



Rizzetta & Company

Fishhawk Community Development District IV

**Board of Supervisors' Meeting
February 5, 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 29, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Fishhawk IV Community Development District will be held on **Thursday, February 5, 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**
 - i. Ratification of Red Tree Proposals** Tab 2
 - ii. Consideration of Red Tree Proposals.....** Tab 3
 - C. Irrigation Report**
 - i. Ratification of Sprinkler Solutions Estimates** Tab 4
 - D. Aquatic Services Report.....** USC
 - E. District Counsel**
 - F. District Engineer**
 - i. Gopher Tortoise Conservation Inspection Report** Tab 5
 - G. HOA Property Manager**
 - H. District Manager**
- 4. BUSINESS ITEMS**
 - A. Ratification of Copperline Electric Proposal** Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting on January 8, 2026** Tab 7
 - B. Consideration of Operations & Maintenance Expenditures for November and December 2025.....** Tab 8
- 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



January 15, 2026
Rizzetta & Company
Matthew Mironchik – Landscape Specialist
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Circa Fishhawk Blvd. Entrance

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. Bed and crack weeds are prevalent throughout CDD property. Detail crews should be instructed to hand pull or spray while they are in their areas. This is the time of year to catch up before the growing season.(pic.1a,1b)



2. Dead/weak Junipers behind Monument Sign on XXXX should be removed, counted and replaced if the board so chooses.(pic.2)



3. Noting Jasmine has been removed from several beds along XXX.
4. Ornamental grasses have not been trimmed back. Is there a timeline on getting this completed?
5. Ag team needs to investigate dieback in Junipers and Indian Hawthorne in the roundabout on XXXX. Detail crews should be instructed to prune out brown branches and remove dead plant material. These need to be replaced once a cause has been established.(pic.5a>>-5e>>)



Village Center Drive



6. Shrubs in the center median along Village Center Drive are starting to decline. Detail crews should be instructed to remove any dead plant material. Irrigation and Ag teams should check area to see why plant material is failing. Once inspection has been done, a proposal to replace plant material should be made.(pic.6a>>,6b>>)
7. Turf areas in the center median along Village Center Drive are weak and bare. Irrigation and Ag teams should inspect areas and come up with a game plan to mitigate issues in the future before turf replacement. (pic.7a>>,7b>>)



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Village Center Dr./Mosaic Dr.



8. Vines and weeds are growing through the hedges and other plant material at the Mosaic Dr. entrance. Detail crews should be instructed to root out the vines and weeds as much as possible.(pic.8a,8b)



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Mosaic Dr./Knob Tree Dr./Jasper Glen Dr.&Watercolor Dr./Hometown Ln.&Village Center Dr.

9. Scale insects have been observed on the Coontie Palms at the Mosaic Dr. entrance center median bed.(pic.9)



10. Large piles of bamboo debris had been observed in the Phase 4B Park Site. Upon inspection, it appears to have come from the resident at 6312 Knob Tree Dr. This debris has made its way throughout the park areas in the vicinity and should be removed. (pic.10a,10b>)



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.



11. Trinette hedge at the Jasper Glen/Water Color Dr. park are weak. Irrigation should check to make sure all systems are functional. Replacement of hedge may be needed. (pic.11)



12. Dollar Weed was present in the turf at the park on Hometown Lane and Village Center Dr. Irrigation should check this area for leaks. (pic.12>>)



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Hometown Lane/Village Center Drive



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Professionals in Community Management

Tab 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**TREE REMOVAL PROPOSAL
FOR
FISHHAWK IV CDD**

Attention: Rachel Welborn, District Manager

January 20, 2026

Scope of Work:

This project includes the removal and stump grinding of (1) damaged tree located in the park area between Jasper Glen and Briar Chapel Way, as well as the installation of 20 square feet of St. Augustine sod.

Work Includes:

- Removal and stump grinding of (1) damaged tree.
- Installation of (20) square feet of St. Augustine sod.
- Includes labor, materials, hauling and dumping fees.

Price: \$1,050.00

Rachel Welborn

Authorized Signature to Proceed

01 / 20 / 2026

Date of Authorization



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

6218 and 6220 Plover Meadow Street

**TREE REMOVAL PROPOSAL
FOR
Fishhawk IV CDD**

Attention: Rachel Welborn, District Manager

January 8, 2026

Scope of Work:

- Our certified arborist confirmed that 2 pine trees are infested with southern pine bark beetles. The infestation causes extensive internal damage as larvae bore through the wood. Because there is no available treatment, removal of the affected trees is necessary prevent further infestation of surrounding trees.



Work includes:

- Flush cut removal of (2) noted pine trees.
- Includes debris removal, hauling fees, and dumping fees.

PRICE: **\$3,350.00**

Rachel Walborn

Authorized Signature to Proceed

1 /15 /2026

Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**DEBRIS REMOVAL PROPOSAL
FOR
FISHHAWK IV CDD**

Attention: Rachel Welborn, District Manager

January 28, 2026

Scope of Work:

This project includes the removal of debris in the common area behind 6340 Knob Hill.

Work Includes:

- Removal of debris in the common area behind property.
- Includes labor and dumping fees.



Price: \$500.00

Authorized Signature to Proceed

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Date of Authorization



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**TREE REMOVAL PROPOSAL
FOR
FISHHAWK IV CDD**

Attention: Rachel Welborn, District Manager

January 28, 2026

Scope of Work:

This project includes the removal and stump grinding of (1) tree at the Village Center/Watercolor, as well as the installation of (20) square feet of sod.

Work Includes:

- Removal of (1) tree located at Village Center/Watercolor.
- Installation of (20) square feet of sod.
- Includes labor, materials, hauling and dumping fees.



Price: \$1,750.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

January 19, 2026

Additional Mulch Installation Proposal

For

FISHHAWK IV CDD

Attention: Rachel Welborn, District Manager

RWelborn@rizzetta.com

- Installation of 300 additional yards to complete property wide mulching
- Includes all materials, labor, hauling and dump fees

Total: \$19,500.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Near Intersection of Natures Reserve Drive and Village Center Drive

**TREE REMOVAL AND REPLACEMENT PROPOSAL
FOR
FISHHAWK IV CDD**

Attention: Rachel Welborn, District Manager

January 20, 2026

Scope of Work:

- Remove fallen tree.
- Replace tree with a (1) 45-gallon Lacebark Elm (Variety will be confirmed before planting).
- Includes all labor, materials, debris removal, hauling fees, and dumping fees.



PRICE: \$2,600.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Tab 4



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

Estimate

#14886

01/07/2026

"D" Pump Station Troubleshoot

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

Pump Station "D" \$1,344.29

Description	Rate	Total
(Troubleshoot pump that is not operating properly (Starts up runs for a few seconds and shuts off))	(1) x \$250.00	\$250.00
(Diagnostic Finding:)	(1) x \$0.00	\$0.00
(Troubleshooting and diagnostic testing determined that the VFD pressure transducer has failed and is not providing a valid feedback signal to the drive. This failure prevents accurate system sensing and inhibits further functional testing of the VFD and associated controls. Additional troubleshooting cannot be completed until the transducer is replaced and proper feedback is restored. Based on observed symptoms and test results, the failed transducer is believed to be the primary cause of the system malfunction.)	(1) x \$0.00	\$0.00
(Parts and Labor:)	(1) x \$0.00	\$0.00
(0 PSI - 300 PSI Transducer (Includes parts and labor))	(1) x \$1,094.29	\$1,094.29

Estimate Total \$1,344.29

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

Terms and Conditions

Read and Accepted

Terms and Conditions

1-Payment Terms

Payment in full is due within fifteen (10) days of project completion unless otherwise agreed to in writing. Late payments may be subject to finance charges and/or collection fees.

2-Estimate Validity

This estimate is valid for thirty (30) calendar days from the date of issuance. Pricing and availability of materials are subject to change after this period.

3-Materials Provided by Client

All parts and materials, shall be provided by Sprinkler Solutions of Florida.

4-Scope of Work

The work described in this estimate includes only the items and services specifically listed. Any additional labor, materials, or modifications requested beyond the original scope will require written authorization and may result in additional charges.

5-Project Completion

Completion is defined as substantial completion of the described scope of work, with all systems tested and verified operational unless otherwise specified.

6-Warranty

Workmanship is warranted for a period of one (1) year from the date of project completion, provided all materials and equipment are used and maintained as specified. Warranty does not cover damage resulting from misuse, electrical surges, lightning, vandalism, or materials supplied by others.

7-Liability

Sprinkler Solutions of Florida shall not be held liable for delays or damages caused by weather, acts of God, or other circumstances beyond its reasonable control.

8-Acceptance

Acceptance of this estimate constitutes agreement to these terms and conditions in full.


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:

FishHawk IV CDD

Print Name

Rachel Welborn

Signature

Date

01/09/2026

Date



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

Estimate
#14887
01/07/2026

Repair mainline in front of 5952 Village Center Drive

Repair mainline leak in front of 5952 Village Center Dr

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

This is a NOT TO EXCEED PROPOSAL

\$2,850.00

Description
(Misc HDPE pipe and fittings)
(Irrigation Tech)
(Irrigation Helper)
(Irrigation Helper)

Estimate Total **\$2,850.00**

(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

01/09/2026

Date



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

Estimate

#14931

01/19/2026

Troubleshoot alarms on A32 and A73

Troubleshoot alarms on A32 and 73

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 1

\$197.42

Description

(Hunter 24 Volt A/C Solenoid)

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

(Irrigation Tech)

Estimate Total

\$197.42

(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

1/19/2026

Date



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

Estimate
#14937
01/20/2026

Troubleshoot alarm on D52

Troubleshoot alarm on D52

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 \$471.45

Description
(Hunter ICD Decoder 1 Station for Use With Acc Controllers)
(Hunter 24 Volt A/C Solenoid)
(3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V)
(Irrigation Tech)

Estimate Total \$471.45

(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 Walborn

Signature

Date

1/20/2026

Date



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

Estimate
#14938
01/20/2026

Replace three broken valve box lids

Replace broken valve boxes and lids

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 \$158.31

Description
(10" round valve box lid)
(Standard rectangular valve box lid)
(Irrigation Tech)

Estimate Total \$158.31

(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 Walborn

Signature

Date

1/20/2026

Date



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

Estimate
#14939
01/20/2026

Replace one solar sync and four wireless rain shut-off devices

Replace broken valve boxes and lids

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

\$1,720.58

Description
(Hunter Solar Sync ET/Rain/Freeze Sensor Wireless with receiver)
(Hunter Mini-Click Sensor, wireless rain/freeze click sensor)
(Irrigation Tech)

Estimate Total

\$1,720.58

(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

1/21/2026

Print Name

Date

Rachel Welborn

Date

Signature

Replace non-functioning solar sync on I-Controller and non-functioning wireless rain shut-off devices on Controllers D, E, J and M. These sensors are required by State code.

Tab 5

MEMORANDUM

TO: Stephen Brletic; Ruben Durand
FROM: Allison Huovinen, Environmental Scientist
SUBJECT: Fishhawk/Lake Hutto Gopher Tortoise Conservation Area
Maintenance Inspection Report
DATE: January 7, 2026
CC: Altec Lakes and Natural Areas



INTRODUCTION

Quest Ecology Inc. (Quest) has been contracted by the Fishhawk CDD (Fishhawk) to oversee habitat management and maintenance of the Fishhawk/Lake Hutto Gopher Tortoise Conservation Area (Site), located between Boyette Road and Fishhawk Boulevard (**Figure 1 – Location**).

A site inspection was conducted on January 6, 2026, to evaluate current site conditions and assess the results of restoration and maintenance activities conducted throughout the site by Altec Lakes and Natural Areas (Altec). Previous activities included reducing herbaceous groundcover across approximately 10 acres, thinning the canopy over approximately 34 acres, and targeting herbicide treatments for Florida Invasive Species Council (FISC) Category I and II species (Figure 3 – Management Activities). The most recent herbicide treatment was conducted December 11, 15, and 16, 2025, with the next application anticipated to take place in March 2026.

Quest ecologists traversed the site to assess treatment areas and known locations of invasive species. A handheld GPS was used to map zones requiring follow-up treatments.

RESULTS

Herbicide treatment of FISC Category I and II species throughout the site appears to have been highly effective, particularly where large monocultures were previously observed. The treatment of previously observed patches of cogongrass (*Imperata cylindrica*) was very successful, and very little regrowth was observed throughout the site. Re-sprouting within dense cultures of cogongrass can be expected due to this species' ability to reproduce via rhizome.

Areas of mature Caesarweed (*Urena lobata*) appear to have been effectively treated, with most remaining individuals observed in the seedling stage and primarily located along access trails and previously observed regions throughout the site. Occasional mature plants were noted in low densities throughout the site, particularly along the dike in Unit 3.

Natal grass (*Melinis repens*) was observed sporadically throughout the areas where this species was known to occur, specifically, within Units 2a, 2b, and 5. All observed natal grass appeared to be successfully treated.

Fishhawk CDD Maintenance Inspection Report
January 2026

Previously observed wild balsam pear (*Momordica charantia*) and tropical soda apple (*Solanum viarum*) were not observed within the Management Units during this inspection. Previously documented skunkvine (*Paederia foetida*) in Unit 1 and lantana (*Lantana strigocamara*) along the border of Units 5 and 4b were also not observed during this inspection. All four species are classified as FISC Category I invasive species. All invasive species occurrences remained confined to previously documented locations.

The reduction of hardwood canopy species continued to reflect approximately 80% effectiveness in Unit 5 and the southern portions of Units 4b and 4c, consistent with previous observations. However, substantial recruitment of pine (*Pinus spp.*) and oak (*Quercus spp.*) saplings were observed across these units during this inspection. In addition, increased recruitment of hog plum (*Ximenia americana*) and oak saplings was observed in Unit 1.

Evidence of groundcover reduction and vine removal was observed throughout the site. Mechanical reduction of groundcover species remains effective within treated areas. Saw greenbrier (*Smilax bona-nox*) and muscadine grape (*Vitis rotundifolia*) were observed in noticeably lower densities during this inspection compared to the previous monitoring event, particularly in Unit 1.

Evidence of feral hog (*Sus scrofa*) activity was observed in multiple locations across the site, with notable rooting damage observed in Units 2a, 3, and 5.

Trespassing concerns previously noted in Units 3 and 4b were re-evaluated during this inspection. The bolted metal gate along the southern perimeter fence of Unit 4b remained secure, and no recent pedestrian or bicycle tracks were observed. The restored creek system in Unit 3 continued to appear natural and unimpeded, with no evidence of trespassing.

Gopher tortoise signage was present along most of the site perimeter; however, three signs at the southeast corner of Unit 1 remained leaning against the fence after having been previously removed and discarded into Unit 1. Discarded pumpkins and evidence of trash dumping were observed in Unit 2A.

The six nest boxes installed across the site were inspected for condition in preparation for the next southeastern American kestrel (*Falco sparverius paulus*; SEAK) nesting season. SEAK are listed as state-threatened by the Florida Fish and Wildlife Conservation Commission (FWC), and the site supports suitable habitat for occupation. All nest boxes were found to be in good condition for potential use in the upcoming 2026 nesting season.

RECOMMENDATIONS

A follow-up treatment of FISC Category I and II species is recommended as soon as possible within the known problem areas throughout the site to prevent re-establishment before seeding occurs. In addition, targeted removal of pine and oak saplings, combined with focused treatment of aggressive vine species (saw greenbrier and muscadine grape), is recommended to prevent these species from becoming dominant in previously restored areas. Given repeated sign removal in Unit 1, gopher tortoise signage should be replaced promptly, with consideration of more durable materials or alternative placement to reduce vandalism and maintain site protection and public awareness.

Fishhawk CDD Maintenance Inspection Report
January 2026



Photo 1: Pine sapling recruitment in Unit 5.



Photo 2: Gopher Tortoise signage remains down in Unit 1.

Fishhawk CDD Maintenance Inspection Report
January 2026



Photo 3: Dense oak and hog plum growth in Unit 1.



Photo 4: Previously treated cogongrass (*Imperata cylindrica*) monoculture in Unit 2A with regrowth beginning outside the preserve perimeter.

Fishhawk CDD Maintenance Inspection Report
January 2026



Photo 5: Discarded pumpkins in the northern section of Unit 2A.



Photo 6: Trash pile in Unit 2A.

Fishhawk CDD Maintenance Inspection Report
January 2026



Photo 7: Successful herbicide treatment of natal grass in Unit 5.



Photo 8: Creek system unimpeded and in good condition in Unit 3.

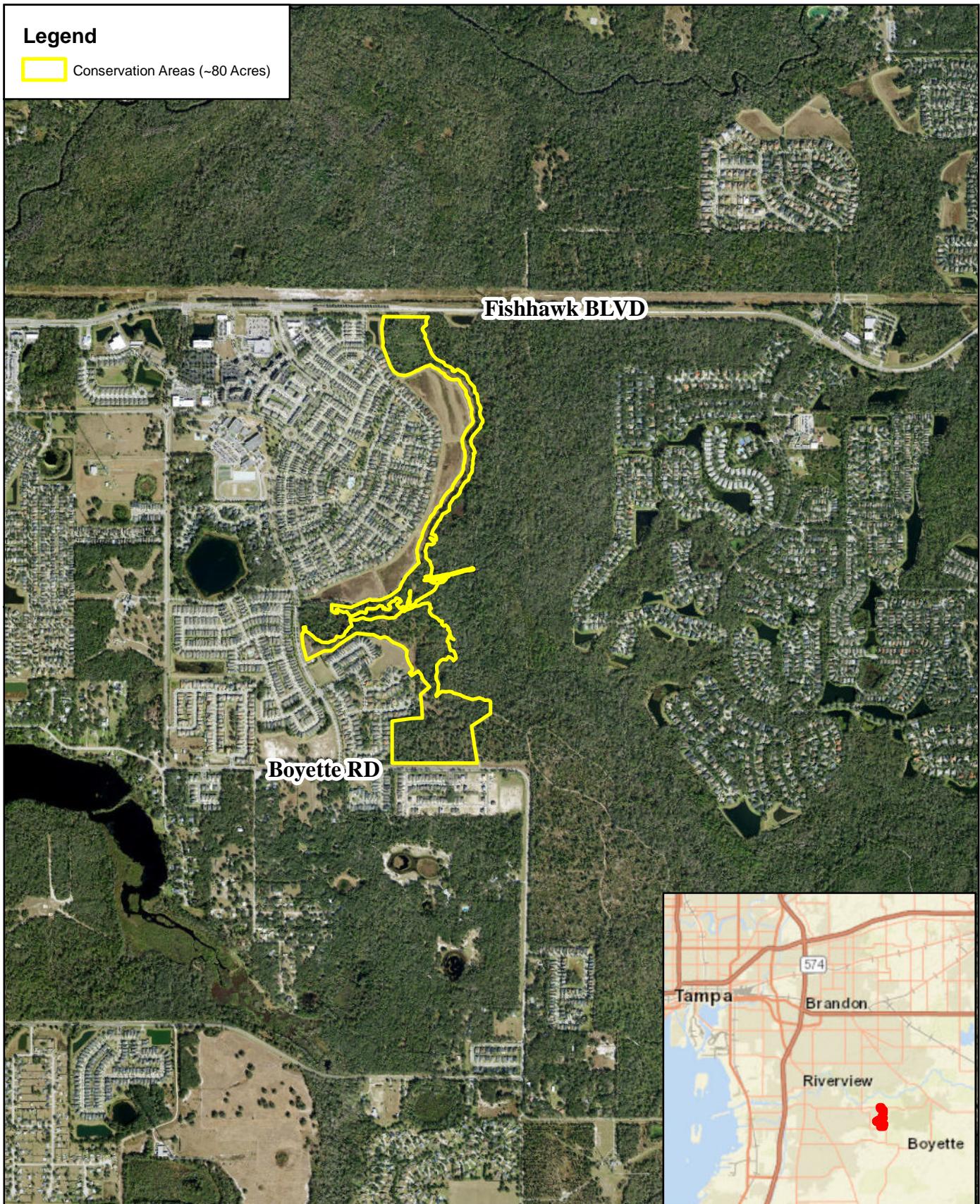
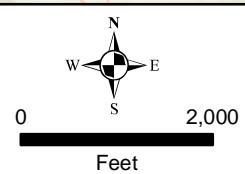
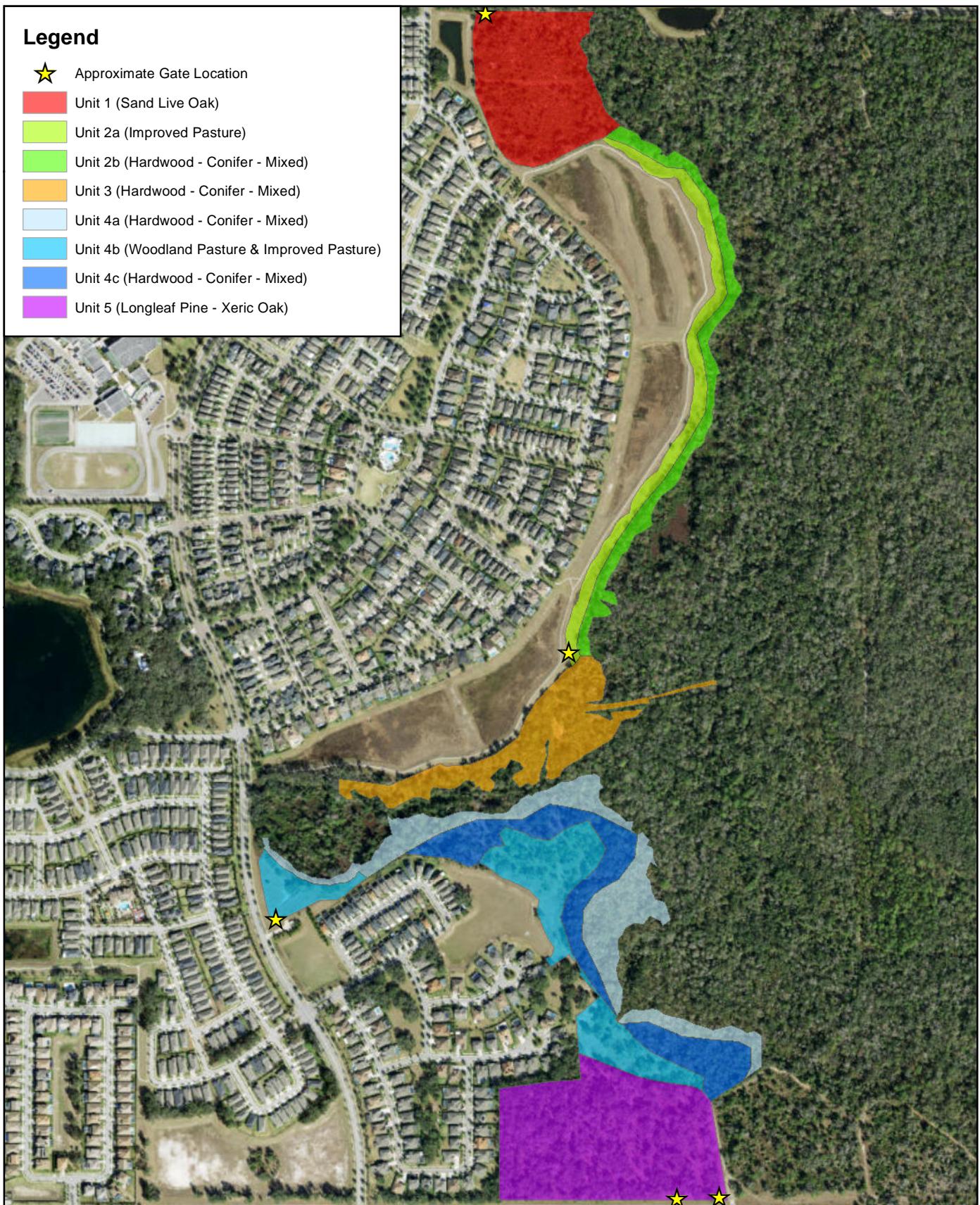


Figure 1 - Location
Fishhawk / Lake Hutto
Gopher Tortoise Conservation Area
Hillsborough County, Florida



Legend

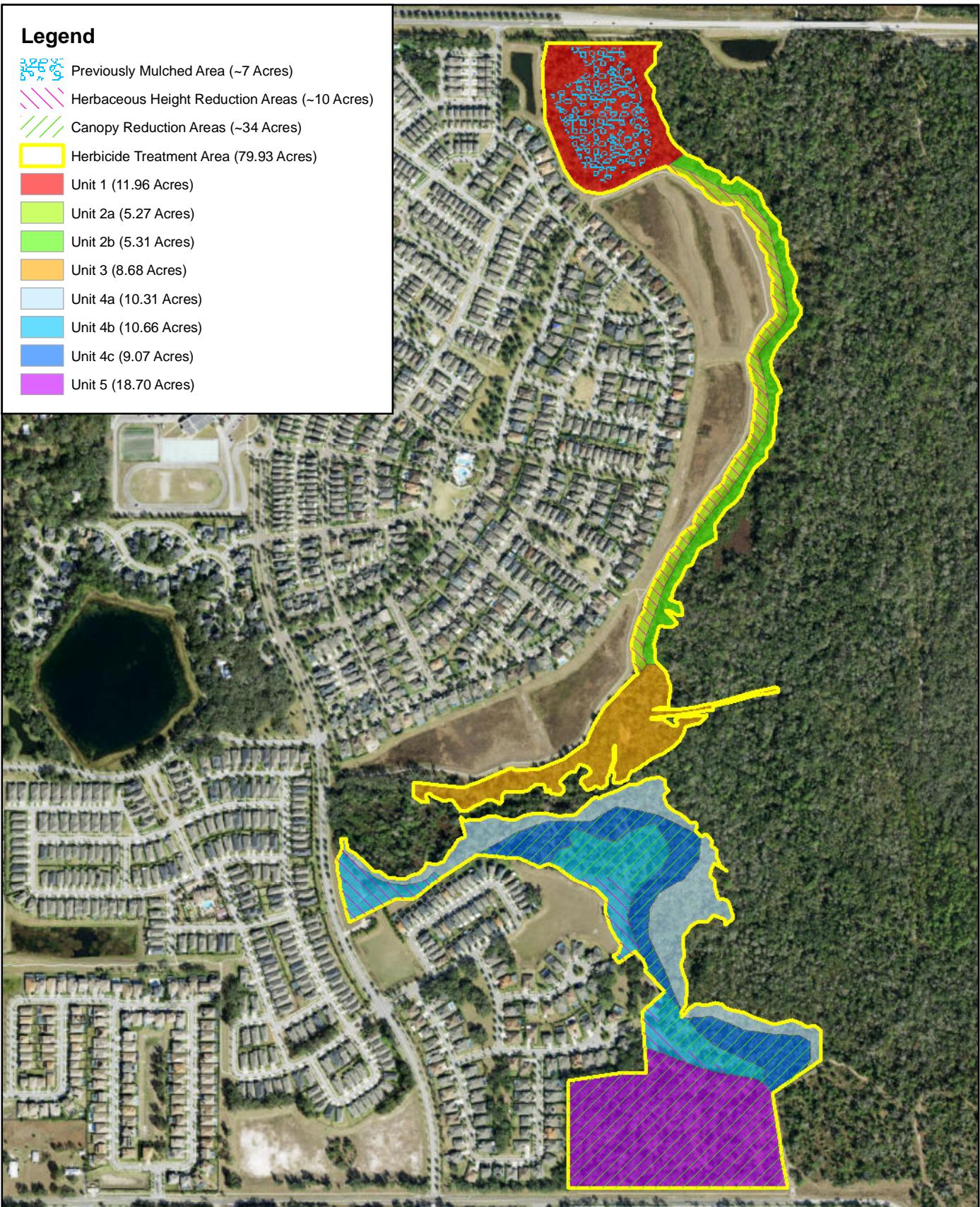
- ★ Approximate Gate Location
- Unit 1 (Sand Live Oak)
- Unit 2a (Improved Pasture)
- Unit 2b (Hardwood - Conifer - Mixed)
- Unit 3 (Hardwood - Conifer - Mixed)
- Unit 4a (Hardwood - Conifer - Mixed)
- Unit 4b (Woodland Pasture & Improved Pasture)
- Unit 4c (Hardwood - Conifer - Mixed)
- Unit 5 (Longleaf Pine - Xeric Oak)



Path (E:\Mapping\Fishhawk GT\Management Units.mxd) By: CK Date: 4/15/2024

Legend

- Previously Mulched Area (~7 Acres)
- Herbaceous Height Reduction Areas (~10 Acres)
- Canopy Reduction Areas (~34 Acres)
- Herbicide Treatment Area (79.93 Acres)
- Unit 1 (11.96 Acres)
- Unit 2a (5.27 Acres)
- Unit 2b (5.31 Acres)
- Unit 3 (8.68 Acres)
- Unit 4a (10.31 Acres)
- Unit 4b (10.66 Acres)
- Unit 4c (9.07 Acres)
- Unit 5 (18.70 Acres)



Path (E:\Mapping\Fishhawk GT\Management_activities.mxd) By: AQ Date: 4/2/2024

Figure 3 - Management Activities by Unit
Fishhawk / Lake Hutto
Gopher Tortoise Conservation Area
Hillsborough County, Florida



Tab 6

1/20/26



FISHHAWK IV CDD LIGHT POLE REPAIR

1280 EAST HARRISON ST., TAMPA, FLORIDA 33602

COPPERLINE ELECTRIC
9942 CURRIE DAVIS DRIVE SUITE E
TAMPA, FLORIDA 33619

Rachel Welborn
Rizzetta & Company
5020 W Linebaugh Ave
Suite 240
Tampa, FL 33624

Project: Fishhawk IV CDD Light Pole Repair

Subject: Electrical Proposal

Sam,

We are pleased to submit our proposal for the electrical scope on the above referenced project.

SECTION 1. SUMMARY OF WORK:

Electrical Scope of Work as follows:

1.1. Troubleshooting Faulty Light Poles Located at Fishhawk IV CDD per Request from Rachel Welborn

SECTION 2. RFP DOCUMENTS:

Per Request from Rachel Welborn

SECTION 3. BASE BID PRICING

<i>Base Bid Not To Exceed Electrical Services</i>	<i>\$5,000.00</i>
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Copperline Electric, Inc. thanks you for the opportunity to present this proposal and trust that it meets with your approval.

Sincerely,

Taylor Johnson
Project Manager
Copperline Electric, Inc.



Rachel Welborn

1/20/2026

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FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

January 8, 2026 - Minutes of Meeting

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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, January 8, 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
Erin McCormick
John Fowler
Gail Huff
Rafael Rosario
Pete Lucadano

District Manager; Rizzetta & Company
District Counsel, Erin McCormick
Field Service Manager, Rizzetta & Company
Representative, Sprinkler Solutions
Representative, Red Tree Landscape
Representative, Red Tree Landscape

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 on the trees surrounding the encore entrance.

A resident made a comment on Pine Tree removal.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
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47

48 **THIRD ORDER OF BUSINESS**

49 **Staff Reports**

50

51 **A. Landscape Inspection Services Report**

52

53 Mr. Fowler presented the report and answered Board questions.

54

55 **B. Landscape Report**

56

57 Mr. Lucadano advised the Board that Red Tree will be preparing a five – year
58 plan for landscape replacements.

59

60 **C. Irrigation Report**

61

62 Ms. Huff presented her report. No updates were available on the SWFMD
63 program. The Board requested a comprehensive upgrade plan and costs
64 associated with the plan.

65

66 **D. Aquatic Services Report**

67

68 The Aquatic Report was presented. There were no questions or discussion
69 from the Board.

70

71 **E. District Counsel**

72

73 Updated The Board on eminent domain case with Tampa Bay Water.

74 On a motion by Mr. Rothrock, seconded by Mr. Brygidyr, with all in favor, the Board
75 approved Counsel to proceed with negotiations on the case, for Fishhawk IV Community
76 Development District.

77 On a motion by Mr. Sheffield, seconded by Ms. Kennington, with all in favor, the Board
78 authorized Counsel to draft a letter to Tampa Bay Water agreeing to fair modification for
79 Gopher Tortoise mitigation, for Fishhawk IV Community Development District.

80

81 **F. District Engineer**

82 Not present. No Report

83

84 **G. HOA Property Manager**

85 Not present. No Report.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
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85 **H. District Manager**

86
87 Ms. Welborn stated the next meeting is scheduled for February 5, 2026, at
88 10:00 a.m.

89
90 1. Consideration of Red Tree Plover Meadow Pine Tree Removal Proposal
91 This proposal was presented and tabled. The Board requested that the
92 proposal be revised to reflect the removal of the two trees in the
93 conversation area only.

94
95 2. Consideration of Red Tree Knob Hill Pine Tree Removal Proposal
96 The proposal was presented and discussed. Motion made by Scott
97 Sheffield to accept, but the motion died for lack of a second.

98 **FOURTH ORDER OF BUSINESS Business Items**

99
100 **A. Ratification of Sprinkler Solutions Estimates**

101
102 On a motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of
103 Supervisors ratified the Sprinkler Solutions Estimates, for Fishhawk IV Community
104 Development District.

105 **B. Consideration of Sprinkler Solutions Estimate- #14869 – Amount \$10,304.90**

106 Tabled.

107 **FIFTH ORDER OF BUSINESS Business Administration**

108 **A. Consideration of Minutes of Board of Supervisors' Regular Meeting held**
109 **December 4, 2025.**

110
111 On a Motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of
112 Supervisors approved the minutes of the Board of Supervisors meeting held on December
113 4th, as presented, for the Fishhawk IV Community Development District.

114 **SIXTH ORDER OF BUSINESS Supervisor Comments**

115
116 Mr. Brygidyr made a comment asking District Management to investigate the possibility of
117 additional trash cans for the trail behind exit points.

118
119 Ms. Kennington made a comment on paired home areas, specifically Colony Glen and
120 Village Center.

121

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123

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors adjourned the meeting at 11:03 a.m. for the Fishhawk IV Community Development District.

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128

Assistant Secretary

Chair / Vice Chair

Tab 8

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
Mailing Address · 3434 Colwell Ave., Suite 200 · Tampa, FL 33614

Operation and Maintenance Expenditures
November 2025
For Board Approval

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

The total items being presented: **\$116,011.23**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	100451	9422401	Monthly Landscape Maintenance 07/25	\$ 18,410.83
Daniel Gray Rothrock	100453	DR110625	Board of Supervisor Meeting 11/06/25	\$ 200.00
Dayna J. Kennington	100454	DK110625	Board of Supervisor Meeting 11/06/25	\$ 200.00
Doodycalls of Parrish FL	100449	INV-11033858202509	Pet Waste and Trash Can Staton 09/25	\$ 1,395.00
Doodycalls of Parrish FL	100450	INV-11033858202510	Pet Waste and Trash Can Staton 10/25	\$ 1,395.00
Hillsborough County BOCC	20251125	1416996147 - 822	14223 Lambert Bridge Lane 10/25	\$ 423.36
RedTree Landscape Systems, LLC	100448	31884	Seasonal Color Installation 10/25	\$ 7,686.25
RedTree Landscape Systems, LLC	100456	32054	Landscape Maintenance 11/25	\$ 23,333.33
RedTree Landscape Systems, LLC	100452	32117	Landscape Maintenance 11/25	\$ 1,200.00
RedTree Landscape Systems, LLC	100452	32118	Landscape Maintenance 11/25	\$ 1,000.00
RedTree Landscape Systems, LLC	100452	32119	Landscape Maintenance 11/25	\$ 1,950.00
RedTree Landscape Systems, LLC	100452	32120	Landscape Maintenance 11/25	\$ 975.00
Rizzetta & Company, Inc.	100447	INV0000104556	District Management Services 11/25	\$ 5,459.42
Scott C Sheffield	100455	SS110625	Board of Supervisor Meeting 11/06/2025	\$ 200.00
Sitex Aquatics, LLC	100457	10378-b	Monthly Lake Maintenance 11/25	\$ 1,350.00

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Sprinkler Solutions of Florida, Inc.	100458	60550	Irrigation Maintenance 10/25	\$ 6,666.33
Sprinkler Solutions of Florida, Inc.	100458	63646	Irrigation Repair 11/25	\$ 1,620.00
Sprinkler Solutions of Florida, Inc.	100458	64279	Irrigation Repair 11/25	\$ 156.25
Sprinkler Solutions of Florida, Inc.	100460	64705	Irrigation Repair 11/25	\$ 513.01
Sprinkler Solutions of Florida, Inc.	100459	64712	Irrigation Repair 11/25	\$ 800.00
TECO	20251118-1	211009775761	13773 Fishhawk Blvd 10/25	\$ 26.05
TECO	20251118-2	211009776033	5601 Balcony Bridge Place WL 10/25	\$ 164.71
TECO	20251113	211017320014	Village Center Dr Ph2 10/25	\$ 12,819.57
TECO	20251120	321000017145-110325 10/25	211008908959 Village Center Dr 10/25 ACH	\$ <u>28,067.12</u>
Total Report				\$ <u>116,011.23</u>

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

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

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

The total items being presented: **\$95,968.18**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Adam Brygidyr	100469	AB120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Altec Lakes and Natural Areas, Inc.	100477	1816	Wetland Maintenance: Gopher Tortoise Site Maintenance 12/25	\$ 4,815.00
Brletic Dvorak, Inc.	100464	1969	Engineering Services 05/25	\$ 700.00
Daniel Gray Rothrock	100478	DR110625	Board of Supervisor Meeting 11/06/25	\$ 200.00
Daniel Gray Rothrock	100470	DR120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Dayna J. Kennington	100479	DK090425	Board of Supervisors Meeting 09/04/25	\$ 200.00
Dayna J. Kennington	100466	DK120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Doodycalls of Parrish FL	100467	INV-11033858202511	Pet Waste and Trash Can Staton 11/25	\$ 1,240.00
Erin McCormick Law, P.A.	100468	10861	Legal Services 08/25-10/25 11/25	\$ 2,783.34
Hillsborough County BOCC	20251224	1416996147	14223 LAMBERT BRIDGE LN 11/25	\$ 226.43
Illuminations Holiday Lighting, LLC	100471	681225	Holiday Lighting & Decoration 50% Deposit	\$ 3,425.00
Jeffrey Stewart	100472	JS120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
RedTree Landscape Systems, LLC	100473	32330	Landscape Maintenance 12/25	\$ 23,333.33
Rizzetta & Company, Inc.	100461	INV0000105371	Accounting Services 12/25	\$ 5,459.42
Scott C Sheffield	100474	SS120425	Board of Supervisor Meeting 12/04/25	\$ 200.00

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Description	Invoice Amount
Sitex Aquatics, LLC	100475	10475-b	Monthly Lake Maintenance 12/25	\$ 1,350.00
Sprinkler Solutions of Florida, Inc.	100465	55199	Irrigation Repair 09/25	\$ 233.18
Sprinkler Solutions of Florida, Inc.	100465	65113	Irrigation Repair 11/25	\$ 125.00
Sprinkler Solutions of Florida, Inc.	100476	65487	Irrigation Maintenance 11/25	\$ 6,666.33
Sprinkler Solutions of Florida, Inc.	100476	65580	Irrigation Repair 12/25	\$ 161.21
Sprinkler Solutions of Florida, Inc.	100476	65593	Irrigation Repair 12/25	\$ 311.78
Sprinkler Solutions of Florida, Inc.	100476	65614	Irrigation Repair 12/25	\$ 1,925.56
Sprinkler Solutions of Florida, Inc.	100476	65629	Irrigation Repair 12/25	\$ 911.29
TECO	20251215	211017320014-822	5813 Shell Ridge Dr Well 11/25	\$ 12,806.39
TECO	20251226	321000017145-822	211008908959 Village Center Dr 11/25	\$ 28,094.92
Total Report				\$ 95,968.18