



Rizzetta & Company

Fishhawk Community Development District IV

**Board of Supervisors' Meeting
November 06, 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	Rachel Welborn	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) 533 - 2950. 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**

November 05, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of FishHawk IV Community Development District will be held on **Thursday, November 06, 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 tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Services Report Tab 1
 - B. Landscape Report
 - C. Irrigation Report..... Tab 2**
 - D. Aquatic Services Report Tab 3**
 - E. District Counsel**
 - i. Consideration of Access Authorization Agreement with Tampa Bay Water and any other issues regarding the Tampa Bay Water South Hillsborough County Pipeline Project..... Tab 4**
 - F. District Engineer
 - G. HOA Property Manager
 - H. District Manager
 - i. Presentation of Quarterly Website Report Tab 5
- 4. BUSINESS ITEMS**
 - A. Ratification of Sprinkler Solutions Estimates Tab 6
 - B. Consideration of Sprinkler Solutions Estimates..... Tab 7
 - C. Consideration of Resolution 2026-01; Designating an Assistant Secretary Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting on October 02, 2025 Tab 9
 - B. Ratification of Operations & Maintenance Expenditures for September 2025 Tab 10
- 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) 533-2950.

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

FISHHAWK IV

LANDSCAPE INSPECTION REPORT



October 28, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Mosaic

General Updates, Recent & Upcoming Maintenance Events

- ❑ Nitrogen ban is lifted October 1st. What is the fertilizer schedule for the rest of 2025?
- ❑ Dry areas starting to show now the rainy season has ended.

The following are action items for Red Tree 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. Noting many Blue Daze have been failing for months now and may want to enhance with a different species moving forward.
2. There is a downed Pine Tree that needs to be removed on the East ROW of Mosaic just South of Fishhawk Blvd. (Pic. 2)
7. Prune dead hanging fronds in the Ribbon Palms in the divider median on Circa Crossing before entering Sagewood.
8. **Noting weeds and detail work look much better throughout the CDD. Do need to treat the weeds on the North ROW of Circa Crossing between Sagewood entrance and Mosaic. (Pic. 8)**



3. Treat crack weeds in the pavers in front of the annuals on Mosaic at the Fishhawk Blvd. intersection.
4. Noting Red Tree lifting tree canopies during this inspection. Ensure Oaks along the sidewalk on Circa Crossing heading to Sagewood are completed.
5. Treat joint crack weeds in the sidewalk on Circa Crossing heading into Sagewood.
6. Treat weeds in the Jasmine on the exit of Sagewood at the guard gate.,
9. There are a couple dead Indian Hawthorn, Juniper, and Loropetalum that should be removed in the medians of Mosaic between Circa Crossing and Boyette Rd.
10. **Remove any dead shrubs that did not establish in the roundabout median of Mosaic and Barrington Stowers.**
11. Diagnose and treat declining Viburnum along the aluminum fence on Boyette Rd. ROW.

Watercolor

12. Continue to mow and weedeat closer to Lake Hutto now that the rainy season has ended.
13. Check retention pond in Encore to mow the bottom now the rainy season has ended.
14. Red Tree did a great job treating and cleaning up the trees across the street from Sparrowhead Way. Need to try and remove dead vines, if possible, in the Magnolia. (Pic. 14)



15. There are a couple areas of turf that appear to be dry on Watercolor Dr. ROW between Boyette Rd. and Village Center Dr. Ensure irrigation has proper coverage.
16. Treat broadleaf turf weeds in the Zoysia on Sparrowhead Way median and ROWs.
17. Remove dead fronds in the Pygmy Date Palms in the median island at guard gate of Sparrowhead Way.
18. Check irrigation is working properly for Zoysia on Sparrowhead Way medians and ROWs. (Pic. 18>)
19. Diagnose and possible treat declining Zoysia where fungus may be present on Sparrowhead East ROW.
20. Treat weeds entrance side of Sparrowhead Way in the Liriope near the guard gate.

21. Check irrigation is working properly including coverage and time for dry area on the corner of Watercolor Dr. and village Center Dr.
22. There is a leaning Oak on the Southeast corner of Village Center Dr. and Watercolor Dr. that needs straightened or removed. Asking Red Tree arborist to investigate and provide a proposal for action plan.
23. Diagnose and treat turf on Natures Reserve Dr. ROW at Encore entrance. (Pic. 23)



24. Red Tree to have arborist investigate two Red Maples that appear to be in decline on the East ROW of VCD. One just North and one just South of Natures Reserve Dr. intersection.
25. Diagnose and treat declining turf on VCD just North of Boyette Rd. by speed limit sign.



Village Center Dr. and Parks off Watercolor Dr.

26. Schedule pruning event for the Ribbon Palms in the median island of Natures Reserve Dr. on Eastside of VCD intersection.

27. There are 2 snapped Pine Trees on CDD property next to 14215 Natures Reserve Dr. I believe this was approved. When will it be scheduled?

28. Diagnose and treat declining turf on Iron Horse Dr. across the street from Quintessa Ln. (Pic. 28)



29. Diagnose and treat declining turf on the exit corner of Natures Reserve Dr. and VCD.

30. Remove Spanish Moss and Ball Moss in the Bald Cypress on Natures Reserve Dr. and Village Center Dr. intersection. (Pic. 30)



31. Remove some vines growing up the trunk of tree on S.E. corner of Watercolor and VCD.

32. Diagnose and treat declining turf in medians on VCD between Quarry Lake Dr. and Barrington Stowers Dr. **Is irrigation working properly here as well?**

33. Remove palm volunteers under the Crepe Myrtle in the bed on the corner intersection of Village Center Dr. and Quarry Lake Rd. (Pic. 33)



34. Diagnose and treat declining Plumbago on VCD between Slate Rock Way and Barrington Stowers. (Pic. 34)



35. Diagnose and treat declining turf on VCD East ROW from Slate Rock Way to Circa Fishhawk Blvd. **Is irrigation working properly here as well?**

36. Treat broadleaf turf weeds in medians on Village Center Dr. between Barrington Stowers and Circa Fishhawk Blvd.



Parks off Watercolor Dr. and Shell Ridge

37. Check irrigation is working properly at the park on Chert Hill Dr.

38. When will the trees be removed at the parks of Chert Hill Dr. and Parkside Ridge that have been approved?

39. Remove Jasmine growing up in Crepe Myrtle on Jasper Glen at Parkside Ridge Park.

40. Treat broadleaf turf weeds on Jasper Glen at Parkside Ridge Park. (Pic. 40)



41. Need to improve turf on Barrington Stowers between Caldera Ridge and VCD where there has been irrigation issues in the past.

42. Remove a few dead Indian Hawthorn in the median bed of Barrington Stowers just East of Mosaic. (Pic. 42)



43. Diagnose and treat declining turf on Barrington Stowers median just West of Village Center Dr. This is relatively new sod. **Not sure if it is an inspect issue or irrigation issue. (Pic. 43)**



44. Need to remove a leaning Red Maple at the park on Azalea Pond Ct. and Great Lawn Pl. Was a proposal provided for consideration?

45. In the off season, need to schedule Oak canopy lifting and moss removal to contract specs in Central Park.

46. Check the irrigation is working properly in the CDD portion of the Zoysia field on Shell Ridge behind the amenity area.

47. Diagnose and treat area of declining turf on Shell Ridge ROW between Quartz Lake and Caldera Ridge Dr.

48. Trim the dead fronds in the palm trees at the basketball court park off Esker Falls.

50. Noting a dead Red Maple that was installed by Brightview on Esker Falls that was never replaced under warranty. This is across the street from the basketball court. This tree has fallen and needs to be removed.

51. Treat broadleaf turf weeds on Circa Fishhawk Blvd. between Esker Falls Dr. and Village Center Dr.



Esker Falls, Circa Fishhawk

52. Check the irrigation is working properly on Circa Fishhawk Blvd. between Esker Falls and Village Center Dr. where there appears to be a few localized dry spots.

53. Remove dead Indian Hawthorn on Circa Fishhawk ROW between Esker Falls and Village Center Dr. (Pic. 53)



54. Ensure no vegetation is overhanging the sidewalk that cuts through this park. (Pic. 54)



55. Did notice a few ant mounds starting to pop up throughout the district. Scout and treat each mowing service.



Tab 2



November 3, 2025

Fishhawk West CDD October Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of October conducting routine maintenance, monitoring site conditions and inspecting the pumps for proper operation. Controllers A, G, H, I and L are all on the Hunter Centralus system and the communication systems are working as expected. Irrigation schedules on all controllers are being adjusted to ensure there are no overlapping programs and that operating times are adequate. In addition, many zones are being programmed for cycle/soak operations to see if we can increase efficiency and reduce operating times. The goal being to keep the site aesthetically pleasing while saving as much water as possible.

In addition to routine maintenance, the following issues were addressed:

- Replaced four leaking valves in cul-d-sac on Quintessa.
- Replaced four leaking valves in cul-d-sac on Lambright Bridge.
- Completed troubleshooting on E-Controller and verified that zone E19 does not exist and that E32 is a tree bubbler zone that is no longer in use.
- The 1-1/2" lateral repair on Spector will be completed the first week of November.
- Will send estimate to replace pressure transducer on pump at C-Controller as soon as the owner has been identified.

According to the National Weather Service, the Tampa Bay area received 0.39" of rain in the month of October. This is well below the monthly average of 2.34 inches. After last year's record rainfall, the Tampa Bay area is up to 10" below historical rainfall totals for the first 10 months of the year. The US Seasonal Drought Outlook for the west coast of Florida is predicting that drought development is likely through the end of January. In addition, temperatures continue to be above normal, with the average temperature in October registering 0.9 -degrees above the historical average. These conditions will make it difficult to conserve water, but the systems will be shut down anytime there is significant rainfall in the area. It may be necessary to stop watering Bahia turf areas to focus more water on the heavily used St. Augustine and Bermuda areas. This is a decision that will be discussed with the Board.

Tab 3



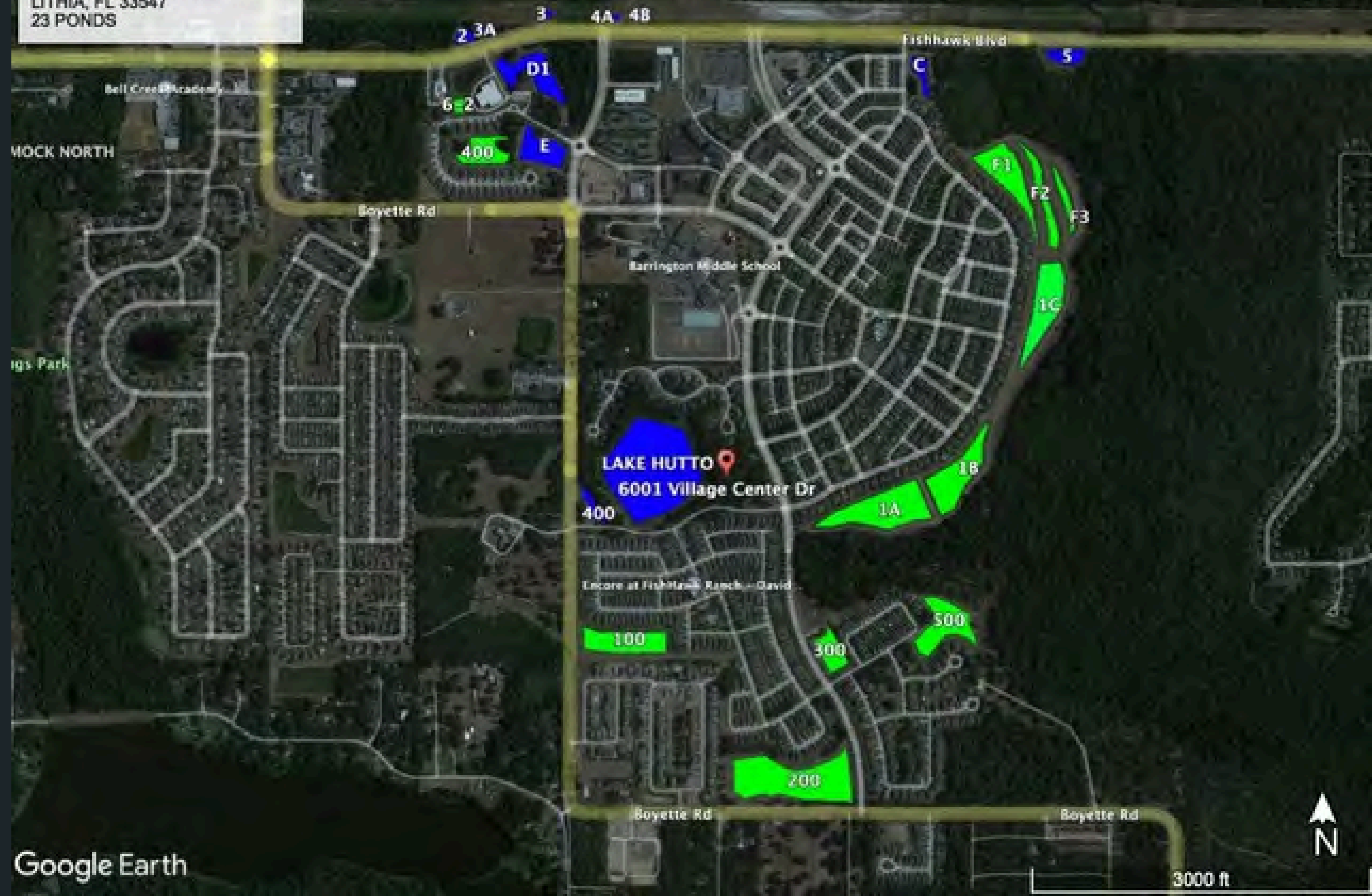
MONTHLY REPORT

NOVEMBER, 2025



FISHHAWK IV CDD

6001 VILLAGE CENTER DR
LITHIA, FL 33547
23 PONDS



Prepared for: Debby Bayne Wallace

Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.



Pond #2 Treated for Algae and
Shoreline vegetation.



Pond #3 Treated for Shoreline
Vegetation.



Pond #4A Treated for Shoreline
Vegetation.



October 27, 2025 at 2:43:10 PM

Pond #4B Treated for Shoreline Vegetation.



October 27, 2025 at 2:33:33 PM

Pond #C Treated for Algae and Shoreline vegetation.



October 27, 2025 at 2:36:57 PM

Pond #D1 Treated For Algae and Shoreline Vegetation.



Pond #E Treated for Algae and Shoreline Vegetation.



Pond #400 Treated for Algae and Shoreline Vegetation.

Tab 4

Tampa Bay Water Project: SHP Parcel 01616-01P, 02P/T/03P/T/04P/48P/49P/50P– Geotechnical borings
Property owner/address: Fishhawk CDD IV/ c/o Rizzetta & Company 3434 Colwell Ave. Suite 200, Tampa, FL 33614
Folio number: 076800-1002, 076800-1004, 077192-5226, 088366-1335, 077192-5232, 088366-1334, 076828-0127
Hillsborough County, Florida

ACCESS AUTHORIZATION AGREEMENT

Commented [FSW1]:

THIS ACCESS AUTHORIZATION AGREEMENT ("Authorization") is made between Tampa Bay Water, A Regional Water Supply Authority ("Tampa Bay Water") whose address is 2575 Enterprise Road, Clearwater, FL 33763, and Fishhawk CDD IV (the "Owner") whose address is C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

RECITALS:

A. Owner owns certain real property located at 5718 Watercolor Dr., Lithia, FL 33547 (the "Property") and depicted on the attached sketches, Exhibit A. Folio numbers: 076800-1002, 076800-1004, 077192-5226, 088366-1335, 077192-5232, 088366-1334, 076828-0127 (between Stations 10+00 +/- to 104+25)

B. Tampa Bay Water is constructing the South Hillsborough Pipeline and requests authorization from Owner to access the Property to conduct civil surveys, geotechnical borings, environmental surveys, cultural resources surveys and all other surveys and tests necessary for design and construction of the pipeline.

In consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

1. Subject to the terms and conditions of this Authorization, Owner grants permission to Tampa Bay Water, its employees, agents, representatives, and contractors, along with Federal and State biologists, archeologists, and other environmental scientists as necessary (collectively referred to in this agreement as "Tampa Bay Water") to enter the Property to conduct civil surveys, geotechnical borings, environmental surveys, cultural resource surveys and all other surveys, assessments, and tests necessary for design and construction of the pipeline. The approximate locations and nature of the desired access is shown in the attached Exhibit B.
2. Owner's Authorization includes permission to enter upon the Property under the supervision of the Owner, with personnel, vehicles, and equipment to perform surveys, assessments, and test necessary including, but not limited to geotechnical borings for soil testing and subsurface utility engineering.
3. Subject to the terms of this Authorization, Owner hereby authorizes Tampa Bay Water to conduct inspection and testing activities including the following impacts to the land: Seventeen (17) temporary soil geotechnical borings to be conducted along the easterly perimeter of the cleared/developed area of the CDD, with majority of the borings adjacent to the pedestrian path. Eight (8) temporary soil geotechnical borings to be conducted through the heavier vegetated area and Gopher Tortoise Conservation Easement area, clearing of brush, trees, and stumps along the alignment. The soil geotechnical borings will be no deeper than forty (40) feet.
4. This Authorization shall terminate upon notice by either party or if Tampa Bay Water's actions exceed the scope of this Authorization.
5. All activity by Tampa Bay Water shall be completed at its sole risk, cost, and expense. Tampa Bay Water shall be solely responsible for costs and expenses associated with this Authorization and its activities on the Property.

Commented [FSW2]: Does TBW have an exhibit that illustrates the approximate location of the 17 and 8 boring locations?

Tampa Bay Water Project: SHP Parcel 01616-01P, 02P/T/03P/T/04P/48P/49P/50P– Geotechnical borings
Property owner/address: Fishhawk CDD IV/ c/o Rizzetta & Company 3434 Colwell Ave. Suite 200, Tampa, FL 33614
Folio number: 076800-1002, 076800-1004, 077192-5226, 088366-1335, 077192-5232, 088366-1334, 076828-0127
Hillsborough County, Florida

6. Tampa Bay Water agrees to comply with all local, state, and federal laws, rules and ordinances applicable to said activities including Section 471.027, Florida Statutes. Areas disturbed will be returned to natural grade where topographical features allow. Owner may supervise access upon reasonable notice and mutual agreement as to the timing and duration of access.

7. **Tampa Bay Water shall coordinate all activities with Owner's representative and notice shall be made as provided below:**

Owner's contact information:

Names: Fishhawk CDD IV/Erin McCormick/Ph.#: 813-933-5571 EXT: 8814

Phone numbers: Fred Werdine Esq. @ Ph.#: 813-927-0787

Emails: FWerdine@shutts.com with a copy to erin@emccormicklaw.com

How to best notify: Email & Follow up Call

8. Notices or questions as to the project shall be directed to Tampa Bay **Water's** Project Representative:

Jarah Parke PE, PMP, Senior Project Manager

Stantec

777 S. Harbour Island Blvd, Suite 600,

Tampa, FL 33602

813.204.3324 office

702.241.2763 cell

jarah.parke@stantec.com

Notices may be made via email.

9. Access and activities of Tampa Bay Water shall be subject to the following conditions:

(a) Tampa Bay Water must provide to Owner written notice of its intention to enter upon the Property at least two business days prior to (and as a condition to) such intended entry, which notice must specify in reasonable detail the intended purpose of such entry, the inspections and activities contemplated to be made, and the names of all individuals and entities who will enter onto the Property.

(b) **At Owner's option, one or more** representatives of Owner may be present for any entry onto the Property or inspection or other activities at the Property by Tampa Bay Water.

(c) If Tampa Bay Water undertakes any borings or other disturbances of the Property, or otherwise damages or disturbs the Property during any its activities, Tampa Bay Water shall, at its sole cost and expense, promptly repair and restore the Property to its condition as it existed immediately prior to any such borings, disturbance, or damage, but in no event later than twenty days after the boring, disturbance, or damage occurs. Such repair and restoration shall be completed in a good and workmanlike manner, and free from defects and liens. **Tampa Bay Water's obligations under this Section shall survive any expiration or termination of this Agreement.** Notwithstanding the foregoing, Tampa Bay Water is not obligated to restore areas of the Property that it cleared of small brush, tree branches, and stumps.

Tampa Bay Water Project: SHP Parcel 01616-01P, 02P/T/03P/T/04P/48P/49P/50P– Geotechnical borings
Property owner/address: Fishhawk CDD IV/ c/o Rizzetta & Company 3434 Colwell Ave. Suite 200, Tampa, FL 33614
Folio number: 076800-1002, 076800-1004, 077192-5226, 088366-1335, 077192-5232, 088366-1334, 076828-0127
Hillsborough County, Florida

(d) In entering upon or inspecting the Property, Tampa Bay Water shall not: (i) disturb Owner's employees or interfere with Owner's use of the Property; (ii) interfere with the operation and maintenance of the Property; (iii) damage any part of the Property or any personal property owned or held by Owner or any other person or entity except as otherwise described in this Authorization; (iv) injure or otherwise cause bodily harm to any person; or (v) cause or permit any liens, judgments, or other encumbrances to attach to the Property by reason of the exercise of Tampa Bay Water's authorization or activities under this Agreement (and Tampa Bay Water shall, at its sole cost and expense, immediately discharge of record any such liens, judgments, or other encumbrances that are so filed or recorded, which obligation shall survive any expiration or termination of this Agreement).

Commented [FSW3]: Where in the agreement is TBW allowed to damage the property?

Commented [BB4R3]: Please see section 10(c) above.

10. Subject to the scope and limits of Section 768.28, Florida Statutes, Tampa Bay Water agrees to indemnify and save Owner harmless from and against any and all liability, damage, expense, claims, liens, or judgments resulting from injury to person or damage to property resulting from or arising out of the activities of Tampa Bay Water, its agents, employees, contractors, or invitees, upon the Property.
11. This Authorization shall terminate upon notice from either party, or ~~one year~~ six months from the date of Owner's signature hereto, or upon the execution of a written Easement Agreement between the parties, whichever occurs first.
12. This Authorization constitutes the entire understanding between the parties with respect to the activities contemplated by this Authorization. All prior agreements or understandings, whether oral or written, are superseded. PDF or other signatures conveyed electronically shall be acceptable to bind the parties to this Authorization. However, this Authorization may be replaced by a witnessed document executed by the parties if the parties request such a document, but it is not necessary for the enforcement of this Authorization. In addition, this Authorization shall not constitute or be construed to convey any rights to Tampa Bay Water except the access and authorization expressly provided herein.
13. Stantec and their Geotech, Arehna Engineering, Inc. shall make available upon completion of the soil borings any reports, findings and samples, (if available).

Commented [FSW5]: Still 1 yr. I thought we agreed on 6 months?

Also, I did not see any language regarding providing the CDD with the raw data and reports/documentation.

Fishhawk CDD IV

Effective Date: _____

Tampa Bay Water Project: SHP Parcel 01616-01P, 02P/T/03P/T/04P/48P/49P/50P-- Geotechnical borings
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076828-01²⁷
Hillsborough County, Florida

TAMPA BAY WATER, A REGIONAL WATER SUPPLY
AUTHORITY

Effective Date: _____

January 28, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-01P
Folio No. 076800-1002
Sec. 19, Twp. 30S, Rng. 21E

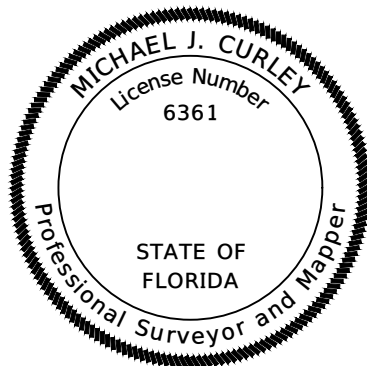
PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 2A/2B, as recorded in Plat Book 123, Page 165, of the Public Records of Hillsborough County, Florida, and per Instrument Number 2024427261, of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 19, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the intersection of the south right-of-way line of Fishhawk Boulevard and the east right-of-way line of Hometown Lane per aforesaid plat of FISHHAWK RANCH WEST PHASE 2A/2B; thence along said south right-of-way line of Fishhawk Boulevard, South 89°27' 50" East, a distance of 231.79 feet, to the northwest corner of those lands described in aforesaid Instrument Number 2024427261 and the POINT OF BEGINNING; thence continue along said right-of-way line, South 89°27'50" East, a distance of 50.86 feet, to a point on a line lying 50.00 feet easterly of and parallel to the westerly boundary line of said Instrument Number 2024427261; thence departing said right-of-way line, and along said parallel line, the following five (5) courses: South 11°03'47" West, a distance of 145.38 feet; thence South 02°05'28" East, a distance of 121.36 feet; thence South 05°15'51" East, a distance of 114.28 feet; thence South 00°55'56" West, a distance of 60.29 feet; thence South 21°11'41" East, a distance of 290.76 feet; thence South 39°49'01" East, a distance of 201.30 feet to a point on the westerly boundary line of aforesaid Instrument Number 2024427261; thence along said westerly boundary line the following eight (8) courses: North 80°26'15" West, a distance of 52.21 feet; thence North 55°47'46" West, a distance of 82.45 feet; thence North 35°17'05" West, a distance of 92.81 feet; thence North 21°11'41" West, a distance of 306.72 feet; thence North 00°55'56" East, a distance of 67.36 feet; thence North 05°15'51" West, a distance of 112.96 feet; thence North 02°05'28" West, a distance of 128.51 feet; thence North 11°03'47" East, a distance 141.85 feet to the POINT OF BEGINNING.

Containing 46,161 square feet, or 1.060 acres more or less.



This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT VALID WITHOUT ALL SHEETS






TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	1/28/25	SCALE:	N/A		
CHECKED:	MC	1/28/25	19	30 S.	21 E.	
APPROVED:	MC	1/28/25	SEC:	TWP:	RNG	
SHEET 1 OF 5						

Surveyor's Notes:

1. Bearings shown on this map are based on the south right-of-way line of Fishhawk Boulevard, being S89°27'50"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-9.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

(C)	CALCULATED	RNG	RANGE
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV	R/W	RIGHT-OF-WAY
CO.	COUNTY	SEC	SECTION
E	EASTING	STA	STATION
INST	INSTRUMENT	TP/RP	TRAVERSE POINT/REFERENCE POINT
FCM	FOUND CONCRETE MONUMENT	TWP	TOWNSHIP
FIRC	FOUND IRON ROD AND CAP		
FN&D	FOUND NAIL AND DISK	○	POINT ON EASEMENT DESCRIPTION
LB	LICENSED BUSINESS	□	FOUND CONCRETE MONUMENT
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT	△	FOUND IRON ROD
LS	LICENSED SURVEYOR	●	FOUND NAIL AND DISK
(M)	MEASURED		WETLAND CONSERVATION AREA
N	NORTHING		
NO.	NUMBER		GOPHER TORTOISE CONSERVATION AREA
O.R.	OFFICIAL RECORDS BOOK		
(P)	PER PLAT		PROPOSED TAMPA BAY WATER PERMANENT EASEMENT
P.B.	PLAT BOOK		
PG.	PAGE		
PI	POINT OF INTERSECTION		
PIR	PROPERTY INFORMATION REPORT		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
PRM	PERMANENT REFERENCE MARKER		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		

PARCEL NO. 01616-01P
THIS IS NOT A SURVEYNOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER
 2575 Enterprise Road
 Clearwater, FL 33763
 Phone: (727) 796-2355

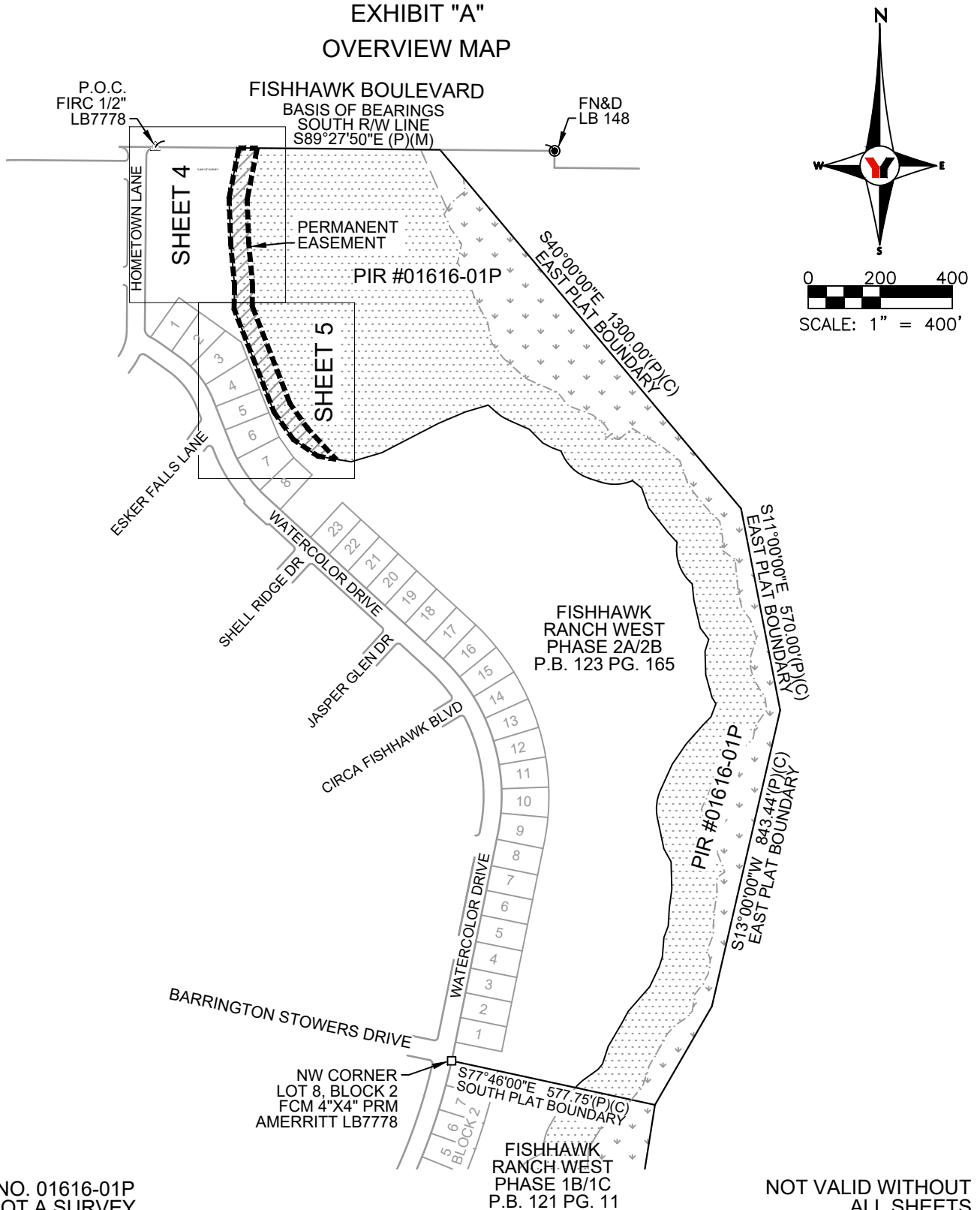
	BY:	DATE	FIELD BOOK NO.:	N/A
PREPARED:	DE	1/28/25	SCALE:	N/A
CHECKED:	MC	1/28/25	19	30 S. 21 E.
APPROVED:	MC	1/28/25	SEC:	TWP: RNG

SURVEY
PROJECT NO.
21000900TS

SHEET 2 OF 5

SECTION 19, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"
OVERVIEW MAP

PROJECT NO.
01616



PARCEL NO. 01616-01P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

**TAMPA
BAY
WATER**
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

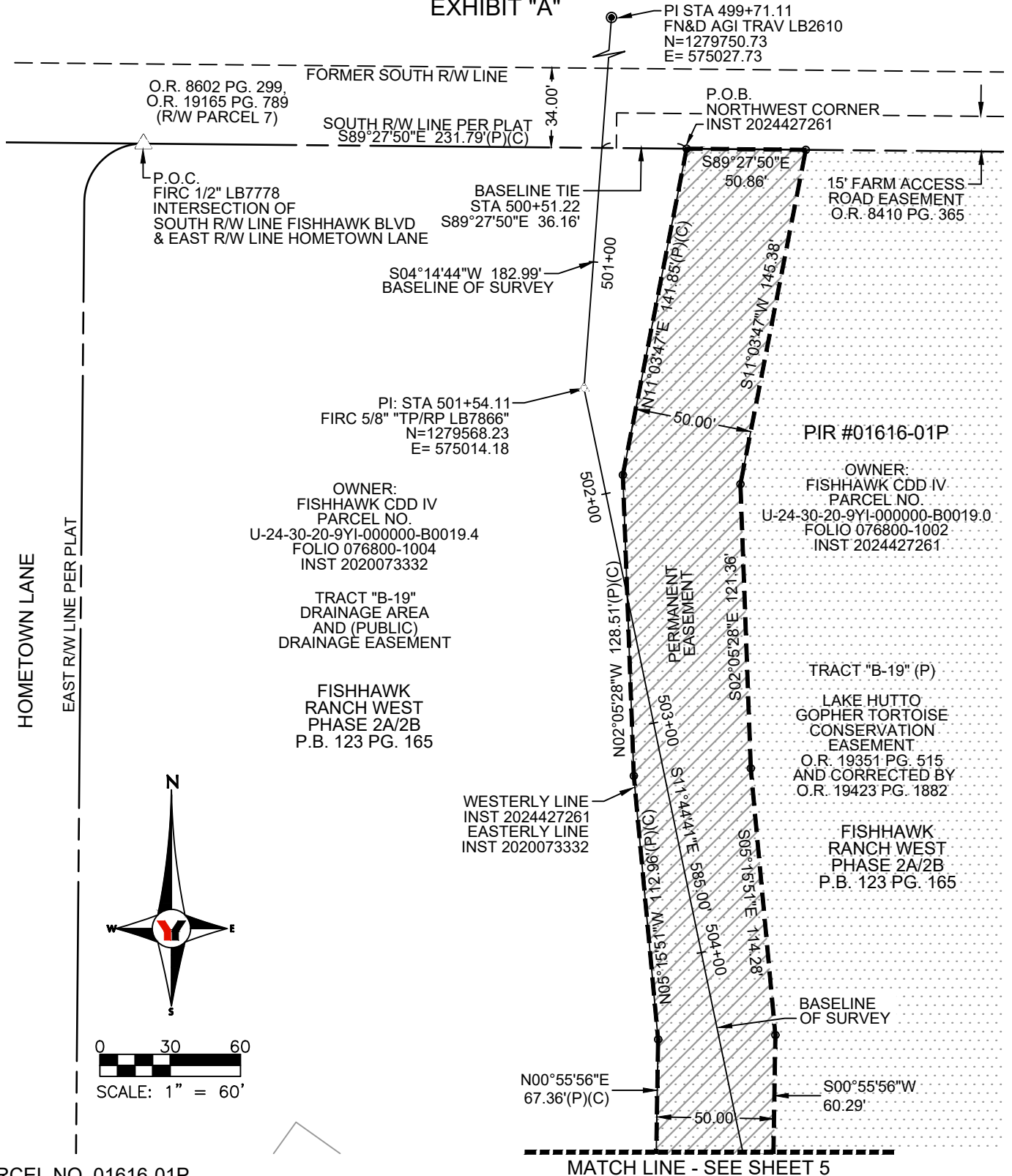
	BY:	DATE	FIELD BOOK NO.:	N/A	
PREPARED:	DE	1/28/25	SCALE:	1" = 400'	
CHECKED:	MC	1/28/25	19	30 S.	21 E.
APPROVED:	MC	1/28/25	SEC:	TWP:	RNG

SURVEY
PROJECT NO.
21000900TS

SHEET 3 OF 5

SECTION 19, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616



PARCEL NO. 01616-01P
THIS IS NOT A SURVEY

NOT VALID WITHOUT ALL SHEETS



TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.:	N/A
PREPARED:	DE	1/28/25	SCALE:	1"=60'
CHECKED:	MC	1/28/25	19	30 S. 21 E.
APPROVED:	MC	1/28/25	SEC:	TWP: RNG

SURVEY
PROJECT NO.
21000900TS

SHEET 4 OF 5

SECTION 19, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616

MATCH LINE - SEE SHEET 4

N00°55'56"E
67.36'(P)(C)

S00°55'56"W
60.29'

TRACT "B-19"
DRAINAGE AREA
AND (PUBLIC)
DRAINAGE EASEMENT (P)

BASELINE
OF SURVEY

PIR #01616-01P

OWNER:
FISHHAWK CDD IV
PARCEL NO.
U-24-30-20-9YI-000000-B0019.0
FOLIO 076800-1002
INST 2024427261

TRACT "B-19" (P)

LAKE HUTTO
GOPHER TORTOISE
CONSERVATION
EASEMENT
O.R. 19351 PG. 515
AND CORRECTED BY
O.R. 19423 PG. 1882

WESTERLY LINE
INST 2024427261
EASTERLY LINE
INST 2020073332

PI STA 507+39.11
FIRC 5/8" TP/RP LB7866
N=1278995.48
E= 575133.26

FISHHAWK
RANCH WEST
PHASE 2A/2B
P.B. 123 PG. 165

FISHHAWK
RANCH WEST
PHASE 2A/2B
P.B. 123 PG. 165

OWNER:
FISHHAWK CDD IV
PARCEL NO.
U-24-30-20-9YI-000000-B0019.4
FOLIO 076800-1004
INST 2020073332

BASELINE TIE
STA 509+47.26
S80°26'15"E 32.17'

PI STA 510+74.61
FN&D TP/RP LB7866
N=1278713.11
E= 575314.44

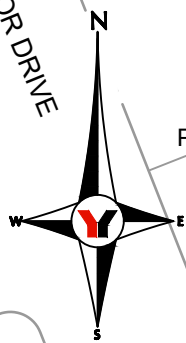
NOT VALID WITHOUT ALL SHEETS

N80°26'15"W
52.21'

N80°26'15"W
30.80'(P)(C)

N80°26'15"W
62.70'(P)(C)

PEDESTRIAN
ACCESS AREA (P)



0 30 60
SCALE: 1" = 60'

PARCEL NO. 01616-01P
THIS IS NOT A SURVEY

**TAMPA
BAY
WATER**
Supplying Water To The Region

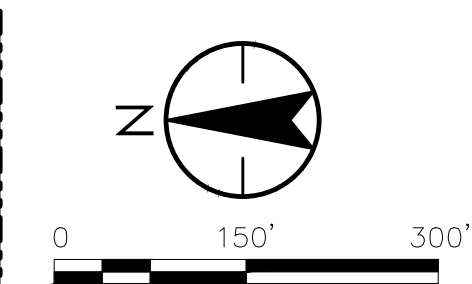
TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.:	N/A
PREPARED:	DE	1/28/25	SCALE:	1"=60'
CHECKED:	MC	1/28/25	19	30 S. 21 E.
APPROVED:	MC	1/28/25	SEC:	TWP: RNG

SURVEY
PROJECT NO.
21000900TS

SHEET 5 OF 5

User:DCIOTOLA Spec:##### File:C:\VW_WORKING\WPA\DCIOTOLA\00375878\20250916_BORE_HOLES.DWG Scale:1:1 Saved:9/16/2025 Time:07:37 Plot Date: Ciotola, Domenic; 9/16/2025 13:03 : Layout:EN-01



TAMPA BAY WATER
Supplying Water To The Region

2575 ENTERPRISE ROAD
CLEARWATER, FLORIDA 33763
727.796.2355
WWW.TAMPABAYWATER.ORG

PROJECT NO.: 01616

Stantec

Stantec
777 S Harbour Island Boulevard Suite 600
Tampa, Florida 33602-5729
Tel 813 204-3305
www.stantec.com
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. Stantec is not responsible for any errors or omissions on the drawing. Stantec's liability is limited to the amount of fees paid for any purpose other than that authorized by Stantec's license.

SEALS

FISHHAWK CDD IV

TAMPA, FLORIDA
CIP NO. 01616
SOUTH HILLSBOROUGH
COUNTY PIPELINE
SEGMENT B

REV.	DATE	DESCRIPTION	BY

COPYRIGHT:

DATE: _____

PROJECT NO.: 177311699

FILE NAME: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

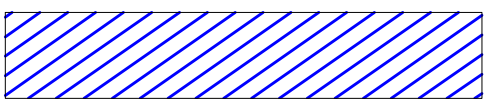
SHEET TITLE

SCALE:
1" = 150'

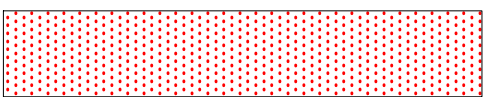
SHEET NO:

SHEET 1 OF 1

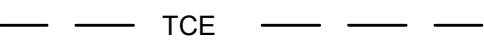
LEGEND



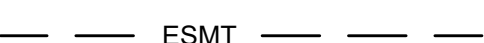
PERMANENT UTILITY EASEMENT



TEMPORARY CONSTRUCTION EASEMENT



TEMPORARY CONSTRUCTION EASEMENT



PERMANENT UTILITY EASEMENT



RIGHT-OF-WAY



PROPERTY LINE



SOIL BORING

Tab 5



Quarterly Compliance Audit Report

FishHawk IV

Date: October 2025 - 3rd 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

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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**

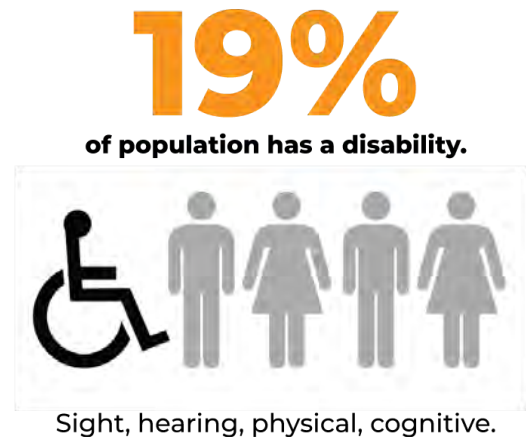
Compliance Criteria

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 6



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#14322
10/20/2025

Replace failed valves in cul-d-sac on Quintessa Lane

Replace failed valves in cul-d-sac on Quintessa Lane

Customer

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

Service Location

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

Option I

\$1,369.96 ☐

Description

(Replace failed valves in cul-d-sac on Quintessa Lane)

(3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V)

(Irrigation Tech)

(Hunter ICV 1" Valve with Flow Control and Filter Sentry)

Estimate Total

\$1,369.96

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

Quote is Good for 30 days from issue date.

Payment to be made within 15 days of completion.

Jeff Hewett
Manager
(813) 967-5863
jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:
FishHawk IV CDD

Print Name

Rachel Welborn

Signature

23/10/2025

Date

23/10/2025

Date

Estimate #14322

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Derrick Evans (devans@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOC3Cpc58xaNWI7w8Aj9wLD40TdBKixrb

"Estimate #14322" History

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-  Document emailed to Rachel Welborn (rwelborn@rizzetta.com) for signature
2025-10-23 - 3:05:10 PM GMT
-  Email viewed by Rachel Welborn (rwelborn@rizzetta.com)
2025-10-23 - 4:59:03 PM GMT
-  Document e-signed by Rachel Welborn (rwelborn@rizzetta.com)
Signature Date: 2025-10-23 - 4:59:49 PM GMT - Time Source: server
-  Agreement completed.
2025-10-23 - 4:59:49 PM GMT



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#14304

10/17/2025

Replace isolation valve between pumps F and M

Replace isolation valve in northern tip of median at the intersection of VCD and Watercolor that is between pumps F and M

Customer

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

Service Location

Fishhawk 4 CDD
5020 W. Linebaugh Avenue Suite 240,
Tampa, FL 33624

Option I

\$1,925.56 ☐

Description

(Replace broken isolation valve between pumps F and M that is located in the northern tip of the island at the intersection of VCD and Watercolor)

(3" MJ Vavle)

(3" Mega Lug - Stargrip)

(3" MJ Transition Gasket with bolt kit)

(PVC Pipe 3 in.Bell End)

(Irrigation Tech)

(Irrigation Helper)

(Trip Charge Irrigation Tech)

Estimate Total

\$1,925.56

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

Quote is Good for 30 days from issue date.

Payment to be made within 15 days of completion.

Jeff Hewett
Manager
(813) 967-5863
jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:

FH IV CDD

Print Name

Rachel Welborn

Signature

23/10/2025

Date

23/10/2025

Date




Estimate #14304

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Derrick Evans (devans@rizzetta.com)
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Signature Date: 2025-10-23 - 5:01:39 PM GMT - Time Source: server
-  Agreement completed.
2025-10-23 - 5:01:39 PM GMT



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#14323
10/20/2025

Replace failed valves in cul-d-sac on Lambert Bridge

Replace failed valves in cul--d-sac on Lambert Bridge Lane

Customer

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

Service Location

Fishhawk 4 CDD
5020 W. Linebaugh Avenue Suite 240,
Tampa, FL 33624

Option I

\$1,369.96 ☐

Description

(Replace failed valves in cul-d-sac on Lambert Bridge)

(Hunter ICV 1" Valve with Flow Control and Filter Sentry)

(3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V)

(Irrigation Tech)

Estimate Total

\$1,369.96

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

Quote is Good for 30 days from issue date.

Payment to be made within 15 days of completion.

Jeff Hewett
Manager
(813) 967-5863
jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:

FH IV CDD

Print Name

Rachel Welborn

Signature

23/10/2025

Date

23/10/2025

Date

Estimate #14323

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Derrick Evans (devans@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALQvnql99_-HOS7uHpebrhZYzu1bVJDRE

"Estimate #14323" History

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2025-10-23 - 3:06:04 PM GMT
-  Email viewed by Rachel Welborn (rwelborn@rizzetta.com)
2025-10-23 - 5:00:30 PM GMT
-  Document e-signed by Rachel Welborn (rwelborn@rizzetta.com)
Signature Date: 2025-10-23 - 5:00:58 PM GMT - Time Source: server
-  Agreement completed.
2025-10-23 - 5:00:58 PM GMT



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#14269

10/14/2025

Troubleshoot alarms on E19 and E32

Troubleshoot alarms on E19 and E32

Customer

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

Service Location

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

This is a NOT TO EXCEED PROPOSAL

\$1,490.00 ☐

Description

(Troubleshoot alarms on E19 and E32)

(Parts and labor)

Estimate Total

\$1,490.00

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

Quote is Good for 30 days from issue date.

Payment to be made within 15 days of completion.

Jeff Hewett

Manager

(813) 967-5863

jeff@ssofla.com

Signature indicates agreement to contract work & acknowledges details, terms & conditions on all pages of this document.

Customer:

FH IV CDD

Print Name

Rachel Welborn

Signature

23/10/2025

Date

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Estimate #14269

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Derrick Evans (devans@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOT1Hb8Cb6loPMXp1klcf1X8uGSk5jhmy

"Estimate #14269" History

-  Document created by Derrick Evans (devans@rizzetta.com)
2025-10-23 - 3:02:40 PM GMT
-  Document emailed to Rachel Welborn (rwelborn@rizzetta.com) for signature
2025-10-23 - 3:02:43 PM GMT
-  Email viewed by Rachel Welborn (rwelborn@rizzetta.com)
2025-10-23 - 5:01:53 PM GMT
-  Document e-signed by Rachel Welborn (rwelborn@rizzetta.com)
Signature Date: 2025-10-23 - 5:02:19 PM GMT - Time Source: server
-  Agreement completed.
2025-10-23 - 5:02:19 PM GMT



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#14326
10/20/2025

Pump Replacement (M)

Customer

Fishhawk 4 CDD
5020 W. Linebaugh Avenue Suite 240,
Tampa, FL 33624

Service Location

Fishhawk 4 CDD
14215 Barrington Stowers Dr,
Lithia, FL 33547

Pump Replacement

\$1,620.00

Description	Rate	Total
(5HP Submersible Pump and Motor 230 volt. Includes 63' of drop pipe, New wire and Control box.)	(1) x \$10,800.00	\$10,800.00
(Replacement for failed 5HP, 230V pump and motor assembly due to motor malfunction and subsequent pump failure.)	(1) x \$0.00	\$0.00
(***** Total amount of repair/replacement will be split upon Fishhawk 4 at 15% (\$1620.00) and Fishhawk Ranch West at 85% (\$9180.00).)	(1) x -\$9,180.00	-\$9,180.00

Estimate Total

\$1,620.00

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

Estimate valid for 30 days from date of Estimate.
Payment due upon receipt of Invoice.

Jeff Hewett
Manager
(813) 967-5863
jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:

FH IV CDD

Print Name

Rachel Welborn

Signature

21/10/2025

Date

21/10/2025

Date

Tab 7



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate
#14326
10/20/2025

Pump Replacement (M)

Customer	Service Location
Fishhawk 4 CDD 14215 Barrington Stowers Dr, Lithia, FL 33547	Fishhawk 4 CDD 14215 Barrington Stowers Dr, Lithia, FL 33547

Pump Replacement **\$10,800.00** ☐

Description
(5HP Submersible Pump and Motor 230 volt. Includes 63' of drop pipe, New wire and Control box.)
(Replacement for failed 5HP, 230V pump and motor assembly due to motor malfunction and subsequent pump failure.)

Estimate Total **\$10,800.00**
(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

Quote is Good for 30 days from issue date.
Payment to be made within 15 days of completion.

Jeff Hewett
Manager
(813) 967-5863
jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:	
_____	_____
Print Name	Date
_____	_____
Signature	Date

Tab 8

RESOLUTION 2026-01

**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 Hillsborough 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 FISHHSAWK IV COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Rachel Welborn and Matt Huber are appointed as Assistant Secretaries and Ruben Durand 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 ____ DAY OF _____, 2025.

**FISHHAWK IV COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 9

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, October 2, 2025, at 10:01 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 (via conf. call)

Also present were:

Ruben Durand	District Manager; Rizzetta & Company
Rachel Welborn	District Manager; Rizzetta & Company
Erin McCormick	District Counsel, Erin Mc Cormack
John Fowler	Field Service Manager, Rizzetta & Company
Gail Huff	Representative, Sprinkler Solutions
Pete Lucadano	Representative, RedTree Landscape
Rafael Rosario	Representative, RedTree Landscape
Josh _____	Representative; Water Management District
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Durand called the meeting to order at 10:01 a.m. and read roll call, confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments put forward at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services Report

Mr. Fowler reviewed the Landscape Inspection Report. The Board noted that there been some improvement throughout the neighborhoods.

B. Landscape Report

Present. No report

C. Irrigation Services Report

Ms. Huff presented her report and spoke regarding the WISE program that would cover approximately 50 % of project up to \$20,000. The Board asked that Management obtain proposals form two other vendors for controller replacement and that Ms. Huff provide the locations for the new controllers.

On a Motion by Ms. Kennington, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors approved proceeding with the WISE program., for the FishHawk IV Community Development District.

The Board asked that Management obtain proposals from two other vendors for controller replacement and that Ms. Huff provide the locations for the new controllers.

D. Aquatic Services Report

Mr. Durand presented the report to the Board.

E. District Counsel

Ms. McCormick provided updates on communication with eminent domain attorney.

F. District Engineer

Not present. No Report

G. HOA Property Manager

Not present. The Board inquired about the status of pressure washing. Mr. Durand will follow up on this.

H. District Manager

Mr. Durand stated the next meeting will be on November 6, 2025, at 10:00 a.m.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Revised RedTree Proposal of Drainage Outlet Cleaning

A brief discussion was held regarding the proposal, with the Board asking that RedTree count the number of outlets and bring another proposal to the Board.

On a motion by Mr. Sheffield, seconded by Ms. Kennington, with all in favor, the Board of Supervisors authorized the Chair to work with RedTree outside of a meeting for the outlet cleaning and approve the proposal as needed, for FishHawk IV Community Development District.

B. Consideration of RedTree Proposal for Tree removal

The Board reviewed several proposals and took the following actions:

On a motion by Mr. Brygidyr, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors approved the removal of 1 leaning Hing Kong Orchid at a cost of \$1,200, for FishHawk IV Community Development District.

On a motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved the removal of 1 leaning Red Maple at a cost of \$1,200, for FishHawk IV Community Development District.

On a motion by Mr. Brygidyr, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors approved the removal of 2 Pine trees at a cost of \$1,950, for FishHawk IV Community Development District.

On a motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved the removal of 2 dead Red Maples at a cost of \$975, for FishHawk IV Community Development District.

C. Consideration of RedTree Proposal Arbor Care Clean Up

On a motion by Mr. Rothrock, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors approved the RedTree proposal for arbor care clean up at a cost of \$15,580, for FishHawk IV Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of Board of Supervisors' Regular Meeting held September 4, 2025

On a Motion by Mr. Sheffield, seconded by Mr. Rothrock, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on September 4, 2025, as presented, for the FishHawk IV Community Development District.

B. Ratification of Operations & Maintenance Expenditures for August 2025

On a Motion by Mr. Rothrock, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for August 2025 (\$79,979.37), for the FishHawk IV Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Comments

There were no Supervisor comments at this time.

SEVENTH 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 11:05 a.m. for the FishHawk IV Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 10

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

Mailing Address · 3434 Colwell Ave., Suite 200 · Tampa, FL 33614

**Operation and Maintenance Expenditures
September 2025
For Board Approval**

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

The total items being presented: **\$119,453.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Adam Brygidyr	100420	AB090425	Board of Supervisors Meeting 09/04/25	\$ 200.00
Altec Lakes and Natural Areas, Inc.	100425	1317	Wetland Maintenance: Gopher Tortoise Site Maintenance 08/25	\$ 4,815.00
Ballenger Landcare, LLC	100431	297	Village Center Drive Turf Replacements 07/25	\$ 4,444.10
Daniel Gray Rothrock	100421	DR090425	Board of Supervisors Meeting 09/04/25	\$ 200.00
Dayna J. Kennington	100422	DK090425	Board of Supervisors Meeting 09/04/25	\$ 200.00
Doodycalls of Parrish FL	100426	PAR-0354089	Pet Waste and Trash Can Staton 08/25	\$ 1,395.00
Hillsborough County BOCC	20250923	1416996147 08/25 ACH	14223 Lambert Bridge Lane 08/25	\$ 455.72
Jeffrey Stewart	100423	JF090425	Board of Supervisors Meeting 09/04/25	\$ 200.00
Jeffrey Stewart	100423	JS070925	Board of Supervisors Meeting 07/09/25	\$ 200.00
RedTree Landscape Systems, LLC	100419	153	Landscape Maintenance 08/25	\$ 23,333.33
RedTree Landscape Systems, LLC	100429	31170	Landscape Maintenance 09/25	\$ 23,333.33
Rizzetta & Company, Inc.	100418	INV0000102324	District Management Services 09/25	\$ 5,197.51
Scott C Sheffield	100424	SS090425	Board of Supervisors Meeting 09/04/25	\$ 200.00
Sitex Aquatics, LLC	100430	10156-b	Monthly Lake Maintenance 09/25	\$ 1,350.00

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Description	Invoice Amount
Sprinkler Solutions of Florida, Inc.	100427	54733	Irrigation Repair 09/25	\$ 1,599.19
Sprinkler Solutions of Florida, Inc.	100427	54739	Irrigation Repair 09/25	\$ 247.11
Sprinkler Solutions of Florida, Inc.	100427	54808	Irrigation Repair 09/25	\$ 251.44
Sprinkler Solutions of Florida, Inc.	100427	54973	Irrigation Repair 09/25	\$ 2,394.53
Sprinkler Solutions of Florida, Inc.	100427	54980	Irrigation Repair 09/25	\$ 598.71
Sprinkler Solutions of Florida, Inc.	100427	54994	Irrigation Repair 09/25	\$ 1,819.17
Sprinkler Solutions of Florida, Inc.	100427	55267	Irrigation Repair 09/25	\$ 420.03
Sprinkler Solutions of Florida, Inc.	100427	55268	Irrigation Repair 09/25	\$ 125.00
Sprinkler Solutions of Florida, Inc.	100432	55501	Irrigation Maintenance 09/25	\$ 6,666.33
TECO	20250915	211017320014 08/25 ACH	Village Center Dr Ph2 08/25	\$ 12,027.69
TECO	20250922	321000017145 08/25 ACH	Electric Summary 08/25	\$ 27,501.84
TECO	20250918-1	211009776033 08/25 ACH	13773 Fishhawk Blvd 08/25	\$ 153.44
TECO	20250918-2	211009775761 08/25 ACH	13773 Fishhawk Blvd 08/25	\$ 28.42
The Observer Group, Inc.	100428	25-02719H	Legal Advertising 09/25	\$ <u>96.25</u>
Total Report				<u>\$ 119,453.14</u>