



Rizzetta & Company

Fishhawk Community Development District IV

**Board of Supervisors' Meeting
January 8th , 2026**

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 Dayna Kennington Jeffrey Stewart Adam Brygidyr Scott Sheffield	Chair Vice Chair Assistant Secretary Assistant Secretary 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

January 07, 2026

REFVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Fishhawk IV Community Development District will be held on **Thursday, January 8th, 2026 at 10:00 a.m.** at the Lake House of FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547.

- 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**
 - F. District Engineer**
 - G. HOA Property Manager**
 - H. District Manager**
- 4. BUSINESS ITEMS**
 - A. Ratification of Sprinkler Solutions Estimates** Tab 4
 - B. Consideration of Sprinkler Solutions Estimates** Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting on December 4th, 2025.....** Tab 6
- 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,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

FISHHAWK IV

LANDSCAPE INSPECTION REPORT



December 29, 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 new annuals have been installed and they are establishing nicely.
2. Noting mulching project has begun and will have to check next inspection on its completion.
3. Treat/pull a couple weeds growing within the Juniper on the entrance ROW of Mosaic, just South of Fishhawk Blvd.
4. Noting trees have been lifted and the overall look of the Sagewood entrance on Circa Crossing looks much better than previous reports.
5. Need to start focusing on low-lying moss (up to 15 feet) in trees throughout the district. A specific example is on the Southwest corner of Mosaic and Circa Crossing. (Pic. 5)



6. Need to clean up downed landscape debris, mostly from palms, on the ROW of Boyette Rd. that lines the aluminum fence of Sagewood.
7. Diagnose and treat declining Juniper in the median island just South of Barrington Stowers and Boyette roundabout. Remove any dead or diseased material. (Pic. 7)



8. Need to remove a couple dead Viburnum along the fence line of Boyette Rd. between Barrington Stowers and Watercolor Dr.
9. Treat broadleaf turf weeds on the ROWs of Watercolor Dr. between Boyette Rd. and Village Center Dr.
10. Treat multiple ant mounds along the concrete curbing in the turf on Watercolor Dr. between Sparrowhead Way and Village Center Dr.

Watercolor

11. Some of the Zoysia turf on the ROWs and medians of Sparrowhead Way appear to have fungus. Diagnose and treat accordingly. (Pic. 11)



12. It appears weeds were treated and pulled on the entrance side of Encore on Sparrowhead Way. There are a few that were missed or grew back.

13. There is a leaning Oak on the Southeast corner of Village Center Dr. and Watercolor Dr. that needs straightened or removed. What is Red Tree arborist conclusion for this tree? (Pic. 13)



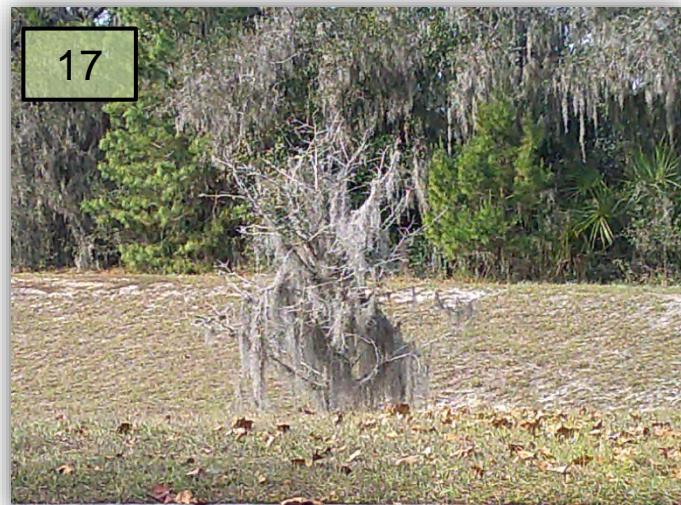
14. Noting a lot of Sycamore leaves down on the turf on Watercolor Dr. and Village Center Dr. between Watercolor Dr. and Natures Reserve Dr. Please remove or mulch next service.

15. Remove ferns growing within the Jasmine in the median island of Natures Reserve Dr. at the Encore entrance.

16. Need to improve the quality of turf color and vigor on the ROWs of Natures Reserve Dr. at Encore entrance. (Pic. 16)



17. Another area where the moss is in need of removal is on Village Center Dr. between Natures Reserve and Boyette Rd. (Pic. 17)



18. Turf needs to improve between the sidewalk and the road on Iron Horse Pl. What can be done to improve this area?

19. Turf needs improvement on Natures Reserve Dr. at both intersections of The Oaks and Encore. What is the latest status on the next fertilizing event?

Village Center Dr. and Parks off Watercolor Dr.

20. Noting trees were removed at the passive park on Iron Horse Pl. Need to remove the stump and turf or another tree. Was a proposal provided? (Pic. 20)



21. Red Tree arborist to investigate a couple Oak trees in decline on Village Center Dr. between Boyette Rd. and Natures Reserve Dr. on the East ROW. Report your findings.

22. Treat weeds in the Jasmine on the East ROW of Village Center Dr. between Watercolor Dr. and Shell Ridge Dr.

23. Noting a broken hanging branch in an Oak tree should be removed on the Northeast corner of Village Center Dr. and Shell Ridge.

24. Need to improve the turf quality in a couple of the median islands on Village Center Dr. North of Shell Ridge Dr. (Pic. 24)



25. Diagnose and treat declining Plumbago on the East ROW of Village Center Dr. between Slate Rock and Barrington Stowers.

26. Diagnose and treat a few declining Indian Hawthorne in the median island of Village Center Dr. between Slate Rock and Barrington Stowers.

27. Remove weeds growing up in the Juniper on the East ROW of Village Center Dr. between Barrington Stowers and Circa Fishhawk Blvd.

28. Diagnose and treat the declining Juniper at the Circa Fishhawk and VCD roundabout. Remove any dead or diseased material. May need to enhance this roundabout in the Spring. (Pic. 28)



29. Remove vines growing on top of the shrubs and up a Crepe Myrtle on the Southeast corner of Village Center Dr. and Watercolor.

30. Need to improve the turf quality at the park on Ion Lake including color and treating broadleaf weeds.

31. Clean out palm volunteers growing in the ROW bed of Barrington Stowers between Caldera Ridge and Village Center Dr.

32. Noting a dead area of Juniper that should be removed in roundabout shared with Barrington Stowers and VCD.



Parks off Watercolor Dr. and Shell Ridge

33. Remove sucker growth of the trunks of the Crepe Myrtles at the roundabout of Barrington Stowers and Mosaic.

34. Improve the turf color at the park of Azalea Pond Pl. Was this possible due to frost here? (Pic. 34)



35. Noting a staking system no longer attached to a Red Maple at the park on Azalea Pond Pl. Remove or reattach.

36. Noting a leaning Red Maple at Azalea Pond Pl. Has a proposal been provided for removal? (Pic. 36)



37. Need to improve the turf color at the park of Circa Fishhawk and Watercolor Dr.

38. Treat Dollarweed in the turf at the park of Circa Fishhawk Blvd. and Watercolor Dr.

39. Overall, Central Park on Shell Ridge Dr. looks good now that trees have been lifted. Need to focus on removing Spanish Moss up to 15 feet for the rest of the off season.

40. Need to remove ferns growing up in Jasmine and Loropetalum in the beds on Shell Ridge ROW. (Pic. 40)



41. Diagnose and treat declining turf on the corner of Caldera Ridge and Shell Ridge Dr.

42. Remove a dead branch hanging in an Oak Tree at the park Whispering Bench Way at the basketball courts. (Pic. 42)



43. Remove Jasmine vines starting to grow up the young Red Maple on Esker Falls Ln. across the street from the basketball court.

44. Remove dead Juniper behind the monument of Circa Fishhawk and Fishhawk Blvd.

Esker Falls, Circa Fishhawk

45. Remove any dead fronds on the outside of the Palmettos at the park of Balcony Bridge Pl. It appears the vendor or a homeowner has started this and left a pile that needs to be picked up. (Pic. 45)



Tab 2



January 2, 2026

Fishhawk West CDD December Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of December 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 whenever possible to reduce water use without impacting the appearance of the landscape.

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

- Replace non-functioning solenoid on valve A30.
- Repaired mainline leak on discharge side of pump at Dog Park.
- Replaced broken isolation valve in north tip of median on Village Center Drive, just south of Watercolor. This will allow the isolation of the pump at the F-Controller across from the Lake House from the pump at Encore.
- Verified zone M30 is now M52.
- Verified zone L11 is not in use and L46 does not exist.
- 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, Tampa International Airport received 2.88" of rain in the month of December, with 1.9" of rain being recorded on December 12th. Rainfall throughout most of the area was significantly less, with many areas receiving less than half an inch. Considering the historical average is 2.56", most areas were significantly below normal as the drought continues. In addition to below normal rainfall, the area saw increased temperatures, with a daily average temperature of 66.6 degrees. This is 1.7 degrees above the historical average of 64.9 degrees. This trend is expected to continue, with above normal temperatures and below normal rainfall predicted through March.

Tab 3



SitexAquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

JANUARY, 2026



FISHHAWK IV CDD

6001 VILLAGE CENTER DR
LITHIA, FL 33547
23 PONDS



SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!

December 17, 2025 at 10:44:29 AM



December 17, 2025 at 10:44:16 AM



December 17, 2025 at 10:43:29 AM



Pond #2 Treated for Algae and Shoreline vegetation.

Pond #3 Treated for Shoreline Vegetation.

Pond #4A Treated for Shoreline Vegetation.

December 17, 2025 at 10:43:43 AM



December 17, 2025 at 10:41:25 AM



December 17, 2025 at 10:34:59 AM



Pond #4B Treated for Shoreline Vegetation.

Pond #C Treated for Algae and Shoreline vegetation.

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



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

Estimate
#14763
12/05/2025

Repair leak below oak tree on zone A25

Repair leak under oak tree on zone A25

Customer	Service Location
Fishhawk 4 CDD 14215 Barrington Stowers Dr, Lithia, FL 33547	Fishhawk 4 CDD 5020 W. Linebaugh Avenue Suite 240, Tampa, FL 33624

This is a NOT TO EXCEED PROPOSAL

\$750.00

Description
(Time and materials to repair lateral leak on A25)

Estimate Total **\$750.00**

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

Terms and Conditions

Read and Accepted

Quote is Good for 30 days from issue date.
Payment to be made within 10 days of completion.

Yes No
Initial

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

Date

Rachel Welborn
Signature

12/5/2025

Date



SPRINKLER SOLUTIONS OF FLORIDA, INC.

Irrigation troubleshooting & repair specialist

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

Estimate

#14764

12/05/2025

Troubleshoot annual zone A30 that is not coming on

Troubleshoot annual zone A30 that is not coming on

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

Option 1

\$161.21

Description
(Hunter 24 Volt A/C Solenoid)
(3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V)
(Irrigation Tech)

Estimate Total

\$161.21

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

Terms and Conditions

Read and Accepted

Quote is Good for 30 days from issue date.
Payment to be made within 10 days of completion.

Yes No

Initial

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

Date

12/5/2025

Date



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

Estimate

#14864

12/29/2025

Replace leaking 2" PVB on well on west end of Mosaic pond

Replace leaking PVB on well at main entrance
on west end of Mosaic pond

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

Option 1

\$2,461.15

Description
(2" Pressure Vacuum Breaker (PVB))
(2" Dielectric Nipple (required by Code))
(2" Galvanized union)
(Irrigation Tech - HDPE Tech)
(Irrigation Helper)

Estimate Total **\$2,461.15**

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

Terms and Conditions

Estimate valid for 30 days from date of Estimate.
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

Date
12/30/2025
Date



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

Estimate
#14865
12/29/2025

Relace M-Controller at Encore with A2C Controller

Customer	Service Location
Fishhawk 4 CDD 14215 Barrington Stowers Dr, Lithia, FL 33547	Fishhawk 4 CDD 5020 W. Linebaugh Avenue Suite 240, Tampa, FL 33624

Option 1 \$1,584.89

Description
(Costs are adjusted by 15.38% to reflect cost sharing with Encore HOA)
(Hunter ACC2 Cellular Connection Module LTE)
(Hunter ACC2 Decoder 75 Station with Plastic Pedestal)
(Hunter Wireless Solar Sync)
(Irrigation Tech)
(Incoming power surge suppressor with mounting box)
(Annual Centralus Subscription)
(Manufacturer cost increase)

Estimate Total \$1,584.89

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

Terms and Conditions

Estimate valid for 30 days from date of Estimate.
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

Date
12/30/2025
Date

Tab 5



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

Estimate

#14869

12/30/2025

Update E-Controller at pool from Hunter ACC to Hunter A2C

Update E-Controller at pool from Hunter ACC to Hunter A2C

Customer	Service Location
Fishhawk 4 CDD 14215 Barrington Stowers Dr, Lithia, FL 33547	Fishhawk 4 CDD 5020 W. Linebaugh Avenue Suite 240, Tampa, FL 33624

Option 1

\$10,304.90

Description
(Hunter ACC2 Decoder 75 Station with Plastic Pedestal)
(Hunter ACC2 Cellular Connection Module LTE)
(Hunter Solar Sync ET/Rain/Freeze Sensor Wireless with receiver)
(Incoming power surge suppressor with mounting box)
(Annual Centralus Subscription)
(Irrigation Tech)
(Manufacturer cost increase)

Estimate Total

\$10,304.90

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

Terms and Conditions

Estimate valid for 30 days from date of Estimate.
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 6

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
P.O. Box 4000, 2005 W. Fisher Street, Lakewood, WA 98499

December 4th, 2025 - Minutes of Meeting

Page 1

MINUTES OF MEETING

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

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, December 4th, 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:

Rachel Welborn
Matthew Huber
Erin McCormick
John Fowler
Gail Huff
Rafael Rosario

District Manager; Rizzetta & Company
Director; Rizzetta & Company (via conf. call)
District Counsel, Erin McCormick
Field Service Manager, Rizzetta & Company
Representative, Sprinkler Solutions
Representative, RedTree Landscape

Audience

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident made a comment regarding the entrance of the community needing an upgrade and more plants.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
December 4th, 2025 - Minutes of Meeting
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47 **THIRD ORDER OF BUSINESS**

Staff Reports

48 **A. Landscape Inspection Services Report**

51 Mr. Fowler presented the report and gave an update on the arbor care project.

53 **B. Landscape Report**

55 Present. Mr. Rosario updated the Board on an evaluation of Knob Hill.

57 **i. Consideration of Tree Removal and Mulch Proposals**

58 On a motion by Mr. Brygidyr, seconded by Mr. Rothrock, with all in favor, the Board of Supervisors approved the Mulch Proposal from RedTree in the Amount of \$42,250.00, for Fishhawk IV Community Development District.

59 **C. Irrigation Services Report**

60 Ms. Huff presented her report. No further information on the status of the WISE program has been made available.

61 **D. Aquatic Services Report**

62 Present, Report provided. No questions or discussion from the Board

63 **E. District Counsel**

64 Ms. McCormick provided updates on Tampa Bay water.

65 **F. District Engineer**

66 Not present. No Report

67 **G. HOA Property Manager**

68 Not present. No Report.

69 **H. District Manager**

70 Ms. Welborn stated the next meeting is scheduled for January 8th, 2026, at
71 10:00 a.m. and informed the Board that District Management was approached
72 by Hillsborough County to relocate the Bat House due to the storm water
73 drainage system.

87 **FOURTH ORDER OF BUSINESS**

88 Business Items

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
December 4th, 2025 - Minutes of Meeting
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Assistant Secretary

Chair / Vice Chair