



Rizzetta & Company

Fishhawk Community Development District IV

**Board of Supervisors' Meeting
June 4, 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) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

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

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

May 27, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Fishhawk Community Development District IV will be held on **Thursday, June 4, 2026 at 10:00 a.m.** at the Lake House of FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547. The following is the agenda for this meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Community Asset Management ReportTab 1
 - B. Landscape Report.....Tab 2
 - C. Irrigation ResponseTab 3
 - D. Aquatic Services Report.....Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. HOA Property Manager
 - H. District Manager
 - i. Presentation of Website Compliance Report.....Tab 5
- 4. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2026/2027 Proposed Budget.....Tab 6
 - i. Consideration of Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing (under separate cover)
 - B. Ratification of Irrigation Proposals.....Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on May 7, 2026Tab 8
 - B. Consideration of Minutes of the Board of Supervisors Special & Shade Meeting held on May 12, 2026Tab 9
 - C. Consideration of Operation & Maintenance Expenditures for April 2026Tab 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) 933-5571.

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

FISHHAWK IV

COMMUNITY ASSET MANAGEMENT REPORT



May 11, 2026
Rizzetta & Company
Amiee Brodeen– Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Quintessa Ln, Circa Crossing Blvd, Mosaic Dr

Summary, General Updates, Recent & Upcoming Maintenance Events

- During the month of **May** all Bahia turf shall receive 900 lbs. (18 – 50 lb. bags) of Nitrogen (soluble Nitrogen applied at >/0.7 lbs. N/1000 SF).
- During the month of **May**, all St. Augustine turf shall receive 600 lbs. (12 - 50 lb. bags) of SRN (Slow-Release Nitrogen applied at >/2.0 lbs. N/1000 SF).
- During the month of **May**, all Palms shall receive an application of 250 lbs. (5 – 50 lb. bags) of 8N-0P2O5-12K20+4Mg fertilizer (N – Nitrogen, P – Phosphate, O – Oxygen, K – Potassium, Mg – Magnesium).
- During the month of **May**, all Ornaments shall receive a Complete Fertilizer Formula of 1,150 lbs., (A minimum 50% Nitrogen shall be in a slow-release form).

The following are action items for RedTree 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. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. **Quintessa Ln:** The pallet was removed by Rafael during our site inspection. At the same roundabout, cogongrass is beginning to encroach into the Indian hawthorn area. Please treat as needed. (Pic 1)



3. **Roundabouts:** Please have crews line-trim all crack weeds throughout the property, particularly in the red brick paver areas wrapping around the roundabouts.

4. **Mosaic and Circa Crossing:** The firebush shrubs are recovering well—great rejuvenation pruning cuts. The shrubs around the large oak tree in the roundabout still need trimming to remove damage from the winter cold. (Pic 4)



2. **Circa Crossing and Mosaic:** Several Cupid's shaving brush are growing throughout the hawthorns and firebush, along with spurge. Treat all growth under 3 inches. Hand-pull anything over 3 inches.

FishHawk Blvd, Mosaic Dr

5. **FishHawk and Mosaic:** Trash accumulation has increased significantly since the last inspection. Please ensure crews remove debris during each site visit. Styrofoam observed in the saw palmettos during the previous inspection was still present at the park off Specter.

6. **FishHawk and Mosaic:** The coontie palms need cleanup. Brown fronds lying on top of the healthy growth should be removed, as they can stress the plants—especially during this active growing period. (Pic 6a, 6b)



7. **FishHawk and Mosaic:** The annual bed was partially dry between the vincas and salvia at the time of inspection. Sprinkler Solutions, please perform a wet check on the annual bed and adjust accordingly. (Pic 7>)

8. **Same Area as #7:** RedTree, remove all encroaching turf grass from the beds and dispose of it properly off-site. (Pic 8a, 8b)



9. FishHawk and Mosaic: In pockets of the median, areas between muhly grass and turf are becoming overrun with nutsedge and other weeds. These are above 3 inches and will require hand removal. Treat all weed growth under 3 inches along the brick pavers and roadway. (Pic 9a, 9b)



10. Same Area as Above: Remove all beggar's-ticks from the juniper shrubs. Several plants are already seeding, and many are flowering. These will quickly spread and take over if not addressed. (Pic 10>)

11. Same Area as Above: Several median and easement areas are in poor condition. During the ride-along, Rafael mentioned crews would address these issues. RedTree, please confirm if this has been completed. If so, provide photos of the cleanup due to the....

(#11 Cont.).... high volume of weeds previously observed in this area.

12. Gutters: Weeds are growing vigorously even within the gutters. This should be included as part of routine cleanup during each site visit.

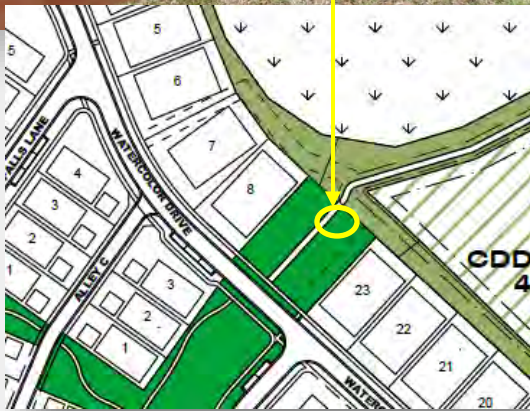
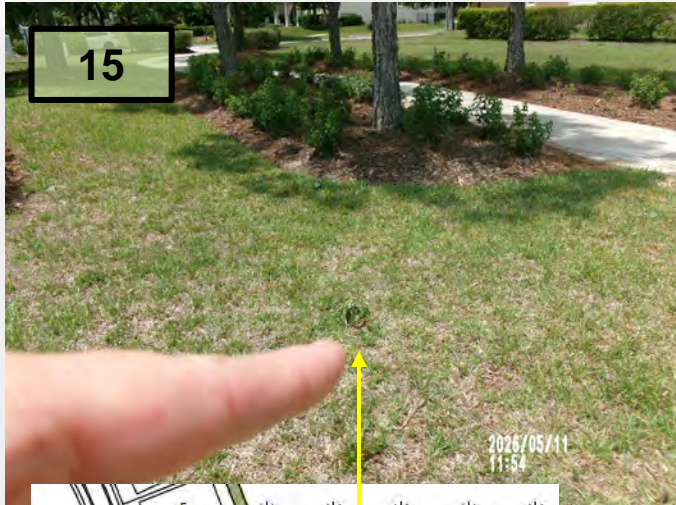
13. Kingsley Corner Park: Saw briar vine is beginning to grow into the oak canopy, pulling branches down into the saw palmettos. This vine has small thorns along the stems—please wear gloves and remove from the base. Additionally, trim out spent flower stems from the palmettos. (Pic 13)



14. Watercolor: At the northernmost part of the park, there is another pallet located in the turf. RedTree, please remove and dispose of this pallet.



15. Same Area as #14: A large rotor was recently replaced by the irrigation team; however, RedTree, the damaged lid was not replaced. Please refer to the map for the location and replace the irrigation lid that was damaged by the mower. (Pic 15)



16. Central Park: Seasonal weeds—including saw briar vine, Virginia pepperweed, nutsedge, and Cupid's shaving brush—are actively emerging. Crews should monitor shrub areas throughout the park and remove these weeds as needed. Notable vine growth was observed in multiple areas and should be addressed promptly.

17. Shell Ridge and Rolling Dune: Just south of the pool area (in the CDD turf), the grass is still struggling with turf weeds and dollarweed. Please provide details on the current fertilizer program for this turf and confirm when it was last treated. (Pic 17a>, 17b>)

18. Same Area as #17: Remove all cogongrass throughout the juniper beds, as it is encroaching into the surrounding turfgrass.

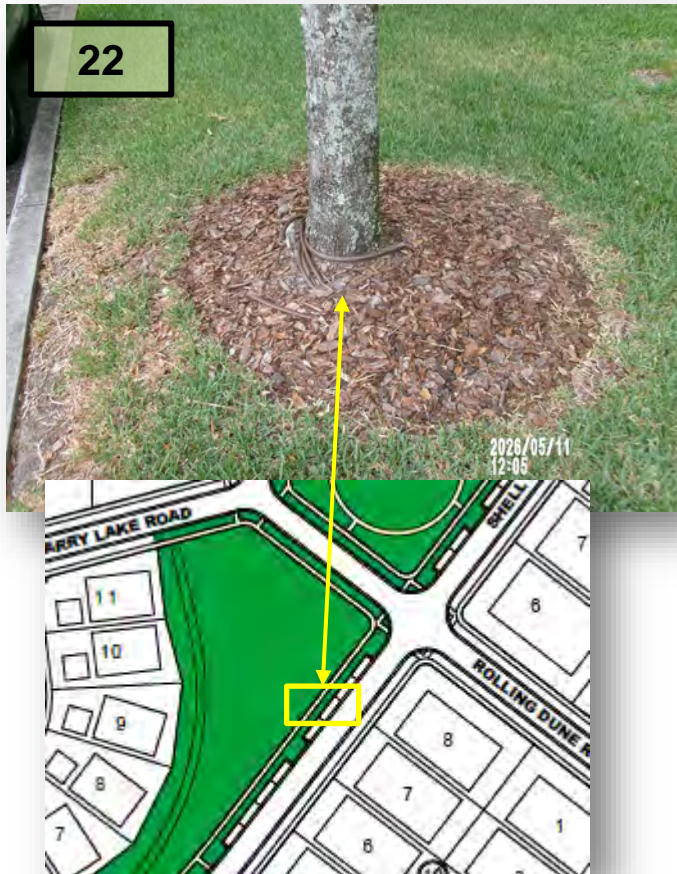
19. Central Park Turf: Along the concrete curbs, the turf is experiencing dieback due to heat exhaust from vehicle tailpipes. RedTree, what measures are currently being taken to address and mitigate turf damage in these areas?

20. Colony Glen and Village Center: The first magnolia on the southwest end of the park has broken branches that need to be limbed out.



21. FishHawk and Circa Crossing: Within the median, there are broken fronds on the canary palms. Please limb out and remove them to prevent damage to the plants below.

22. East Side of Central Park – Dripline: The dripline wrapped around one of the oaks has been cut in a couple of places. It may have already been capped—please perform a wet check to confirm proper operation. (Pic 22)



25. Parkside Ridge Park: The red maple (with a “slingshot” growth form) should be evaluated for removal. RedTree, please see the proposals section on the last page.

26. Parkside Ridge Park: The turf requires weed treatment. Additionally, the red maple’s stake should be removed, as it is broken and hanging from the tree and no longer serving a purpose.

27. Parkside Ridge Park: Remove all taller weedy growth within the variegated jasmine bed.

28. FishHawk Front Entrance: The weeds noted in last month’s report were sprayed but left in place. This is not standard practice and does not align with contract requirements...(Nxt pg)



23. Pocket Parks – Esker Falls: The turf has become increasingly patchy over the past two months of inspections. Is this area currently on a fertilization program and/or receiving regular treatments? (Pic 23>)

24. Pocket Park – Alley C: The orchid tree is in poor condition. While it does have some green foliage, the trunk is cracked, and the upper canopy is not producing leaves. RedTree, please assess the overall health of the tree and advise if removal is the better option. (Pic 24>)



Encore Monument

(#28 Cont.).... which state that anything over 3 inches must be removed by hand. All of these plants exceeded 3 inches. Please remove all dead weeds, hand-pull any remaining green weeds, and trench the bed edge to help prevent water from flowing over the edge. This will also help retain irrigation within the annual beds.

Sprinkler Solutions, please inspect the irrigation system and adjust any spray heads as needed. (Pic 28a, 28b)



30. Encore Entrance Median: RedTree, while this area is awaiting installation, the bed should be kept reasonably weed-free. The bed currently has widespread weedy growth, which is making the area appear unsightly. Please maintain this area until installation is completed, and do not use roundup since we are planning an install. (Pic 30)



29. Encore Entrance: The annuals are experiencing similar issues in this area. RedTree, please trench the bed edge per contract and remove all weedy plants from the annual beds. Sprinkler Solutions, check the irrigation system and adjust spray heads as needed to ensure proper coverage. (Pic 29>)



Proposals

1. Parkside Ridge Park: The red maple (with a “slingshot” growth form) should be evaluated for removal. RedTree, please provide a proposal for removal, including options with and without stump grinding. Backfill the hole at grade, replace the area with turf with St. Augustine, cap the bubbler head, and revisit the installation of a replacement tree once the park conditions improve. (Pic 1)



Tab 2

FISHHAWK IV

COMMUNITY ASSET MANAGEMENT REPORT



May 11, 2026
Rizzetta & Company
Amiee Brodeen– Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Quintessa Ln, Circa Crossing Blvd, Mosaic Dr

Summary, General Updates, Recent & Upcoming Maintenance Events

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- During the month of **May**, all Ornaments shall receive a Complete Fertilizer Formula of 1,150 lbs., (A minimum 50% Nitrogen shall be in a slow-release form).

The following are action items for RedTree 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. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. **Quintessa Ln:** The pallet was removed by Rafael during our site inspection. At the same roundabout, cogongrass is beginning to encroach into the Indian hawthorn area. Please treat as needed. (Pic 1) **Pulled and treated Cogongrass**



2. **Circa Crossing and Mosaic:** Several Cupid's shaving brush are growing throughout the hawthorns and firebush, along with spurge. Treat all growth under 3 inches. Hand-pull anything over 3 inches.

3. **Roundabouts:** Please have crews line-trim all crack weeds throughout the property, particularly in the red brick paver areas wrapping around the roundabouts. **All crack weeds have been line-trimmed and sprayed.**

4. **Mosaic and Circa Crossing:** The firebush shrubs are recovering well—great rejuvenation pruning cuts. The shrubs around the large oak tree in the roundabout still need trimming to remove damage from the winter cold. (Pic 4) **Firebush have been trimmed.**



Hand pulled taller weeds and treated the remaining weeds

FishHawk Blvd, Mosaic Dr

5. **FishHawk and Mosaic:** Trash accumulation has increased significantly since the last inspection. Please ensure crews remove debris during each site visit. Styrofoam observed in the saw palmettos during the previous inspection was still present at the park off Specter. **Crew picked up and removed a bag of trash.**

6. **FishHawk and Mosaic:** The coontie palms need cleanup. Brown fronds lying on top of the healthy growth should be removed, as they can stress the plants—especially during this active growing period. (Pic 6a, 6b)

The **6a** Fronds removed



7. **FishHawk and Mosaic:** The annual bed was partially dry between the vincas and salvia at the time of inspection. Sprinkler Solutions, please perform a wet check on the annual bed and adjust accordingly. (Pic 7>)

8. **Same Area as #7:** RedTree, remove all encroaching turf grass from the beds and dispose of it properly off-site. (Pic 8a, 8b) **Flower beds have been cleaned.**

8a



8b



<7



(Not RedTree)

9. FishHawk and Mosaic: In pockets of the median, areas between muhly grass and turf are becoming overrun with nutsedge and other weeds. These are above 3 inches and will require hand removal. Treat all weed growth under 3 inches along the brick pavers and roadway. (Pic 9a, 9b) [Weeds were pulled and sprayed](#) .



10. Same Area as Above: Remove all beggar's-ticks from the juniper shrubs. Several plants are already seeding, and many are flowering. These will quickly spread and take over if not addressed. (Pic 10>) [Completed](#)

11. Same Area as Above: Several median and easement areas are in poor condition. During the ride-along, Rafael mentioned crews would address these issues. RedTree, please confirm if this has been completed. If so, provide photos of the cleanup due to the....

(#11 Cont.).... high volume of weeds previously observed in this area.

[Completed - pictures of beds attached.](#)

12. Gutters: Weeds are growing vigorously even within the gutters. This should be included as part of routine cleanup during each site visit. [Completed](#)

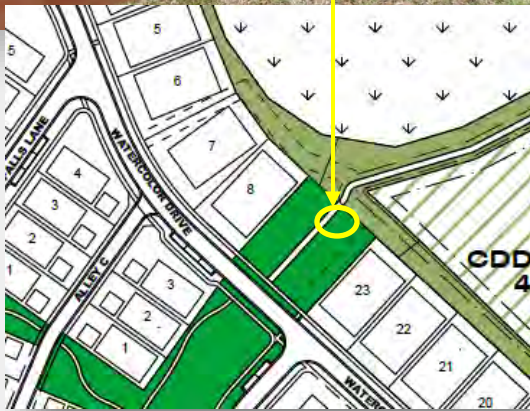
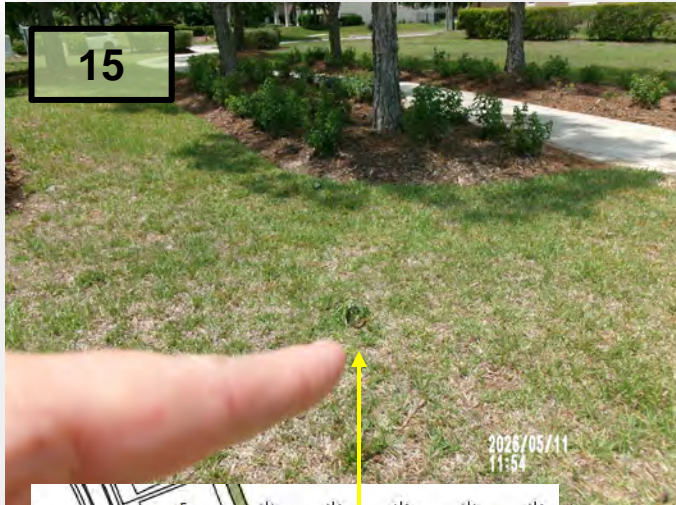
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15. Same Area as #14: A large rotor was recently replaced by the irrigation team; however, RedTree, the damaged lid was not replaced. Please refer to the map for the location and replace the irrigation lid that was damaged by the mower. (Pic 15) **Completed**



16. Central Park: Seasonal weeds—including saw briar vine, Virginia pepperweed, nutsedge, and Cupid's shaving brush—are actively emerging. Crews should monitor shrub areas throughout the park and remove these weeds as needed. Notable vine growth was observed in multiple areas and should be addressed promptly. **In progress.**

17. Shell Ridge and Rolling Dune: Just south of the pool area (in the CDD turf), the grass is still struggling with turf weeds and dollarweed. Please provide details on the current fertilizer program for this turf and confirm when it was last treated. (Pic 17a>, 17b>) (See last page of report for details)

18. Same Area as #17: Remove all cogongrass throughout the juniper beds, as it is encroaching into the surrounding turfgrass. **Completed**

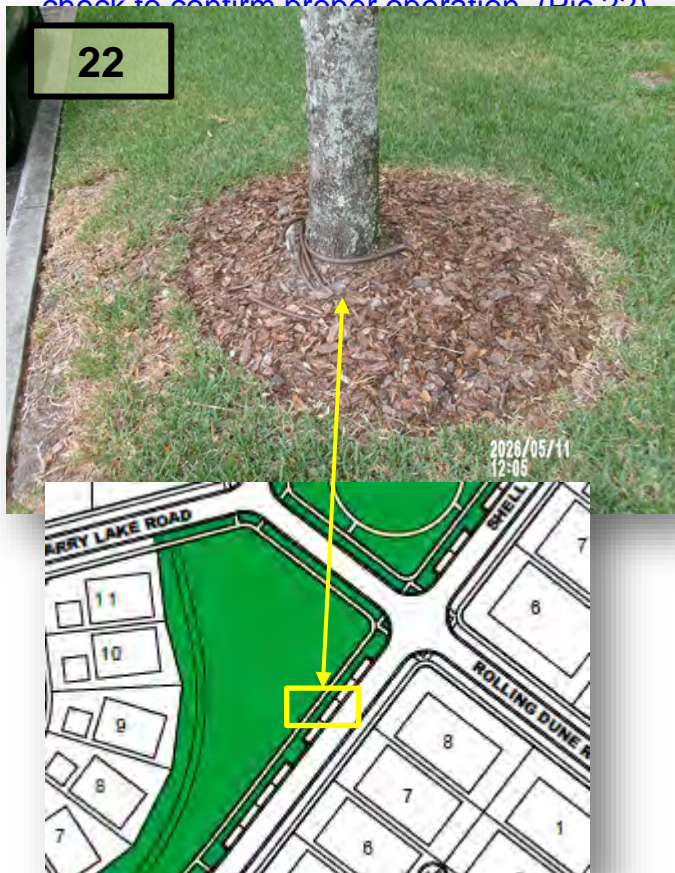
19. Central Park Turf: Along the concrete curbs, the turf is experiencing dieback due to heat exhaust from vehicle tailpipes. RedTree, what measures are currently being taken to address and mitigate turf damage in these areas? **We suggest increase in irrigation in these areas.**

20. Colony Glen and Village Center: The first magnolia on the southwest end of the park has broken branches that need to be limbed out. **Completed**



21. FishHawk and Circa Crossing: Within the median, there are broken fronds on the canary palms. Please limb out and remove them to prevent damage to the plants below. [Will be completed before the next inspection](#)

22. East Side of Central Park – Dripline: The dripline wrapped around one of the oaks has been cut in a couple of places. It may have already been capped—please perform a wet check to confirm proper operation. (Pic 22)



23. Pocket Parks – Esker Falls: The turf has become increasingly patchy over the past two months of inspections. Is this area currently on a fertilization program and/or receiving regular treatments? (Pic 23>)

24. Pocket Park – Alley C: The orchid tree is in poor condition. While it does have some green foliage, the trunk is cracked, and the upper canopy is not producing leaves. RedTree, please assess the overall health of the tree and advise if removal is the better option. (Pic 24>)

25. Parkside Ridge Park: The red maple (with a “slingshot” growth form) should be evaluated for removal. RedTree, please see the proposals section on the last page. [Proposal to be provided.](#)

26. Parkside Ridge Park: The turf requires weed treatment. Additionally, the red maple’s stake should be removed, as it is broken and hanging from the tree and no longer serving a purpose. [In progress.](#)

27. Parkside Ridge Park: Remove all taller weedy growth within the variegated jasmine bed. [Completed](#)

28. FishHawk Front Entrance: The weeds noted in last month’s report were sprayed but left in place. This is not standard practice and does not align with contract requirements... (Nxt pg)



- 22. Not RedTree
- 23. Fertilization completed
- 24. Removal is recommended

Encore Monument

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Sprinkler Solutions, please inspect the irrigation system and adjust any spray heads as needed. (Pic 28a, 28b)



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Sprinkler Solutions, check the irrigation system and adjust spray heads as needed to ensure proper coverage. (Pic 29>)

- 28. Dead weeds removed.
- 29. Completed
- 30. Weeds addressed and will be maintained.



Proposals

1. Parkside Ridge Park: The red maple (with a “slingshot” growth form) should be evaluated for removal. RedTree, please provide a proposal for removal, including options with and without stump grinding. Backfill the hole at grade, replace the area with turf with St. Augustine, cap the bubbler head, and revisit the installation of a replacement tree once the park conditions improve. (Pic 1) [Proposal in progress of preparation.](#)



17. The turf received a spring application of 24-2-11 granular 50% guaranteed analysis impregnated with pre-emergence. This application was performed in accordance with the contracted monthly schedule guidelines.

Additionally, applications of Celsius and Orthene systemic, selective herbicides were used to control mentioned pennywort and other perennial broadleaf weeds.

Fishhawk IV CDD: Community Asset Report, May 2026
Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026

Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026

Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026

Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026

Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026

Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026
Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026

Pictures for Item #11



Fishhawk IV CDD: Community Asset Report, May 2026
Pictures for Item #11



Tab 3



Sprinkler Solutions of Florida

Responses to May Community Asset Management Report



May 26, 2026

7. The annuals at the entrance to Mosaic are a little taller than usual. Sprinkler Solutions will submit a proposal to replace the 6" pop-ups with 12" pop-ups to improve coverage.



Sprays need to be replaced with 12" pop-ups

22. The drip tube below the Oak tree has been capped and removed.



28. Sprinklers in annuals at the entrance near the new Publix were adjusted to improve coverage and irrigation was increased to twice a day.

29. Sprinklers in annuals at the entrance to Encore were adjusted to improve coverage and irrigation times were increased.

Tab 4



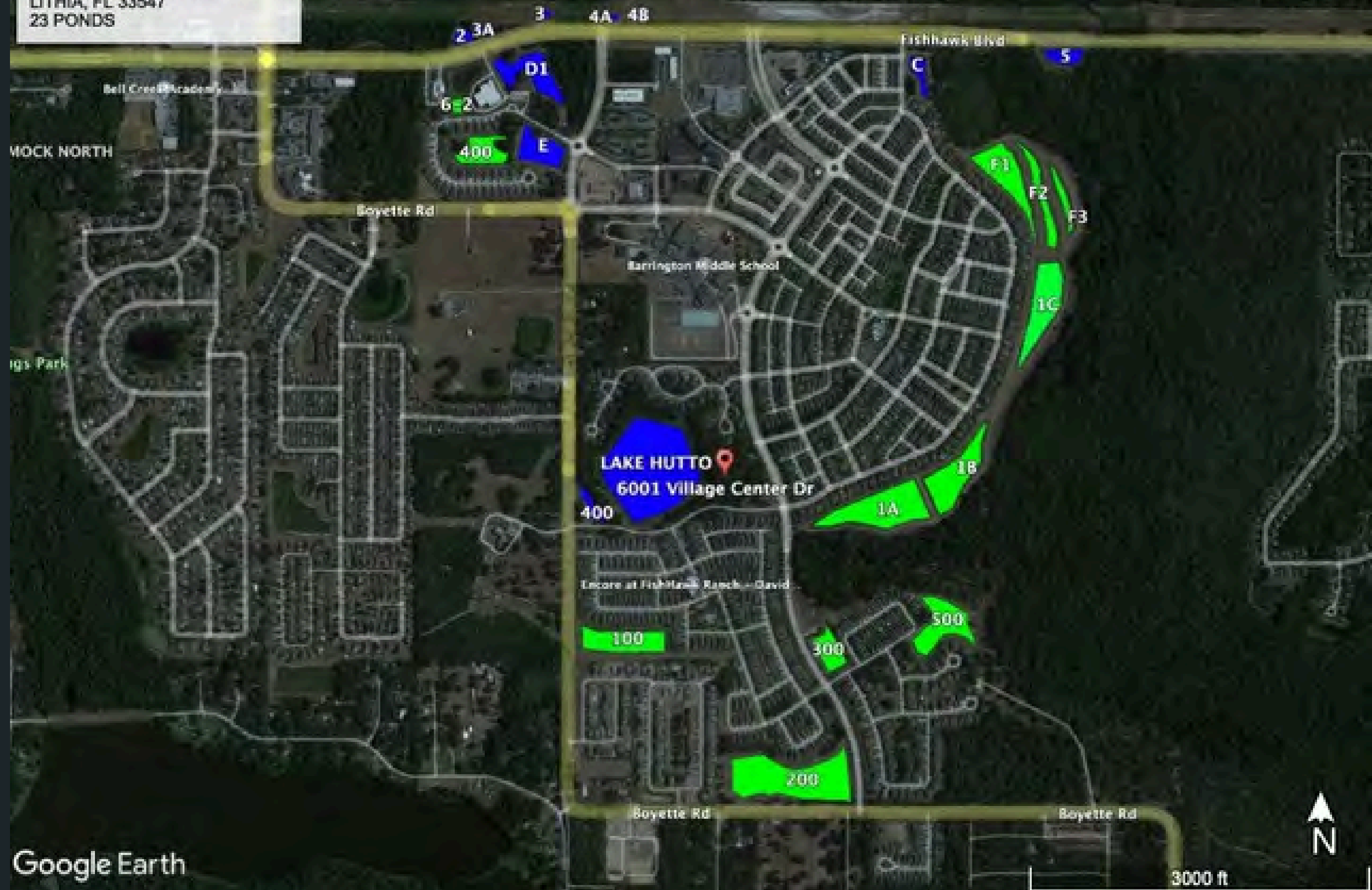
MONTHLY REPORT

MAY, 2026



FISHHAWK IV CDD

6001 VILLAGE CENTER DR
LITHIA, FL 33547
23 PONDS



SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.

April 28, 2026 at 10:54:15 AM



April 28, 2026 at 10:54:01 AM



April 28, 2026 at 10:52:20 AM



Pond #2 Treated for Shoreline
vegetation.

Pond #3 Treated for Shoreline
Vegetation.

Pond #4A Treated for Shoreline
Vegetation.

April 28, 2026 at 10:52:35 AM



Pond #4B Treated for Shoreline Vegetation.

April 28, 2026 at 10:50:05 AM



Pond #C Treated for Algae and Shoreline vegetation.

April 28, 2026 at 10:44:25 AM



Pond #D1 Treated For Algae and Shoreline Vegetation.

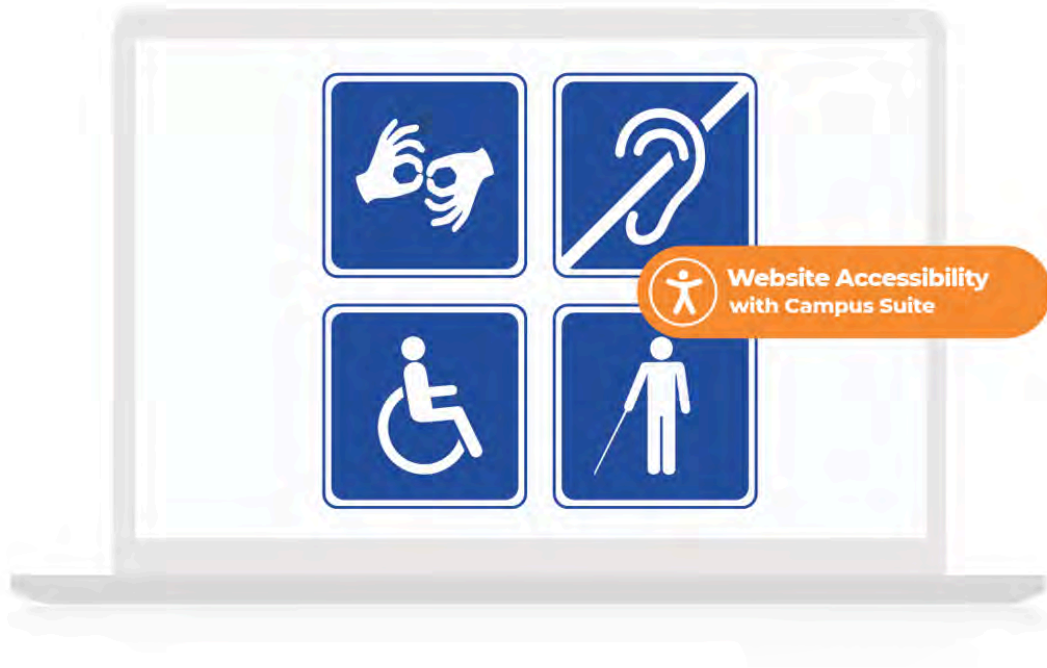


Pond #E Treated for Shoreline Vegetation.



Pond #400 Treated for Algae and Shoreline Vegetation.

Tab 5



Quarterly Compliance Audit Report

FishHawk IV

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

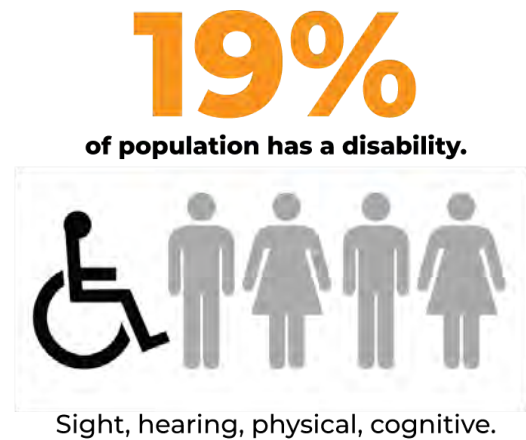
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 6

Proposed Budget
FishHawk IV Community Development District
 General Fund
 Budget for 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
31	District Management	\$ 11,159	\$ 22,318	\$ 22,317	\$ (1)	\$ 22,317	\$ -
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 2,085	\$ 4,170	\$ 4,170	\$ -	\$ 5,393	\$ 1,223
34	Legal Advertising	\$ -	\$ 750	\$ 1,200	\$ 450	\$ 1,200	\$ -
35	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,405	\$ 378	\$ 3,530	\$ 125
36	Trustees Fees	\$ 4,256	\$ 4,265	\$ 4,500	\$ 235	\$ 4,500	\$ -
37	Website Hosting, Maintenance, Backup (and Email)	\$ 2,145	\$ 4,290	\$ 4,500	\$ 210	\$ 4,500	\$ -
38	Legal Counsel						
39	District Counsel	\$ 3,498	\$ 6,996	\$ 40,000	\$ 33,004	\$ 40,000	\$ -
40							
41	Administrative Subtotal	\$ 55,511	\$ 104,350	\$ 143,676	\$ 39,326	\$ 145,024	\$ 1,348
42							
43	EXPENDITURES - FIELD OPERATIONS						
44							
45	Electric Utility Services						
46	Utility - Street Lights	\$ 235,609	\$ 471,218	\$ 468,000	\$ (3,218)	\$ 475,000	\$ 7,000
47	Utility Services	\$ 7,460	\$ 14,920	\$ 16,000	\$ 1,080	\$ 16,000	\$ -
48	Water-Sewer Combination Services						
49	Utility Services	\$ 1,425	\$ 2,850	\$ 5,700	\$ 2,850	\$ 5,700	\$ -
50	Stormwater Control						
51	Aquatic Maintenance	\$ 8,100	\$ 16,200	\$ 21,000	\$ 4,800	\$ 25,000	\$ 4,000
52	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
53	Mitigation Area Monitoring & Maintenance - GTP	\$ 7,465	\$ 14,930	\$ 50,000	\$ 35,070	\$ 50,000	\$ -
54	Other Physical Environment						
55	Entry & Walls Maintenance	\$ -	\$ 1,500	\$ 2,500	\$ 1,000	\$ 2,500	\$ -
56	General Liability Insurance	\$ 3,700	\$ 3,700	\$ 4,163	\$ 463	\$ 4,314	\$ 151
57	Holiday Decorations	\$ 6,850	\$ 6,850	\$ 7,000	\$ 150	\$ 7,000	\$ -
58	Irrigation Maintenance	\$ 46,665	\$ 93,330	\$ 61,500	\$ (31,830)	\$ 65,354	\$ 3,854
59	Irrigation Repairs	\$ 28,971	\$ 57,942	\$ 45,000	\$ (12,942)	\$ 60,000	\$ 15,000
60	Landscape - Annuals	\$ 23,059	\$ 46,118	\$ 20,700	\$ (25,418)	\$ 30,745	\$ 10,045

RTS & Campus Suites
Unbilled expenses as of 3/31/26
Pond \$16,200 + midge fly \$4800. Anticipated increase
Water Use Permits
GTP Area - est oversight & restoration
Egis estimate
Contract Price (\$63450) + increase due to current fuel price
As per Redtree bid

Proposed Budget
FishHawk IV Community Development District
 General Fund
 Budget for 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
61	Landscape - Palm Tree Injections	\$ -	\$ 5,500	\$ 5,500	\$ -	\$ 5,500	\$ -
62	Landscape - Mulch	\$ 61,750	\$ 123,500	\$ 68,220	\$ (55,280)	\$ 78,000	\$ 9,780
63	Landscape Inspection Services	\$ 5,850	\$ 11,700	\$ 11,700	\$ -	\$ 12,900	\$ 1,200
64	Landscape Maintenance	\$ 153,895	\$ 307,790	\$ 340,650	\$ 32,860	\$ 287,368	\$ (53,282)
65	Landscape Replacement Plants, Shrubs, Trees	\$ 2,600	\$ 40,000	\$ 40,000	\$ -	\$ 44,333	\$ 4,333
66	Property Insurance	\$ 8,036	\$ 8,036	\$ 8,803	\$ 767	\$ 7,250	\$ (1,553)
67	Well Maintenance/Repairs	\$ 2,461	\$ 4,922	\$ 20,000	\$ 15,078	\$ 20,000	\$ -
68	Road & Street Facilities						
69	Roadway Repair & Maintenance	\$ -	\$ 7,500	\$ 10,000	\$ 2,500	\$ 10,000	\$ -
70	Street Sign Repair & Replacement	\$ -	\$ 1,500	\$ 3,000	\$ 1,500	\$ 3,000	\$ -
71	Parks & Recreation						
72	Athletic/Park Court/Field Repairs	\$ -	\$ 3,500	\$ 4,000	\$ 500	\$ 4,000	\$ -
73	Dog Waste Station/Trash Removal	\$ 8,060	\$ 16,120	\$ 17,628	\$ 1,508	\$ 20,000	\$ 2,372
74	Park Landscape Maintenance	\$ -	\$ 3,000	\$ 6,000	\$ 3,000	\$ 6,000	\$ -
75	Playground Equipment and Maintenance	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -
76	Pressure washing	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -
77	Miscellaneous Contingency	\$ -	\$ 22,000	\$ 24,248	\$ 2,248	\$ 20,000	\$ (4,248)
77	Field Operations Subtotal	\$ 611,956	\$ 1,304,626	\$ 1,284,312	\$ (20,314)	\$ 1,282,964	\$ (1,348)
78							
79	TOTAL EXPENDITURES	\$ 667,467	\$ 1,408,976	\$ 1,427,988	\$ 19,012	\$ 1,427,988	\$ -
80							
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 787,123	\$ 61,188	\$ -	\$ 61,188	\$ -	\$ -
82							

Comments

Palm Tree Injection Treatment
Contract amount
LM, fert and pest as per contract.
Aging landscape needs attention
Egis estimate
Ongoing repairs to pavers
Basketball Court Refurbishment expected
Expected increase + additional waste/dog stations
Est \$24k/service every 2 years - \$12k/yr

FishHawk IV Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$803,612.27	\$803,612.27
TOTAL REVENUES	\$803,612.27	\$803,612.27
EXPENDITURES		
Administrative		
Debt Service Obligation	\$803,612.27	\$803,612.27
Administrative Subtotal	\$803,612.27	\$803,612.27
TOTAL EXPENDITURES	\$803,612.27	\$803,612.27
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hillsborough County collection Costs (2%) and Early payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$854,906.67

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,427,988.00	2025/2026 O&M Budget:	\$1,427,988.00
Collection Cost:	2%	\$30,382.72	2026/2027 O&M Budget:	\$1,427,988.00
Early Payment Discount:	4%	\$60,765.45		
2026/2027 Total:		\$1,519,136.17	Total Difference	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Townhome/Attached	Series 2023 Debt Service	\$485.90	\$485.90	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$1,707.07	\$1,707.07	\$0.00	0.00%
30 Series/Villas	Series 2023 Debt Service	\$561.23	\$561.23	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$1,782.40	\$1,782.40	\$0.00	0.00%
40 Series	Series 2023 Debt Service	\$636.56	\$636.56	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$1,857.73	\$1,857.73	\$0.00	0.00%
50 Series	Series 2023 Debt Service	\$711.90	\$711.90	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$1,933.07	\$1,933.07	\$0.00	0.00%
60 Series	Series 2023 Debt Service	\$828.67	\$828.67	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$2,049.84	\$2,049.84	\$0.00	0.00%
70 Series	Series 2023 Debt Service	\$979.34	\$979.34	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$2,200.51	\$2,200.51	\$0.00	0.00%
Office	Series 2023 Debt Service	\$546.55	\$546.55	\$0.00	0.00%
	Operations/Maintenance	\$1,221.17	\$1,221.17	\$0.00	0.00%
	Total	\$1,767.72	\$1,767.72	\$0.00	0.00%

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,427,988.00
COLLECTION COSTS @	2%	\$30,382.72
EARLY PAYMENT DISCOUNT @	4%	\$60,765.45
TOTAL O&M ASSESSMENT		\$1,519,136.17

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾
Townhome/Attached	208	208
30 Series/Villas	94	94
40 Series	310	309
50 Series	333	333
60 Series	139	139
70 Series	154	152
Office	6	6
	1244	1241

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	208.00	16.72%	\$254,003.48
1.00	94.00	7.56%	\$114,790.03
1.00	310.00	24.92%	\$378,562.87
1.00	333.00	26.77%	\$406,649.79
1.00	139.00	11.17%	\$169,742.71
1.00	154.00	12.38%	\$188,060.27
1.00	6.00	0.48%	\$7,327.02
	1244.00	100.00%	\$1,519,136.17

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,221.17	\$485.90	\$1,707.07
\$1,221.17	\$561.23	\$1,782.40
\$1,221.17	\$636.56	\$1,857.73
\$1,221.17	\$711.90	\$1,933.07
\$1,221.17	\$828.67	\$2,049.84
\$1,221.17	\$979.34	\$2,200.51
\$1,221.17	\$546.55	\$1,767.72

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%) :

(\$91,148.17)

Net Revenue to be Collected:

\$1,427,988.00

⁽¹⁾ Reflects the number of total lots with Series 2023 debt outstanding including 3 (three) prepayments.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2023 bond issue. Annual Debt Service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 7



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68326

SENT

Fishhawk 4 CDD

Job Title: Fishhawk 4 CDD - L-
Controller Filters

Date: Apr 30, 2026

Expiration Date: Apr 25, 2026

Status: Sent

Notes:

Reason for Service:

While performing monthly maintenance and cleaning of the filtration system, the irrigation control system was evaluated for proper operation. During this inspection, Zone L40 was found to be non-responsive. Diagnostic testing of the two-wire system confirmed a failed decoder at this location, preventing proper communication between the controller and the field valve.

Scope of Work:

Sprinkler Solutions of Florida will locate, expose, and replace the faulty decoder serving Zone L40. The existing failed decoder will be removed from the two-wire path, and a new manufacturer-compatible decoder will be installed. All wire connections will be completed using approved waterproof connectors and installed within a valve box in accordance with company standards (no direct-bury splices). Wiring will be verified for proper polarity and continuity prior to final connections.

Following installation, the decoder will be addressed and programmed to match the controller configurati

Replace L40 Decoder

Item

ICD 100

Hunter ICD Decoder 1 Station for Use With Acc Controllers
Model: ICD100

24V Solenoid Hunter

Hunter 24 Volt A/C Solenoid
Model: Hunter Solenoid 24 volt

Item

3MDBR-Y6 Direct Burial Splice Kit

3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V
Model: '270672

Tech 3

Irrigation Tech

Thank you for your business!

Total

\$581.93

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.05.05 10:50:29 -04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate #68402

SENT

Fishhawk 4 CDD

Job Title: Job for Fishhawk 4 CDD

Date: Apr 12, 2026

Job Location: Shell Ridge and Quarry Lake

Expiration Date: May 9, 2026

Status: Sent

Job Location Address: Shell Ridge and Quarry Lake Fish Hawk, Florida 33547

Mainline repair in park at Shell Ridge and Quarry Lake

Repair mainline leak on input side of valve and re-pipe as necessary

Item	Unit Price	Quantity	Amount
Misc	\$4,800.00	1	\$4,800.00

Time and materials to repair mainline leak in park at intersection of Shell Ridge and Quarry Lake Road. Remove valve boxes for easy access, cut out leaking pipes and fittings, re-pipe as necessary to reduce the chances of future breaks, install valve boxes, backfill and place sod.

Thank you for your business!

Total **\$4,800.00**

Rachel
Welborn

Digitally signed by
Rachel Welborn
Date: 2026.05.07
16:14:05 -04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68468

SENT

Fishhawk 4 CDD

Job Title: Troubleshoot M28

Date: Apr 28, 2026

Expiration Date: May 28, 2026

Status: Sent

Notes:

During monthly inspection, it was discovered that there is a fault on Zone M28 that will need to be investigated. The proposed estimate is to cover the potential cost for repair.

Troubleshoot Fault on zone M28

Determine cause of fault on Zone M28 that is not coming on at the controller

Item

ICD 100

Hunter ICD Decoder 1 Station for Use With Acc Controllers
Model: ICD100

24V Solenoid Hunter

Hunter 24 Volt A/C Solenoid
Model: Hunter Solenoid 24 volt

3MDBR-Y6 Direct Burial Splice Kit

3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V
Model: '270672

Item

Tech 3

Irrigation Tech

Thank you for your business!

Total

\$519.43

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.05.05 11:23:49 -04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68484

SENT

Fishhawk 4 CDD

Date: Apr 29, 2026

Expiration Date: May 29, 2026

Status: Sent

Notes:

Reason for Service:

The existing 2" Pressure Vacuum Breaker (PVB) backflow prevention device has failed and is no longer providing reliable protection to the potable water supply. Based on visual inspection and condition, this appears to be the original backflow assembly and has reached the end of its service life.

Scope of Work:

Sprinkler Solutions of Florida will remove and properly dispose of the failed 2" PVB backflow device. A new 2" PVB assembly will be furnished and installed in its place. Installation will include new galvanized unions and nipples as required to ensure proper alignment, structural integrity, and serviceability of the assembly.

All threaded connections will be sealed and secured in accordance with industry standards. The system will be re-pressurized and tested to confirm proper operation and verify there are no leaks. Final adjustments will be made as necessary to ensure the backflow device is functioning as intended.

End Result:

Upon completion, the irrigat

Replace PVB on Pump for H-Controller

Replace failed PVB (backflow device) on pump for H-Controller

Item

2" PVB 2" Wilkins Pressure Vacuum Breaker

2" Pressure Vacuum Breaker (PVB)
Model: Wilkins

Item

2" Galvanized union

2" Galvanized union
Model: Galvanized

2 x Close Std Galv Nipple

2 X Close Std Galv Nipple
Model: 2CLGALVN

Tech 3


Irrigation Tech

Thank you for your business!

Total

\$1,999.08

Rachel
Welborn

 Digitally signed by Rachel
Welborn
Date: 2026.05.05 10:53:05
-04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate #68485

SENT

Fishhawk 4 CDD

Date: Apr 30, 2026

Expiration Date: May 29, 2026

Status: Sent

Notes:

Reason for Evaluation:

Inspection and testing of the pump electrical system associated with the H-Controller due to operational concerns.

Findings:

Upon diagnostic testing of the electrical panel serving the pump system, the 60-amp breaker was identified as not functioning within proper operating parameters. Testing indicated failure in maintaining consistent load handling, which can lead to intermittent operation or complete loss of power to the pump system.

Recommended Scope of Work:

Remove and replace the existing 60-amp breaker within the electrical panel serving the H-Controller. The new breaker will be properly rated and installed in accordance with manufacturer specifications and applicable electrical codes. All terminations will be inspected and torqued to ensure secure connections.

End Result:

Replacement of the faulty breaker will restore proper electrical protection and reliability to the pump system, ensuring consistent operation and reducing the risk of future electrical interruptions.

Replace 60 amp Breaker for pump at H-Controller

Item

Misc

60 amp breaker

Pump Tech

Pump Tech to troubleshoot pump No Power & install new breaker

Item

Trip Charge Pump Tech

Trip Charge Pump Tech

Fuel

Fuel Sur Charge based on current pricing (Port to Port)

Thank you for your business!

Total

\$652.58

Rachel Welborn Digitally signed by Rachel
Welborn
Date: 2026.05.05 10:55:29 -04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate #68539

SENT

Fishhawk 4 CDD

Date: May 7, 2026
Expiration Date: Jun 5, 2026
Status: Sent

Notes:

Scope of Work:
Irrigation Variance Application-
Review applicable municipal or water management district irrigation regulations.
Complete and prepare the full irrigation variance application.
Compile required supporting documentation.
Coordinate with the client to gather property and system details.
Submit application or prepare final package for submission, as required.

Fishhawk IV Irrigation Variance

Complete application and develop detailed maps for irrigation scheduling

Item	Unit Price	Quantity	Amount
Misc	\$500.00	1	\$500.00
Complete variance application and provide detailed maps for irrigation scheduling			

Thank you for your business!

Total **\$500.00**

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.05.07 16:16:20
-04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68540

SENT

Fishhawk 4 CDD

Date: May 7, 2026

Expiration Date: Jun 6, 2026

Status: Sent

Notes:

During May maintenance on the E-Controller, alarms were observed on zones 17 and 26. Each valve will be investigated utilizing the following steps:
Locate each valve. If they are not easily located from the as-built, a wire tracker will be used to track them using the wiring running from the controller to the valve.
Verify all wire splices are correct and utilize waterproof splice kits. If any splices are showing signs of failure, they will be removed and the wire re-spliced using industry standards.
Test the decoder and update the Firmware if necessary. If the decoder has completely failed, a new decoder will be programmed and installed.
Test solenoid. If the solenoid is bad, it will be replaced with the manufacturer recommended solenoid.
All wire splices will be completed using manufacturer recommended waterproof splice kits.
Verify proper operation of the valve from the controller.

Troubleshoot alarms on E17 and E26

During the May maintenance check alarms were discovered on valves E17 and E26

Item	Quantity
ICD 100	2
Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100	
24V Solenoid Hunter	2
Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt	

Item	Quantity
3MDBR-Y6 Direct Burial Splice Kit	4
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672	
Tech 3	6
Irrigation Tech	

Thank you for your business!

Total **\$1,397.98**

Rachel Welborn  Digitally signed by Rachel
Welborn
Date: 2026.05.13 16:41:49 -04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68541

SENT

Fishhawk 4 CDD

Date: May 8, 2026

Expiration Date: Jun 7, 2026

Status: Sent

Notes:

After replacing the 60 amp fuse and the PVB, the pump was fired up and the pressure relief valve has failed and needs to be replaced.

Replace 1" pressure relief valve on pump at H-controller

Replace leaking 1" pressure relief valve on pump for H-controller

Item

1" Brass Pressure Relief Valve 1" PRV

1" Brass Pressure Relief Valve

Fuel

Fuel Sur Charge based on current pricing (Port to Port)

Pump Tech

Pump Tech

Thank you for your business!

Total

\$476.01

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.05.13 16:43:05 -04'00'



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68608

SENT

Fishhawk 4 CDD: Pump A
14215 Barrington Stowers Dr
Lithia, FL 33547

Job Title: Pump Maintenance
Job Location: Pump A
Job Location Address: 14215
Barrington Stowers Dr Lithia, FL 33547

Date: May 24, 2026
Expiration Date: Jun 23, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

During inspection of the pump and pressure regulation assembly, the pressure relief valve was observed leaking continuously, indicating an internal failure of the valve assembly. In addition, the pressure gauges installed on the Cycle Stop Valve assembly have failed and are no longer providing accurate pressure readings required for proper system monitoring and adjustment.

This estimate includes removal and replacement of the failed pressure relief valve along with replacement of the defective pressure gauges associated with the Cycle Stop assembly. New components will be installed utilizing manufacturer-recommended materials and fittings to restore proper system operation and pressure monitoring capabilities.

Upon completion of repairs, the irrigation system and pump assembly will be tested under operating conditions to verify proper pressure regulation, gauge operation, and overall system performance.

Pump Station repairs

Item	Quantity
1" Brass Pressure Relief Valve 1" PRV	1
1" Brass Pressure Relief Valve	
Liquid Filled 0-200 Pressure Gauge	2
2.5 in. Liquid Filled Pressure Gauge 0 PSI - 160 PSI	
Pump Tech	2
Pump Tech	

Thank you for your business!

Total

\$698.33

Files



2 Files were uploaded to the report
[Click here to access](#)

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.05.26 11:54:03 -04'00'

Tab 8

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, May 7, 2026, at 10:04 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 Chairman
Scott Sheffield	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager; Rizzetta & Company
Matthew Huber	District Manager; Rizzetta & Company <i>(via phone)</i>
Erin McCormick	District Counsel, Erin McCormack
Aimee Brodeen	Landscape Inspection Specialist, Rizzetta & Company, Inc.
Patti Picciano	HOA Property Manager
Gail Huff	Representative, Sprinkler Solutions
Rafael Rosario	Representative, RedTree
Kevin Smith	Representative, RedTree
Bert Smith	Representative, Sitex <i>(via phone)</i>

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Welborn called the meeting to order at 10:04 a.m. and read roll call

SECOND ORDER OF BUSINESS

Audience Comments

Audience members addressed the Board regarding water access for homes, proposed installing bat houses to manage the local bat population, and landscaping in the Encore area.

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THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services Report

Ms. Brodeen presented her report to the Board.

B. Landscape Report

The Board reviewed the report.

On a motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved RedTree proposal in the amount \$360.00 for Summer Sunset Jasmine at the Monument signs, 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 RedTree proposal for freeze damaged plant replacement at Encore entrance in the amount of \$10,430.00, contingent upon soil test results, 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 RedTree proposal for freeze damaged planted replacement at the Oaks in the amount of \$4,128.00, for Fishhawk IV Community Development District.

On a motion by Mr. Sheffield, seconded by Mr. Rothrock, with all in favor, the Board of Supervisors approved RedTree proposal for freeze damaged planted replacement at the Mosaic Drive & Circa Crossing Drive roundabout in the amount of \$4,000.00, for Fishhawk IV Community Development District.

C. Irrigation Report

Ms. Huff presented her report to the Board. Ms. Huff asked RedTree if they would hold off planting until we get more rain. Ms. Huff said they will cap off any irrigation not on CDD property.

D. Aquatic Services Report

Mr. Smith presented the aquatic report to the Board.

E. District Counsel

Ms. McCormick reminded the Board of the Special & Shade meeting on May 12, 2026, at 10:30 a.m. at Eaton Realty, 14012 Spector Road, Lithia, Florida 33547 to discuss pending litigation expenditures and litigation strategy related to Tampa Bay Water, a Regional Water Supply Authority.

F. District Engineer

Not present. No report.

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G. HOA Property Manager
No report.

H. District Manager

Ms. Welborn stated the next meeting is scheduled for June 4, 2026, at 10:00 a.m., and a special meeting & shade session will be held on May 12, 2026 at 10:30 a.m.

Ms. Welborn stated the Hillsborough County Registered Voter count as of April 15, 2026 is 2,439.

Ms. Welborn presented the website compliance report to the Board.

On a motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors accepted the website compliance report, for Fishhawk IV Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02;
General Election**

On a motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved Resolution 2026-02; General Election, for Fishhawk IV Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held
March 5, 2026**

On a Motion by Mr. Rothrock, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on March 5, 2026, as presented, for the Fishhawk IV Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held
April 2, 2026**

On a Motion by Ms. Kennington, seconded by Mr. Rothrock, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on April 2, 2026, as presented, for the Fishhawk IV Community Development District.

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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 special meeting and an attorney-client shade session of the Board of Supervisors of the FishHawk IV Community Development District was held on **Tuesday, May 12, 2026, at 11:19 a.m.** at the Eaton Realty, 14012 Spector Road, Lithia, Florida 33547.

Present and constituting a quorum were:

Daniel Rothrock	Board Supervisor, Chairman
Dayna Kennington	Board Supervisor, Vice Chairman
Scott Sheffield	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager; Rizzetta & Company
Erin McCormick	District Counsel, Erin McCormack
Fred Werdine	Counsel, Shutts & Bowen, LLP
Sylvia Carver	Court Reporter

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Welborn called the meeting to order at 11:19 a.m. and read roll call

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

Attorney Client Shade Session

Ms. McCormick spoke regarding the attorney-client session, noting that it is closed to the public and is being held pursuant to Section 286.011 (8), Florida Statutes, and is anticipated to last 60 minutes, but may last shorter or longer depending upon the needs of the District. The subject matter of the closed attorney-client session shall be confined to settlement negotiations or strategy sessions related to pending litigation in Case No.: 26-CA-000085, Tampa Bay Water, a Regional Water Supply Authority, Petitioner v.

47 Fishhawk Community Development District IV, a Local Unit of Special Purpose
48 Government Organized and Existing Under Chapter 190, Florida Statutes; Fishhawk
49 Ranch West Homeowners Association, Inc; Bob Henriquez, Hillsborough County
50 Property Appraiser; and Nancy C. Millan, Hillsborough County Tax Collector,
51 Respondents. Ms. McCormick reviewed the list of those individuals invited to attend.
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On a Motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors adjourned the special meeting at 11:22 a.m. for the Fishhawk IV Community Development District.

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54 *The Shade session ended at 11:55 a.m.*
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On a Motion by Mr. Rothrock, seconded by Ms. Kennington, with all in favor, the Board of Supervisors announced the special meeting was convened at 11:55 a.m. for the Fishhawk IV Community Development District.

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57 Ms. Welborn called the special meeting to order at 11:55 a.m. and confirmed a
58 quorum was still present.
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60 **FOURTH ORDER OF BUSINESS** **Motions Related to Litigation**
61 **Expenditures or Settlement**
62 **Negotiations**
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On a Motion by Mr. Rothrock, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors accepted a settlement from Tampa Bay Water of \$1,800,000.00, for the Fishhawk IV Community Development District.

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On a Motion by Mr. Rothrock, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors ratified stipulation of Taking, for the Fishhawk IV Community Development District.

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On a Motion by Mr. Rothrock, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors approved clarification of previous motion of Settlement acceptance is subject to Staff review and approval by the Chairman, for the Fishhawk IV Community Development District.

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FIFTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTH 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 12:00 p.m. for the Fishhawk IV Community Development District.

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Assistant Secretary

Chair / Vice Chair

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$126,745.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Adam Brygidyr	100532	AB040226	Board of Supervisor Meeting 04/02/26	\$ 200.00
Daniel Gray Rothrock	100533	DR04026	Board of Supervisor Meeting 04/02/26	\$ 200.00
Dayna J. Kennington	100534	DK040226	Board of Supervisor Meeting 04/02/26	\$ 200.00
Doodycalls of Parrish FL	100540	INV-11033858202603	Dog Waste Station Supplies & Maintenance 03/26	\$ 1,395.00
Grau & Associates, P.A.	100531	28782	Audit Services FY 25/26 03/26	\$ 4,400.00
Hillsborough County BOCC	20260422	1416996147 040926	14223 LAMBERT BRIDGE LN 04/26	\$ 129.79
Jeffrey Stewart	100535	JS040226	Board of Supervisor Meeting 04/02/26	\$ 200.00
Quest Ecology, Inc.	100542	FIS2402-06	Ecological Services 07-25 - 01/26	\$ 2,638.75
Quest Ecology, Inc.	100542	FIS2402-07	Ecological Service 01/26 - 04/26	\$ 4,545.46
RedTree Landscape Systems, LLC	100543	33668	Landscape Maintenance 04/26	\$ 23,333.33
RedTree Landscape Systems, LLC	100545	33896	Red Maple Tree Pruning 04/26	\$ 850.00
Rizzetta & Company, Inc.	100538	INV0000108126	Accounting Services 04/26	\$ 5,459.42
Scott C Sheffield	100536	SS040226	Board of Supervisor Meeting 04/02/26	\$ 200.00

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100544	10930-b	Monthly Lake Maintenance 04/26	\$ 1,390.05
Sprinkler Solutions of Florida, Inc.	100537	68330	Irrigation Repair 03/26	\$ 1,804.61
Sprinkler Solutions of Florida, Inc.	100537	68331	Irrigation Repair 03/26	\$ 161.21
Sprinkler Solutions of Florida, Inc.	100537	68332	Irrigation Maintenance - Freeze Protection for all water sources 03/26	\$ 1,125.00
Sprinkler Solutions of Florida, Inc.	100537	68354	Irrigation Maintenance 03/26	\$ 6,666.33
TECO	20260421-1	211009775761-033026	13773 Fishhawk Blvd 03/26	\$ 23.76
TECO	20260421-2	211009776033-033026	5601 Balcony Bridge Place W 03/26	\$ 107.13
TECO	20260416	211017320014-032526	VILLAGE CENTER DR PH2 03/26	\$ 12,811.93
TECO	20260423	321000017145-040726	Electric 03/26	\$ 27,323.80
TECO	20260423	321000017145-040726	Electric 03/26	\$ 27,323.80
U.S. Bank	100541	8121610	Trustee Fee S23 03/01/26 - 02/28/27	\$ <u>4,256.13</u>
Total Report				\$ <u>126,745.50</u>