



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**

June 2, 2026

REVISED 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
 - i. Tampa Bay Water South County Pipeline Update
 - ii. Stipulated Final Judgement of Taking Status
 - iii. Consideration of Conservation Maintenance and Hardwood ReductionTab 5
 - F. District Engineer
 - G. HOA Property Manager
 - H. District Manager
- 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, 2026.....Tab 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 2026.....Tab 10

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 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 Ornamentals 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)

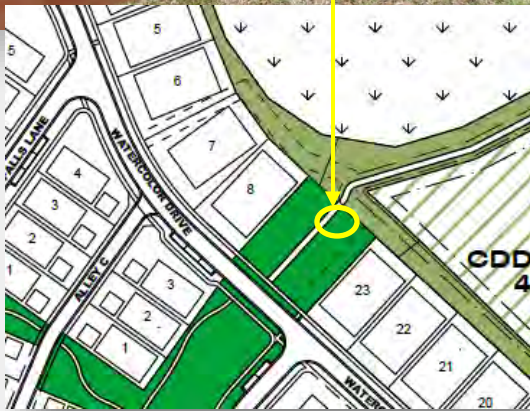
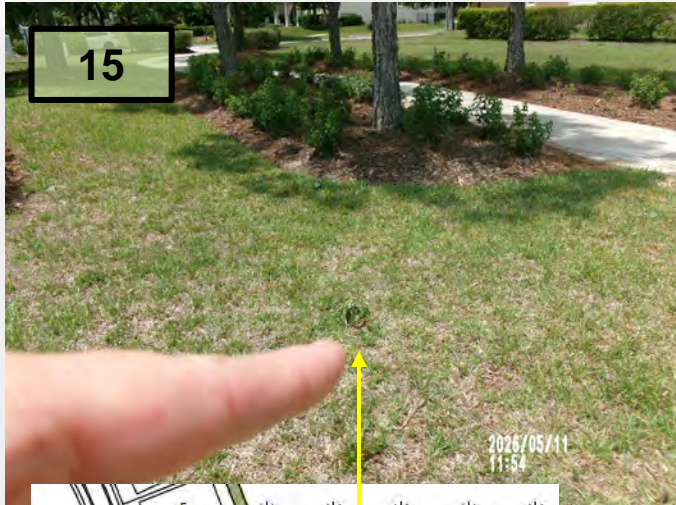


14. Watercolor: At the northernmost part of the park, there is another pallet located in the turf. RedTree, please remove and dispose of this pallet.



Watercolor Dr, Central Park, Shell Ridge Dr, Rolling Dune Rd

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.

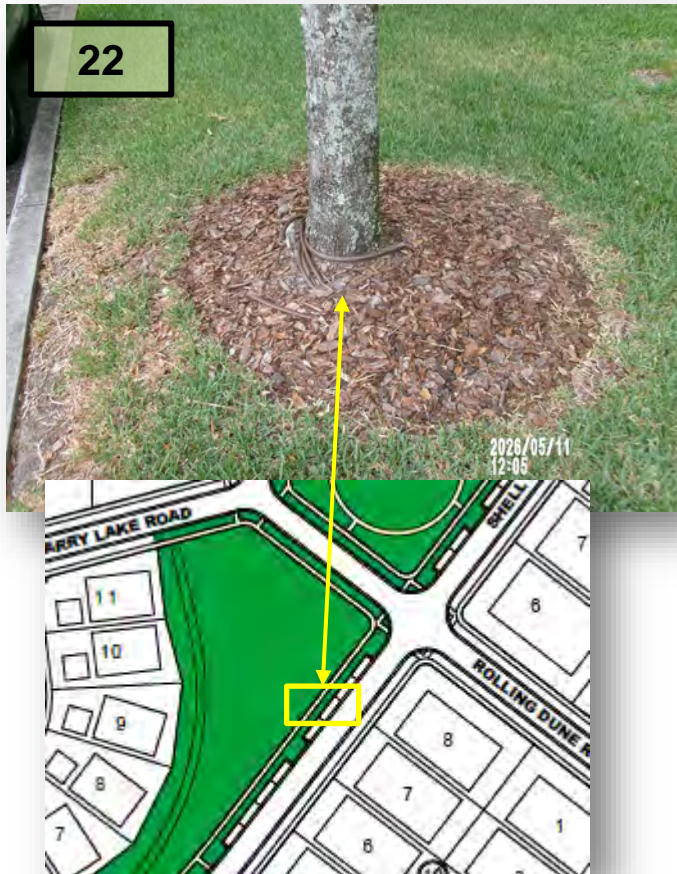
19. Central Park Turf: Along the concrete curbs, the turf is experiencing dieback due to heat exhaust from vehicle tailpipes. RedTree, what measures are currently being taken to address and mitigate turf damage in these areas?

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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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](#)

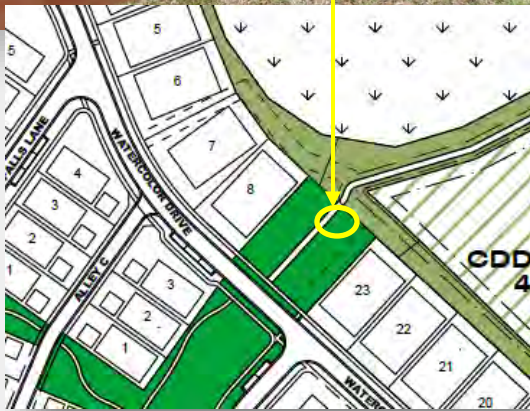
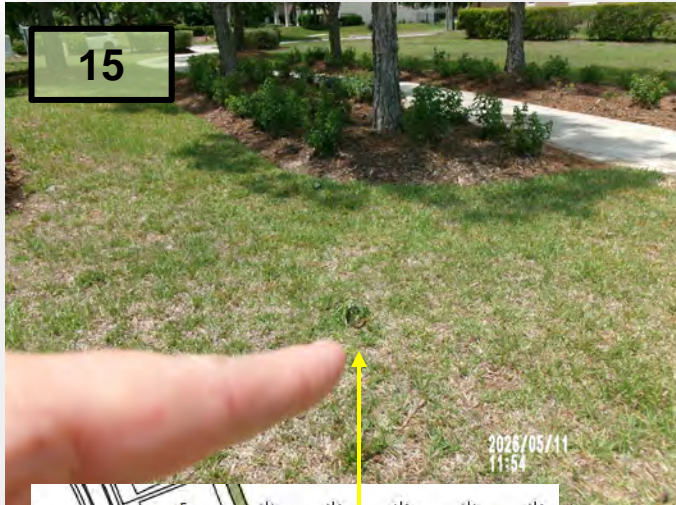
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15. Same Area as #14: A large rotor was recently replaced by the irrigation team; however, RedTree, the damaged lid was not replaced. Please refer to the map for the location and replace the irrigation lid that was damaged by the mower. (Pic 15) **Completed**



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)



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)



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- 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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- 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



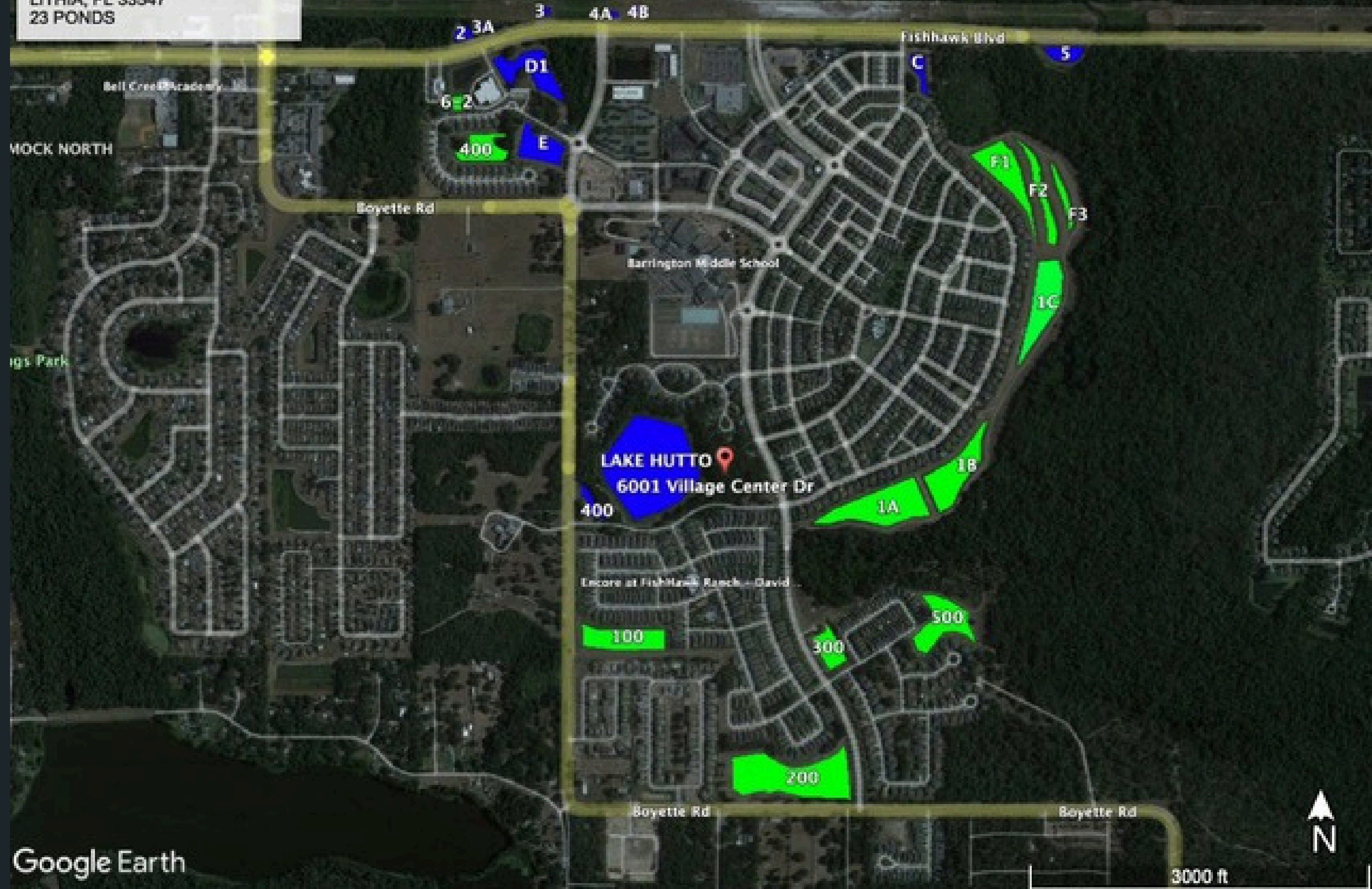
MONTHLY REPORT

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

**AGREEMENT BETWEEN LIGHTHOUSE VENTURES I, LLC D/B/A ALTEC LAKES &
NATURAL AREAS AND
FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
FOR CONSERVATION AREA MAINTENANCE AND HARDWOOD REDUCTION**

This Agreement Between Lighthouse Ventures I, LLC d/b/a Altec Lakes & Natural Areas and Fishhawk Community Development District IV for Conservation Area Maintenance and Hardwood Reduction (the “**Agreement**”) is made and entered into this ____ day of _____, 2026, by and between:

Fishhawk Community Development District IV, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is 12750 Citrus Park Lane, Tampa, Florida 33625 (“**District**”), and

Lighthouse Ventures I, LLC d/b/a Altec Lakes & Natural Areas, a Florida limited liability company, whose address is 104 Fairview W., Tequesta, FL 33469-1911 (the “**Contractor**”).

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and community facilities, including surface water management systems, roadways, landscaping and irrigation, conservation areas, mitigation areas, and wildlife habitat (including the maintenance of any plant or animal species, and any related interest in real or personal property), and other infrastructure and community facilities; and

WHEREAS, the District desires to enter into an agreement with the Contractor, who is an independent contractor to provide conservation maintenance services and hardwood reduction (the “**Services**”) for certain lands within the District; and

WHEREAS, the District is the owner of certain lands (“**Lands**”) that are subject to that certain Conservation Easement (the “**Conservation Easement**”) and the Habitat Management Plan, dated June 30, 2008 (the “**Habitat Management Plan**”), which are incorporated herein by reference , and other permits, approvals and governmental regulations (referred to as the “**Permits**”) (the Conservation Easement, Habitat Management Plan and Permits are hereinafter collectively referred to as the “**Environmental Approvals**”); and

WHEREAS, District and Contractor desire to enter into an Agreement for Contractor to perform certain required tasks and functions for the Lands required by the Environmental Approvals, including but not limited to habitat management activities; and

WHEREAS, Contractor submitted a proposed Scope of Services, attached hereto as **Exhibit “A”** (the “**Proposal**”) and incorporated by reference herein; and

WHEREAS, Contractor warrants and affirms that it has the skills, knowledge, education, licenses and ability to provide such Services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor’s Obligation. The Contractor will perform certain Services related to the Lands, as described in Exhibit “A”. Contractor shall provide all labor, materials and equipment necessary for such Services.

It is the obligation of the Contractor to notify the District, through its designated representative, in writing, of any conditions or circumstances beyond the control of the Contractor, which may result in Contractor’s inability to perform the Services in a timely manner. Failure of the Contractor to timely report such conditions or circumstances in writing to the District shall result in the Contractor incurring full responsibility for the costs and any resulting damages due to Contractor’s failure to perform the Services.

Section 3. Contractor’s Warranties. Contractor shall devote Contractor’s commercially reasonable and professional efforts consistent with other professionals in Contractor’s industry, and fully and faithfully perform the Services (i) in an efficient and diligent manner so that the Services provided by Contractor hereunder will be timely and of a scope and quality not less than that performed by other professionals engaged in the performance of similar services in connection with projects of similar size, scope and complexity, and (ii) in compliance with the Environmental Approvals, and with all other requirements of any existing federal, state and local laws, rules, regulations and requirements (the “**Legal Requirements**”) . Contractor shall provide, at no charge (other than amounts payable as fees or reimbursements), progress copies of drawings, reports, surveys and other necessary information, as required hereunder or as requested by District, to District and District’s consultants and other Contractors. Contractor shall ascertain the requirements for the Services, shall confirm such requirements to District and inform District of any additional information Contractor needs from District or District’s contractors or other consultants sufficiently ahead of time to allow District to obtain such additional information and shall promptly notify District of any deficiencies in the information provided to Contractor by District or District’s contractors or other consultants.

Section 4. Billing and Payment. Contractor shall bill the District for Services in the amounts set forth in the Proposal, and based on invoice with appropriate support documentation for the fees and reimbursements. All Services performed shall be reviewed and approved by the District’s Consultant, Quest Ecology, Inc. (“**Quest**”). Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15th) of the month, Quest shall review the Services, and if approved by Quest, Contractor shall be paid by the thirtieth (30th) of the following month unless such invoice is disputed as described below. The format of the invoice and

backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services, and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement. As compensation for the Services, the District agrees to pay Contractor the lump sum amounts set forth in the Proposal, upon (i) completion of each Activity as identified in the Proposal; (b) billing by the Contractor, as set forth herein; and (iii) approval by Quest of the Services performed and billed.

NOTE: No payment will be made by District other than specific fees and reimbursements set forth in the Agreement unless an amendment authorizing additional Services is first entered into by the Parties. With respect to the Proposal attached as Exhibit "A" to this Agreement, only the description of the Services, and specified lump sum payment for such Services, shall be made a part of this Agreement.

Section 5. Licenses and Permits. If any additional governmental license or permit is required for Contractor to properly and lawfully perform the Services under this Agreement, Contractor shall, at its expense, duly procure and thereafter maintain such license or permit, or cause such license to be obtained.

Section 6. All parties providing Services under this Agreement shall (i) be qualified and competent professionals experienced in rendering the Services; and (ii) licensed to the extent required by Section 3. Contractor shall be fully responsible to the District and the indemnity set forth in Section 9 shall apply to the Services, regardless if rendered by other parties to or on behalf of the Contractor.

Section 7. Insurance. Contractor and its subcontractors shall maintain, any and all insurance which would otherwise be obtained in the course of prudent business practice and shall comply with all terms and conditions thereof. Such insurance shall include, without limitation, the types of insurance in minimum amounts listed on **Exhibit "B,"** and meeting all requirements set forth in Exhibit "B". Contractor understands and agrees that Contractor is not covered and may make no claim under any of District's insurance policies.

Section 8. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall always remain an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 9. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and its officers, Supervisors, agents, advisors and employees and their respective successors and assigns (the "**District Parties**") from any and all Claims (as hereinafter defined) occurring incident to or resulting in whole or in part from the Services provided pursuant to this Agreement, and/or from the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "**Contractor Parties**") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of

the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

No Construction Contract. It is agreed by the Parties that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended), and that said statutory provision does not govern, restrict or control this Agreement.

Section 10. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 11. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 12. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. If the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Contractor waives the right to file mechanic's and construction liens, and will indemnify, defend and save harmless the District against any and all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

If a Notice to Owners is filed by any subcontractor, it will be addressed by the Counsel for the District, and the Contractor may be assessed legal fees to address the issue.

Section 13. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 14. Waiver. The failure of either party to require the strict performance of any provisions of this Agreement in any one or more instances, or to exercise its rights hereunder or at law or in equity, shall not be construed as and shall not constitute a waiver or relinquishment of any such provisions or rights, and such provisions and rights shall continue in full force and effect.

Section 14. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 15. Termination. (a) For convenience, the District may terminate this Agreement or any of the Services of Contractor at any time with or without cause on five (5) days' prior written notice. Upon receipt of a notice of termination, Contractor shall cease providing the Services as directed by the District. Commitments for Services from advisors and support consultants shall be concluded as expeditiously and economically as possible, unless otherwise directed by the District. If the District selects an alternate provider of the Services, Contractor shall cooperate with the alternate provider so that the transfer of responsibility may occur as quickly as possible without disruption of the District's business. Contractor shall in any case be entitled to payment in full for any non-disputed Fees in connection with all Services it performs until termination of performance has occurred.

(b) This Agreement may be immediately terminated at the election of District with twenty-four (24) hours written notice to Contractor, upon the occurrence of any of the following events:

- (i) Contractor's breach of any covenant or failure to perform any obligation under this Agreement; or
- (ii) The failure of Contractor to comply with any statute, law or regulation applicable to Contractor in performing Contractor's Services hereunder.

Section 16. Inspections and Performance Reviews. During the performance of the Services, Contractor and District (or District's representatives) shall meet as frequently as either party deems necessary to review Contractor's performance of the Services. The District hereby designates Quest, the District Engineer, the District Manager, or any representative of Quest, the District Engineer or the District Manager, to act as its representative.

Section 17. Nongovernmental Entity Human Trafficking Affidavit. The Nongovernmental Entity Human Trafficking Affidavit, attached hereto as Exhibit "C", has been executed by Contractor, and is incorporated into this Agreement.

Section 18. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within Exhibit A conflicts with anything contained within this Agreement, this Agreement shall control.

Section 19. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 20. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 21. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight mail with tracking, or by First-Class US Mail with tracking, postage prepaid, to the parties, as follows:

a. If to Contractor: Lighthouse Ventures I, LLC d/b/a Altec Lakes & Natural Areas
104 Fairview W.
Tequesta, FL 33469
Attn.: Chad Porter

b. If to District: Fishhawk Community Development District IV
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Erin McCormick Law, PA
3314 Henderson Blvd.
Suite 100D
Tampa, FL 33609
Attn: Erin McCormick

Section 22. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 23. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 24. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 25. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

Section 26. Effective Date and Term. This Agreement shall become effective as of the date set forth above. Time is of the essence in performance of this Agreement by the Contractor.

Section 27. Compliance with Governmental Regulations. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including the Environmental Approvals applicable to the District. The Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the Services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of Services.

Section 28. Counterparts. This Agreement may be executed in counterparts. Properly executed authorized signatures may be transmitted via facsimile and upon receipt shall constitute an original signature.

Section 29. Severability. If any provision of this Agreement shall be held invalid or unenforceable, such invalidity or unenforceability shall not affect or impair the validity or enforceability of the remaining provisions of this Agreement, which shall remain in full force and effect, and the Parties shall continue to be bound thereby.

Section 30. Time is of the Essence. Time is of the essence of this Agreement. Contractor shall prosecute the Services hereunder with diligence and in such a manner as is necessary to complete the Services.

Section 31. Public Records Requirements. All documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor shall comply with all applicable provisions of Florida law in handling such records, including but not limited to, Section 119.0701, *Florida Statutes*. The designated public records custodian for the District is Rizzetta & Company, Inc. (“**Public Records Custodian**”). Contractor shall: (i) keep and maintain public records required by the District to perform the Services; (ii) upon request by the District’s Public Records Custodian, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and (iv) upon completion of the Agreement, transfer, at no cost, to the District, all public records required by the District to perform the Services. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the

District's Public Records Custodian, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 813-533-2950, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**FISHHAWK COMMUNITY
DEVELOPMENT DISTRICT IV**, a community
development district established pursuant to
Chapter 190, F.S.

Secretary/Assistant Secretary

Chair, Board of Supervisors

WITNESSES:

**LIGHTHOUSE VENTURES I, LLC D/B/A
ALTEC LAKES & NATURAL AREAS**, a
Florida limited liability company

Name: _____

Title: _____

Name: _____

EXHIBIT "A"
[Contractor's Proposal]

Altec Lakes & Natural Areas

104 Fairview W
Tequesta, FL 33469-1911
(205) 914-5977
cporter@alteclakes.com



Estimate

ADDRESS
Fishhawk Community Development District IV
12750 Citrus Park Lane
Tampa, Florida 33625

ESTIMATE 5232
DATE 02/02/2026

DESCRIPTION	QTY	RATE	AMOUNT
FishHawk Ranch West - Conservation Area Maintenance Altec Lakes will provide the labor, herbicide, and equipment for one year of quarterly maintenance (4 events total) targeting nuisance and exotic vegetation within the ~80-acre Conservation Areas at FishHawk Ranch West, as shown on Map 1. This scope also includes vine reduction for species such as muscadine (<i>Vitis rotundifolia</i>), greenbriar (<i>Smilax</i> spp.), and yellow jessamine (<i>Gelsemium sempervirens</i>) within Units 4C and 5.	4	6,750.00	27,000.00
Hardwood Reduction Area (~34 acres) Altec Lakes will perform a one-event treatment focused on hardwood reduction within Units 4B, 4C, and 5 (~34-acres) by manually cutting and treating oak saplings and sand pine saplings, as shown on Map 2. The remaining stumps will be treated with a dye-laced systemic herbicide to prevent regrowth.	1	7,200.00	7,200.00
TOTAL			\$34,200.00

Accepted By

Accepted Date

EXHIBIT "B"

1. Before performing any Services, Contractor shall procure and maintain, during the life of this Service Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed to conduct business in the State of Florida, and such carrier(s) shall have an AM Best's Insurance Reports rating of no less than "A-Excellent: FSC VII" No changes are to be made to these specifications without prior written specific approval by the District.
 - a. **WORKER'S COMPENSATION:** Contractor shall provide and maintain during the life of this Service Agreement, "Workmen's Compensation Insurance" for all of its employees performing the Services. In the event the Contractor has "leased" employees, the Contractor shall require any subcontractor or employee leasing company to similarly provide evidence of "Workmen's Compensation Insurance" for all of its employees , along with a Waiver of Subrogation in favor of the District. Worker's Compensation Insurance shall be in accordance with the laws of the State of Florida. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.
 - b. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than Two Million Dollars (\$2,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. **COMMERCIAL AUTOMOBILE LIABILITY:** for bodily injuries in limits of not less than Two Million Dollars (\$2,000,000) combined bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - d. **UMBRELLA LIABILITY:** With limits of not less than Two Million Dollars (\$2,000,000) per occurrence covering all Contract Services performed under this Agreement.
 - e. **EMPLOYER'S LIABILITY COVERAGE** with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
2. The District, its agents, employees, advisors, consultants, officers and Supervisors (the "**District Parties**") shall be named as additional insureds in all policies of insurance. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.
3. Each insurance policy required by this Contract shall:

- a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - c. Be written to reflect that the aggregate limit will apply on a per claim basis.
4. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
5. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
6. Contract award will be subject to compliance with the insurance requirements. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract, and copies of all endorsements are to be furnished to the District prior to execution of this Contract, and shall remain in effect for the duration of the Contract and any renewal(s) and extension(s) of the Contract. In the case of policies expiring while the Services and work is in progress, a renewal certificate with applicable endorsements must be received at the business office of the District prior to the expiration of the existing policy or policies. All such policies shall show the District and the District Parties as additional insureds. Contractor shall immediately upon receipt, provide the District with a copy of any notice of cancellation, intent to non-renew, adverse material changes in, or a reduction of coverage or rescission. The CGL policy (including completed operations coverage), commercial automobile liability and Umbrella and/or Excess policies required above shall be primary insurance for the Contractor and the District, and the Additional Insureds. The policies shall contain a clause stating: "it is further agreed that such insurance as is afforded by this policy for the benefit of the Additional Insureds shall be primary insurance, and any insurance maintained by, or available to the Additional Insureds shall be excess and noncontributory with the insurance provided hereunder." The coverage provided to the Additional Insureds must be at least as broad as that provided to the Contractor, and may not contain any exclusionary language or limitations applicable to the Additional Insureds.
7. Notices of accidents (occurrences) and notices of claims associated with Services being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
8. Contractor shall require all subcontractors and suppliers to procure and maintain the same insurance coverages which are required of Contractor under this Agreement, and to furnish the District, upon request, with certificates of insurance and endorsements complying the insurance requirements of this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
9. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District Parties as additional insured as their interest may appear under this Agreement. Insurer(s),

with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District Parties.

10. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
11. None of the requirements contained herein are intended to, and shall not limit or qualify the liabilities and obligations assumed by Contractor under this Agreement or at law, including, without limitation, Contractor's indemnification obligations. Neither receipt of certificates showing less or different coverage than requested, nor any other forbearance or omission by the District shall be deemed a waiver of, or estoppel to assert, any right or obligation regarding insurance requirements herein.
12. If the Contractor is out of business or otherwise unavailable at the time any claim or third party claim is asserted or made, then to the fullest extent permitted by law, Contractor hereby assigns to the District each and every and all of its rights under any and all of Contractor's potentially applicable policies of insurance.

EXHIBIT "C"

Nongovernmental Entity Human Trafficking Affidavit

EXHIBIT "C"

**Nongovernmental Entity Human Trafficking Affidavit
Section 787.06(14), Florida Statutes**

I, the undersigned, am an authorized officer or representative of Lighthouse Ventures I, LLC d/b/a Altec Lakes & Natural Areas, a Florida limited liability company, and I attest that Lighthouse Ventures I, LLC, d/b/a Altec Lakes & Natural Areas, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above-stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

LIGHTHOUSE VENTURES I, LLC D/B/A ALTEC LAKES AND NATURAL AREAS
a Florida limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Tab 6

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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**Ratification of Operations and
Maintenance Expenditures for March
2026**

On a Motion by Mr. Rothrock, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for March 2026 (\$140,576.21), for the Fishhawk IV Community Development District.

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Supervisor Requests

There were no supervisor requests.

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Adjournment

On a Motion by Mr. Rothrock, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors adjourned the meeting at 10:47 a.m. for the Fishhawk IV Community Development District.

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Assistant Secretary

Chair / Vice Chair

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.
52

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.

53
54 *The Shade session ended at 11:55 a.m.*
55

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.

56 Ms. Welborn called the special meeting to order at 11:55 a.m. and confirmed a
57 quorum was still present.
58

59
60 **FOURTH ORDER OF BUSINESS** **Motions Related to Litigation**
61 **Expenditures or Settlement**
62 **Negotiations**
63

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.

64
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>