake House of FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Services ReportTab 1
 - B. Landscape Report (under separate cover)
 - C. Irrigation Report (under separate cover)
 - D. Aquatic Services Report (under separate cover)
 - E. District Counsel
 - F. District Engineer
 - G. HOA Property Manager
 - H. District Manager
 - i. Review of 2nd Quarter Website Audit ReportTab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of First Addendum to Contract for Professional District ServicesTab 3
 - B. Consideration of RedTree Proposal for Drainage Outlet CleaningTab 4
 - C. Consideration of Resolution 2025-06; Designating Assistant SecretaryTab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting on August 7, 2025Tab 6
 - B. Ratification of Operations & Maintenance Expenditures for July 2025Tab 7

6. SUPERVISOR REQUESTS
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 (813) 994-1001.

Sincerely,

Ruben Durand

Ruben Durand
District Manager

Tab 1

FISHHAWK IV

LANDSCAPE INSPECTION REPORT



July 31, 2025

Rizzetta & Company

John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Mosaic

General Updates, Recent & Upcoming Maintenance Events

- ❑ Inspection on the last day of Brightview service agreement. Also, had a ride through with new vendor to help set expectations.
- ❑ Many areas have not been mowed for more than a week. Possibly 2-3 weeks.

The following are action items for BrightView to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined question or info for BOS.** **Orange** is for Staff.

1. **Treat weeds in the median beds on Fishhawk Blvd.**
2. **Need to prune any dead or fruiting structures out of palms throughout the district.**
3. **Diagnose and treat declining Juniper on the East ROW of Mosaic just South of Fishhawk Blvd. Remove any dead or diseased material.**
4. **Schedule a pruning event for Firebush on triangle medians at Mosaic and Circa Crossing intersections for line of sight.(Pic. 4)**
7. **Diagnose and treat declining turf on the Northeast corner of Mosaic and Circa Crossing. Area where there is a fire hydrant.**
8. **Remove vines and treat weeds in the median beds and ROWs of Mosaic. (Pic. 8)**



5. **Noting a lot of weeds throughout the annual beds in the district. (Pic. 5>)**
6. **Schedule a pruning event for the shrubs on Mosaic medians.**



Watercolor

9. Treat weeds in joint cracks of concrete and in the bed of Sagewood entrance off Circa Crossing.

10. There are a lot of weeds in the Jasmine on the outbound lane of Sagewood gate on Circa Crossing. Also, need to edge each service off sidewalk and curbing. (Pic. 10)



11. Schedule a pruning event to raise the Oak canopies over hanging the sidewalk on the South ROW of Circa Crossing from Sagewood to Mosaic.

12. Remove any vines growing up the Oak trees on South ROW of Circa Crossing from Sagewood to Mosaic. (Pic. 12)



13. Weeds in the beds and pavers at the Mosaic and Circa Crossing roundabout.

14. Remove any palm volunteers in the beds throughout the district.

15. Diagnose and treat the declining Indian Hawthorne in the median beds on Mosaic from Circa Crossing to Barrington Stowers roundabout. Remove any diseased material.

16. Noting a lot of the “Petit” Ixora are struggling to establish on the roundabout bed of Mosaic and Barrington Stowers. Will these survive? If not, warranty replacements are needed.

17. Investigate declining Viburnum along the aluminum fence on Boyette from the roundabout South to Watercolor Dr. and report your findings.

18. It appears 2 passive parks on Watercolor North ROW have not been mowed for at least a week, possibly 2. One on the corner of Boyette, and the second on the corner of Village Center Dr.

19. Noting throughout the district, a common theme is the presence of sucker growth on the base of the trunks on trees that need removal. Oaks and Sycamores on Watercolor Dr. is an example.

20. Remove vines on Magnolia on Watercolor across street from Sparrowhead Way. (Pic. 20)



Village Center Dr. and Natures Reserve

21. Treat weeds growing up in the Liriope on the West ROW of Sparrowhead Way.

22. Treat weeds in the median bed of Sparrowhead Way before entering Encore. (Pic. 22)



23. Need to raise a couple Sycamore canopies overhanging the sidewalk to contract specs. on Village Center Dr. from Watercolor to Boyette Rd.

24. Ensure all concrete drainage structures are cleared of vegetation on dry ponds. There is an area on the Southwest corner of Village Center Dr. and Boyette road that needs to be cleared. (Pic. 24>)

25. Treat weeds in the beds overtaking the median island of Natures Reserve heading into Encore. (Pic. 25)



26. There is a leaning Oak that is probable too large to straighten on the corner of VCD and Watercolor that should be removed.

27. Diagnose and treat a few areas of declining turf on VCD ROW from Boyette Rd. to Watercolor Dr.

28. New annuals are failing at the Encore entrance off of Natures Reserve Dr. entrance. Will these be replaced?

29. Landscape debris down that needs removal at the passive park of Iron Horse Pl.

30. It appears the retention area on Natures Reserve Dr. that also backs up to the houses on Quintessa Ln. has not been mowed for a couple of weeks. Was mowed once after last board meeting but now high again.

31. There is a large dead Oak on the border of the preserve area and retention pond on Natures Reserve Dr. shared with behind the houses of Quintessa Ln. roundabout. Provide a proposal to cut down.

32. Treat weeds growing up in the shrubs at Quinessa Ln. roundabout.

33. Diagnose and treat declining turf between the sidewalk and the road on Iron Horse across the street from Quintessa Ln.



Village Center Dr.

34. It appears the ponds behind the houses on Watercolor Dr. have not been mowed in at least 2 weeks. Needs to be on a weekly rotation until November 1. (Pic. 34)



39. Diagnose and treat some declining turf on Village Center Dr. medians between Barrington Stowers and Circa Fishhawk Blvd.

40. It appears the turf has not been mowed in over a week on VCD between Barrington Stowers and Circa Fishhawk.

41. There are a lot of weeds in the beds on VCD ROW between Barrington Stowers and Circa Fishhawk. (Pic. 41)



35. Raise the Hong Kong Orchid canopies and remove sucker growth on Southeast corner of Village Center Dr. and Watercolor Dr.

36. Weeds in the beds on Village Center Dr. ROWs need to be addressed.

37. Diagnose and treat declining turf on Village Center Dr. in the median between Slate Rock Way and Quarry Lake Rd. (Pic. 37)



42. Treat weeds and remove vines over taking the VCD and Circa Fishhawk roundabout. (Pic. 42)



38. Diagnose and treat declining Juniper on Village Center Dr at the Circa Fishhawk and Barrington Stowers roundabouts. Remove any dead or diseased material.

43. Noting most of the parks or greenspaces, including sidewalk areas between homes off Watercolor Dr. and Esker Falls do not appear to have been serviced for at least a week and possibly two.



Parks off Watercolor Dr.

- 44. Brightview replaced a dead Red Maple with a Crepe Myrtle at the park of Chert Hill. They did not resolve or remove a second Red Maple that is almost dead as well as a leaning Hong Kong Orchid. (Pic. 44)**

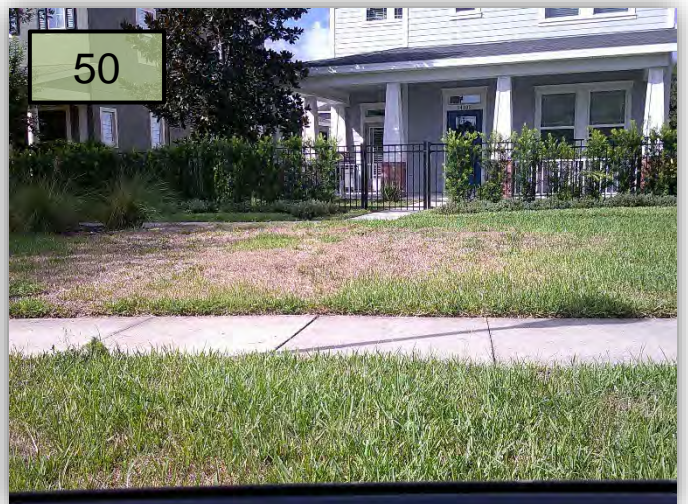


- 48. Treat weeds in the tree rings and beds at the Parkside Ridge Park.**
- 49. There is a broken branch that needs to be removed on the West side of Parkside Ridge Park. (Pic. 49)**

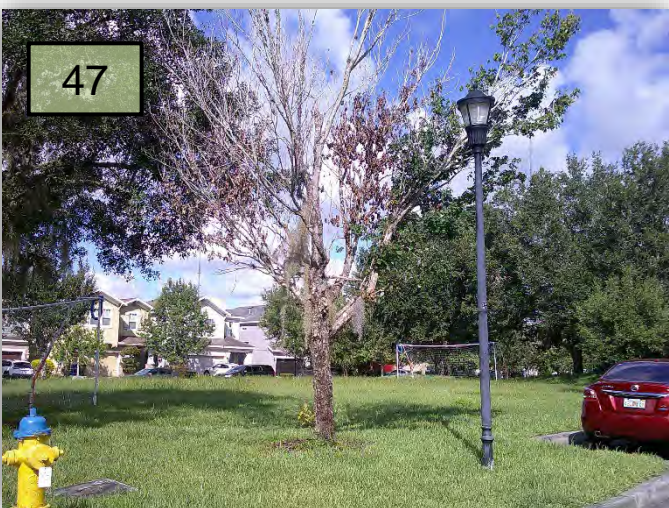


- 45. Treat weeds in the beds and tree rings at the park of Chert Hill.**
- 46. Schedule a pruning event for the Awabuki surrounding the lift station fence across the street from Parkside Ridge Park at Watercolor Dr.**

- 50. Diagnose and treat declining turf on the ROW of Barrington Stowers between Caldera Ridge and Village Center Dr. (Pic. 50)**



- 47. There is a half dead Red Maple that should be removed on the Southeast corner of Parkside Ridge and Watercolor Dr. (Pic. 47)**



- 51. Noting new turf was installed on Barrington Stowers median between VCD and Mosaic.**

- 52. Need to remove a couple leaning Red Maple at the park of Great Lawn Pl. Was a proposal provided?**

- 53. Remove a couple large weeds growing up through the shrubs at the park of Great Lawn including palm volunteers..**



Shell Ridge

54. Need to remove a couple dead Indian Hawthorn between the sidewalk and the road on Shell Ridge between Watercolor and Circa Fishhawk

55. It appears Central Park or Shell Ridge ROW has not been mowed for more than a week. Possibly 2 weeks.

56. Raise the Oak canopy to expose the sign of Shell Ridge and Circa Fishhawk.

57. Remove vines growing on top of the shrubs on Shell Ridge ROW between Watercolor Dr. and Circa Fishhawk Blvd.

58. Diagnose and treat a couple declining Viburnum on Shell Ridge across the street from Briar Chapel Way.

59. Remove ferns growing up in the Jasmine on Shell Ridge between Briar Chapel and Barrington Stowers.

60. Treat weeds in the beds throughout Central Park on Shell Ridge Dr.

61. There are a couple dead hanging Oak limbs overhanging the bench at the playground area on Shell Ridge.

62. Schedule a pruning event for the shrubs in Central Park, most notably the Loropetalum, Jasmine, and Firebush. Raise a few Oak canopies to contract spec. as well. (Pic. 62>)

63. It appears the walkthrough path between Esker Falls and Central park across the street from Slate Rock Way has not been mowed for a couple of weeks.

64. Raise the Oak canopies on the CDD portion of Caldera Ridge and Chess House Way. This is very low and overhanging the road. Needs to be completed ASAP.

65. Schedule a pruning event for the shrubs at the basketball court park on Esker Falls and Caldera Ridge. (Pic. 65)



66. Treat weeds in the beds on the walkthrough between Esker Falls and Central Park. (Pic. 66)



Circa Fishhawk

67. A new tree was installed on Esker Falls ROW across from the park of Whispering Bench Way. It appears to be dead. Should be replaced under warranty. (Pic. 67)



68. Remove the dead Indian Hawthorn on Circa Fishhawk Blvd. between Esker Falls to Village Center Dr.

69. Clean sucker growth under the Oak on the corner intersection of Circa Fishhawk Blvd. and Village Center Dr.

70. Treat or remove weeds on the median of Circa Fishhawk Blvd. with Jasmine heading into Publix. (Pic. 70)



71. Remove any dead Palmetto fronds in the passive park of Kingsley Corner and Balcony Bridge.

72. Schedule a pruning event for the shrubs and remove any dead Palmetto fronds in the passive park on the corner of Spector and Circa Fishhawk.

73. Diagnose and treat declining Juniper behind the monument on Circa Fishhawk Blvd. just South of Fishhawk Blvd. Remove any dead or diseased material.

74. The pond on Hometown Ln. (Pond C) and Fishhawk Blvd. has not been mowed for more than a week and possibly 2. (Pic. 74)



Tab 2



Quarterly Compliance Audit Report

FishHawk IV

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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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**

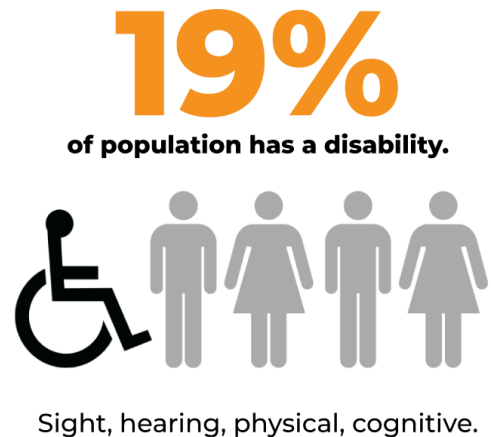
Compliance Criteria

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.



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

Tab 3

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Fishhawk IV Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 11, 2025

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,859.75	\$22,317
Administrative:	\$434.42	\$5,213
Accounting:	\$1,737.75	\$20,853
Financial & Revenue Collections:	\$347.50	\$4,170
Assessment Roll ⁽¹⁾		\$5,793
Total Standard On-Going Services:	\$4,379.42	\$58,346

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00






2025-10-01 - Fishhawk IV CDD - First Addendum - Contract for District Management Services

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZTGeVERDqLwf-GBujNcNINule1uJNsB4

"2025-10-01 - Fishhawk IV CDD - First Addendum - Contract for District Management Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-11 - 11:34:46 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-11 - 11:34:55 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-11 - 11:35:19 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 12:06:56 PM GMT - Time Source: server
-  Agreement completed.
2025-08-11 - 12:06:56 PM GMT

Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

DRAINAGE OUTLET CLEANING PROPOSAL
FOR
FISHHAWK IV CDD

Attention: Mr. Ruben Durand – District Manager

August 11, 2025

Target Area

Drainage outlet behind 6626 & 6628.



Scope of Work

- Excavate sediment and vegetation from around the base and inside of the mouth of drainage outlet.
- Debris removal, hauling fees and dumping fees.

Total Project Cost: \$950.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.com / Cell Phone: (727) 919-3915

Tab 5

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FISHHAWK
IV COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, FishHawk IV Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Ruben is appointed as Assistant Secretary and Wesley Elias is removed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF SEPTEMBER 2025.

**FISHHAWK IV
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 6

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.

**FISHHAWK
COMMUNITY DEVELOPMENT DISTRICT IV**

The regular meeting of the Board of Supervisors of the FishHawk IV Community Development District to be held on **Thursday, August 7, 2025, at 10:00 a.m.** at the Lake House of FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547.

Present and constituting a quorum were:

Daniel Rothrock	Board Supervisor, Chairman
Dayna Kennington	Board Supervisor, Vice Chair
Scott Sheffield	Board Supervisor, Assistant Secretary
Adam Brygidyr	Board Supervisor, Assistant Secretary
Jeffrey Stewart	Board Supervisor, Assistant Secretary

Also present were:

Wesley Elias	District Manager; Rizzetta & Company
Ruben Durand	District Manager; Rizzetta & Company
Erin McCormick	District Counsel; Erin McCormick Law (via phone)
John Fowler	Field Service Manager, Rizzetta & Company
Gail Huff	Representative, Sprinkler Solutions
Rafael Rosario	Representative, RedTree Landscape

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Elias called the meeting to order at 10:02 a.m. and read roll call, confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services Report

The Board reviewed the Landscape Inspection Report.

B. Landscape Report

The Board discussed deducting 25% from BrightView's final payment due to lack of completing contracted scope of work.

On a Motion by Mr. Rothrock, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors approved a 25% deduction from Brightview's final payment for lack of services, for the FishHawk IV Community Development District.

C. Irrigation Services Report

The Board reviewed the Irrigation report. The Board directed District Management to reach out to Ballenger regarding the sod dying along Barrington Stowers. They would also like the final SWFMD overage report.

D. Aquatic Services Report

The Board reviewed the aquatic report. The Board would like District Management to reach out to Sitex about the algae bloom on Pond D1.

E. District Counsel

Ms. McCormick updated the Board on the cost share agreement with the HOA.

F. District Engineer

No Report

G. HOA Property Manager

No report.

H. District Manager

Mr. Elias reviewed his report with the Board and reminded them that the next meeting is scheduled for September 4, 2025, at 10:00 a.m. Mr. Elias presented the Illumination Lighting proposal for Holiday Lighting in the amount of \$6,850.00.

On a Motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved the Illuminating Lighting proposal for Holiday Lighting (\$6,850.00), for the FishHawk IV Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Brightview Proposal for
Slash Pine Removal**

On a motion by Ms. Kennington, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors approved the Brightview Proposal to Remove Slash Pine (\$2,500), for FishHawk IV Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held July
9, 2025**

On a Motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on July 9, 2025, as presented, for the FishHawk IV Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Operations &
Maintenance Expenditures for June
2025**

Mr. Elias presented the May 2025 Operation & Maintenance Expenditures to the Board.

On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for June 2025 (\$104,174.26), for the FishHawk IV Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Comments

There were no Supervisor comments at this time.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Rothrock, seconded by, Mr. Brygidyr, with all in favor, the Board of Supervisors adjourned the meeting at 10:57 a.m. for the FishHawk IV Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 7

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Adam Brygidyr	100389	AB070925	Board of Supervisors Meeting 07/09/25	\$200.00
Altec Lakes and Natural Areas, Inc.	100402	10042	Wetland Maintenance: Gopher Tortoise Site Maintenance 05/25	\$4,815.00
Ballenger Landcare, LLC	100399	220	Irrigation Maintenance 07/25	\$4,550.00
Ballenger Landcare, LLC	100399	253	Irrigation Repair 07/25	\$580.12
BrightView Landscape Services, Inc.	100387	9422382	Ferritization & Pest Control 06/25	\$3,574.45
BrightView Landscape Services, Inc.	100390	9398955	Turf Removal & Install 06/25	\$1,215.00
BrightView Landscape Services, Inc.	100390	9398965	Turf Removal & Install 06/25	\$810.00
BrightView Landscape Services, Inc.	100390	9398966	Tree Install 06/25	\$578.90
BrightView Landscape Services, Inc.	100390	9421352	Remove Pine & Oak Trees 06/25	\$8,350.00
BrightView Landscape Services, Inc.	100391	9421333	Installation of (850) yards of Mini Pine Bark 06/25	\$43,350.00
BrightView Landscape Services, Inc.	100391	9421348	Emergency Fallen Limbs 06/25	\$1,300.00
BrightView Landscape Services, Inc.	100391	9421351	Tree Removal 06/25	\$7,600.00
BrightView Landscape Services, Inc.	100391	9421619	Tree Removal 06/25	\$75.60
BrightView Landscape Services, Inc.	100391	9421620	Tree Install 06/25	\$747.36
BrightView Landscape Services, Inc.	100400	9421618	Straighten Leaning Crepe Myrtle 5/25	\$75.60

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	100403	9421342	Dead Red Mable Tree and Install Crepe Myrtle Tree 06/25	\$474.80
Brletic Dvorak, Inc.	100388	2028	Engineering Services - Senior Inspector 06/25	\$120.00
Daniel Gray Rothrock	100392	DR070925	Board of Supervisors Meeting 07/09/25	\$200.00
Dayna J. Kennington	100393	DK070925	Board of Supervisors Meeting 07/09/25	\$200.00
Erin McCormick Law, P.A.	100401	10837	Legal Services 06/25 - 07/25	\$5,051.92
Hillsborough County BOCC	20250723 822	1416996147 06/25 ACH	14223 Lambert Bridge Lane 06/25	\$590.09
Jayman Enterprises, LLC	100385	4055	Playground Repairs 06/25	\$500.00
Quest Ecology, Inc.	100394	FIS2401-03	Fishhawk West Hutto Gopher Tortoise Preserve 07/25	\$2,650.00
Quest Ecology, Inc.	100394	FIS2402-05	Ecological Services 07/25	\$2,901.25
Rizzetta & Company, Inc.	100386	INV0000100548	District Management Services 07/25	\$5,197.51
Scott C Sheffield	100395	SS070925	Board of Supervisors Meeting 07/09/25	\$200.00
Sitex Aquatics, LLC	100398	9936-b	Monthly Lake Maintenance 07/25	\$1,350.00
TECO	20250715	211017320014 06/25 ACH	Village Center Dr Ph2 06/25	\$12,041.08
TECO	20250723	321000017145 6/25	Electric Summary 06/25	\$27,508.37
TECO	20250721-1	211009776033 06/25 ACH	5601 Balcony Bridge PI 06/25	\$187.38

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
TECO	20250721-2	211009775761 06/25 ACH	13773 Fishhawk Blvd 06/25	<u>\$27.99</u>
Total Report				<u>\$ 137,022.42</u>