



Rizzetta & Company

# Fishhawk Community Development District IV

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**Board of Supervisors' Meeting  
July 9, 2026**

**District Office:  
2700 S. Falkenburg Road Suite 2745  
Riverview, Florida 33578  
813.533.2950**

**[www.fishhawkcdd4.org](http://www.fishhawkcdd4.org)**

## FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

Lake House of FishHawk Ranch West, 6001 Village Center Drive, Lithia, FL 33547

[www.fishhawkcdd4.org](http://www.fishhawkcdd4.org)

<b>Board of Supervisors</b>	Daniel Rothrock Dayna Kennington Jeffrey Stewart Adam Brygidyr Scott Sheffield	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Rachel Welborn	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	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**

July 2, 2026

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Fishhawk Community Development District IV will be held on **Thursday, July 9, 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 Report ..... Tab 1
  - B. Landscape Report..... Tab 2
    - i. Consideration of Redtree Hardwood Tree Center Pruning Proposal ..... Tab 3
  - C. Irrigation Report
    - i. Ratification of Sprinkler Solutions of Florida Irrigation Repair Proposals..... Tab 4
  - D. Aquatic Services Report
  - E. District Counsel
  - F. District Engineer
  - G. HOA Property Manager
  - H. District Manager ..... Tab 5 USC
    - i. Presentation of 2nd Quarter Website Compliance Report..... Tab 6
- 4. BUSINESS ITEMS**
  - A. Consideration and Approval of Fishhawk Motion for Stipulated Final Judgment, Stipulated Final Judgment and Order Disbursing Funds (as to parcels identified pursuant to Stipulated Final Judgment); Approval of Permanent Utility Easement and Temporary Construction Easement with any modifications, if needed; and Consideration of any other matters related to the Final Judgment and/or Order of Taking between Fishhawk Community Development District IV and Tampa Bay Water [Additional materials to be provided under separate cover]
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting held on June 4, 2026 ..... Tab 7
  - B. Consideration of Operation & Maintenance Expenditures for May 2026 ..... Tab 8
  - C. Ratification of Playground Guardian Quote# 65745 for Safety Inspection ..... Tab 9
- 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

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## COMMUNITY ASSET MANAGEMENT REPORT



June 17, 2026  
Rizzetta & Company  
Amiee Brodeen– Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Circa Fishhawk Dr, Fishhawk Blvd

## Summary, General Updates, Recent & Upcoming Maintenance Events

- **Fertilizer Restrictions:** Please note that Hillsborough County enforces a nitrogen and phosphorus fertilizer ban from June 1 through September 30.
- **Water Restrictions (Hillsborough County):** The Southwest Florida Water Management District (SWFWMD) has extended its Modified Phase III “Extreme” Water Shortage order through **October 1, 2026**, due to ongoing drought and critically low water supplies
- **Crews & Account Manager – Site Appearance:** Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:
  - Irrigation system breaks (e.g., runoff areas or visible damage)
  - Tire tracks impacting turf quality
  - Pond erosion concerns

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. **Circa Fishhawk – Fishhawk Blvd:** Annual bed is loaded with weeds again. Additionally, several plants have died back. When is the new annual installation scheduled? (Pic 1a, 1b>)



2. **Circa Fishhawk:** In the median just south of the monument sign, the turf is extremely dry. I understand we are still in a drought, but this area appears drier than expected after recent rain showers. Please check the irrigation....



(#2 Cont.)....spray heads and perform a wet-check to verify proper operation.

3. **Trash Debris:** Ensure the crew is removing trash from landscape beds throughout the property. At the front entrance, several bottles are present in the beds.
4. **Crape Myrtles:** Limb out water sprouts and/or suckering growth from crape myrtles throughout the property.

5. **Circa Fishhawk:** The triangular bed in the median south of the monument is full of weeds, primarily nut sedge. Treat accordingly. (Pic 5)



8. **Mosaic and Fishhawk:** Annual beds are heavily infested with weeds. Remove by hand, including roots. I was able to remove a 2 ft x 2 ft section of encroaching grass in under 30 seconds. (Pic 8a, 8b)



6. **Circa Fishhawk:** In the median, before reaching the first roundabout, the fan palms appear droopy and the turf looks very dry. Perform a wet-check to confirm irrigation is operating properly. RedTree, please visit the area to confirm this is not an underlying issue and provide feedback. (See map below)



7. **Circa Fishhawk and Village Center:** Near the roundabout, in the median, remove the 4-foot volunteer tree at the base to prevent regrowth. (Pic 7>)



# FishHawk Blvd, Mosaic Dr

**9. Mosaic Drive:** The coontie palms look excellent with a healthy emerald green color—great job on the cleanup. In the same median bed, there are large sections of nut sedge beneath the second palm. Treat accordingly. (Pic 9)



**12. Fishhawk Blvd and Mosaic Dr:** The median along Fishhawk Blvd has weeds approximately 2 feet tall, visible from the intersection. There may be additional construction planned; however, I recommend removing the overgrowth and cleaning up the mulched areas. Do not replace plant material at this time. (Pic 12a, 12b, 12c)



**10. Palm Trees:** The Medjool palms are fruiting and actively dropping debris. Per contract, these need to be limbed up and cleaned. When are they scheduled? Located along Mosaic Drive on the east side walkway. Fruit is staining the concrete; per contract, the vendor is responsible for removing these stains. (Pic 10)



**11. Mosaic Dr:** Please move the fallen tree (rotted and split into three pieces) into the adjacent conservation area. On the opposite side of the pump station, please remove the other deadwood branch. (Pic 11)



# Sagewood Monument, Mosaic Dr, Circa Crossing



**13. Sagewood Monument:** All annuals except the salvia have died. When will new annuals be installed? Irrigation team, check flow rates and coverage prior to installation. (Pic 13)



**14. Junipers:** Approximately 30% of the junipers throughout the property are declining, likely due to lifecycle maturity. Recommend leaving them in place until a redesign plan is finalized. Removal may expose soil and increase weed growth. (Pic 14)



**15. Mosaic Dr and Circa Crossing Dr:** We are losing a section in the Indian Hawthorns, cut out the dead branches, remove the weeds growing above the canopies, and keep monitoring in case we lose anymore sections. Unfortunately, these plants are most likely aging out. (Pic 15)



**16. Natures Preserve Dr:** There is a dead maple on the west side of the street near the hill crest by Dry Pond 300. It does appear to have been dead for a while now. At this point its just an eyesore, I would like to see a proposal to replace with a Sweet gum tree. (Pic 16>)

**17. Natures Preserve and Village Center:** Treat turf weeds in the median. Ensure clippings are properly dispersed and not left on the turf, as this can lead to fungal issues. Remove low growing weeds in the mulched beds. (Pic 17)



**18. Village Center Dr:** Driving north, on the right-hand side just south of Watercolor Drive, the turf is very dry with emerging brown spots. Is irrigation functioning properly? Perform a wet-check. RedTree, also inspect for potential fungal issues.

**19. Central Park – Watercolor Dr:** Next site visit can your team please remove the wooden pallet that has been leaning on this tree for at least 2 months. (Pic 19>)

**20. Watercolor Dr:** At the far north end of Central Park, the irrigation box lid has not....



(#20 Cont.).... yet been replaced. Upon inspection, the entire box structure needs replacement. It appears damaged by a mower; a circular lid will no longer fit. (Pic 20)



**21. Central Park – Turf Areas:** Overall, the turf is improving and looks much better given the extreme drought, though some areas still need attention. Especially south of the pool area, the turf weeds are present and noticeable when walking along the sidewalk nearby.

# Circa Fishhawk, Spector Rd, Colony Glen

**22. Firebush Shrubs:** The recent hard pruning on the firebushes, are producing excellent regrowth. Great job, RedTree.

**23. Circa Fishhawk and Spector Rd:** The saw palmettos look good; however, ensure the removal of stink vine from the canopies during every detailing event.

**24. Circa Fishhawk and Spector Rd:** Browning turf around irrigation boxes may indicate possible chinch bug activity. Inspect to confirm and treat as needed. It appears to be spreading from the last recent inspection. (Pic 24)



**25. Spector Road and Colony Glen:** There is a sabal palm beneath one of the oaks, near the middle of the pocket park. Limb up the brown fronds and remove any fallen boots. (Pic 25)



# Proposals

- 1. Dry Pond 300:** Please propose removal of the red maple and a replacement with a 2" caliper of the *Liquidambar styraciflua* - American Sweetgum. This option must also include the construction of an 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. (Pic 1)



## **Tab 2**



June 26, 2026

## Fishhawk West CDD June Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of June conducting routine maintenance, monitoring site conditions and inspecting the pumps for proper operation. Controllers A, G, H, I and L are all on the Hunter Centralus system and the communication systems are working as expected. Irrigation schedules on all controllers are adjusted for one day a week as mandated by the Phase 3 watering restrictions issued by the Southwest Florida Water Management District. This will continue through at least October. A variance requesting additional watering days has been submitted to the District and we are waiting to hear back. There is typically at least one request for additional information, so it may still be a couple of months before the variance is finalized.

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

### **From June 17<sup>th</sup> Community Aset Management Report**

2. Inspected turf in median along Circa Fishhawk behind the monument and coverage looks good. Added more time to the one day a week watering.
6. Inspected landscape in median on Circa Fishhawk just before reaching the first round-about and coverage looks good. Added more time to the one day a week watering.
18. The L-Controller at the Lift Station has been experiencing intermittent electrical issues that are causing the hot spots on along Village Center Drive, south of Watercolor. A bad decoder was located on June 29<sup>th</sup> and removed from the 2-wire path. The decoder and solenoid will be replaced, but the system is up and running.
20. Sent proposal to replace broken valve box on north end of central green.



Turf area behind monument at Circa Fishhawk



Irrigation in median behind monument



Irrigation in median before round-about



Irrigation in median before round-about

### June Repairs

- Modified irrigation at entrance to West Lake so plants around monument and surrounding turf are getting irrigated. Still need to enter homeowners' property south of the sidewalk to properly cap irrigation that is no longer necessary.
- Replaced failed decoder and solenoid on valve A72.
- Started troubleshooting electrical issue on L-controller at the Lift Station.
- Repaired leaking lateral line under oak tree on zone M36.
- Replaced faulty solenoid on valve F49.
- Located two bad decoders that were taking down the entire D-Controller. New Hunter decoders and solenoids were installed on valves 48 and 50.
- Replaced decoder and solenoid on valve D52.
- Manually irrigated hot spots whenever possible.
- Monitored pumps to make sure they were working as expected.

According to the Florida Automated Weather Network (FAWN) operated by the University of Florida IFAS, the weather station in Balm received 0.42" of rainfall between June 1<sup>st</sup> and June 25<sup>th</sup>. This is well below the historical Tampa Bay average of 5.92" and the drought continues. The greatest daily rainfall was 0.25" and that occurred on June 25<sup>th</sup>. The average temperature recorded at the Balm weather station was 81.96-degrees. This is 0.84 degrees cooler than the historical Tampa Bay average. In the first 25 days of June, the total ET (water lost through plant transpiration and evaporation from the soil) was 4.77".



M36 lateral leak



M36 completed repair



New irrigation installation at entrance to West Lake



West Lake zone up and running

## **Tab 3**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**ENTIRE PROPERTY**

## **HARDWOOD TREE STRUCTURAL CROWN THINNING & ELEVATION PROPOSAL**

FOR

**FISHHAWK IV CDD**

Attention: Rachel Welborn – District Manager

April 7, 2026

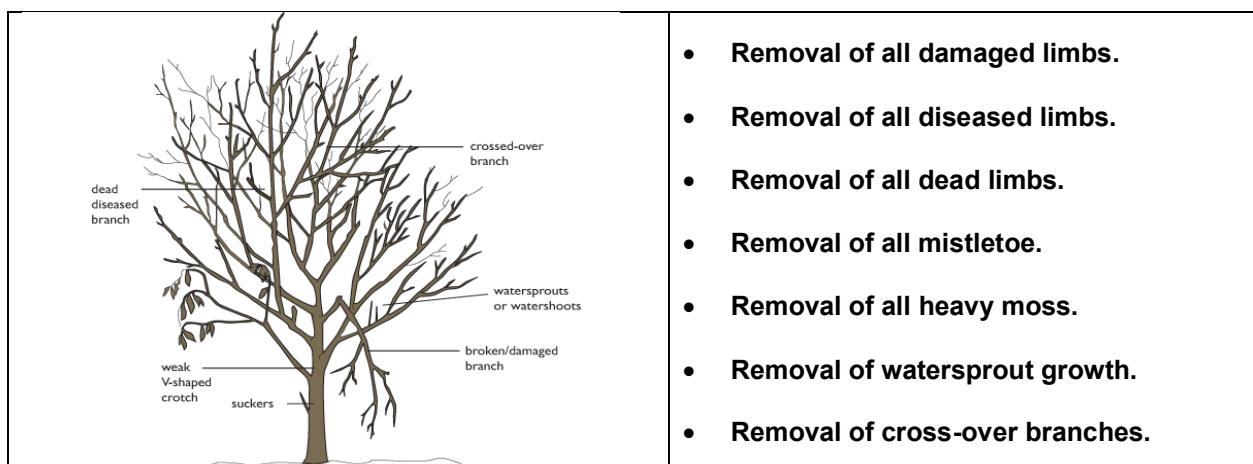
### Summary

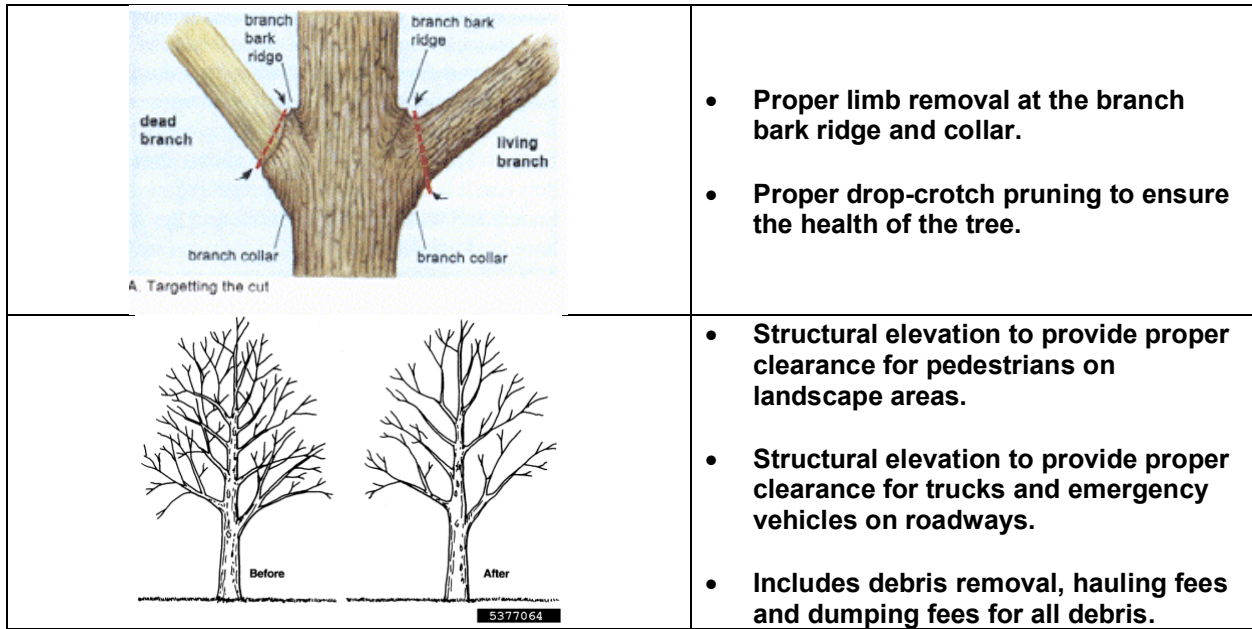
Proper structural hardwood tree crown thinning and crown cleaning is a process that is necessary to be performed every 3 to 5 years for your oak trees. The general purposes of performing this crown thinning and cleaning process are:

- **Promote air flow through the canopy to drastically reduce the chances of the tree breaking apart or being ripped out of the ground during high-wind storms.**
- **Promote proper sunlight flow through the canopy to enhance and improve the health of the turfgrass and plant material under the tree canopy.**
- **Reduce the risk of injury or property damage by eliminating hazard broken or dead limbs.**
- **Provide proper clearance for service trucks or emergency vehicles.**

### Scope of Work

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:





- Proper limb removal at the branch bark ridge and collar.
- Proper drop-crotch pruning to ensure the health of the tree.

- Structural elevation to provide proper clearance for pedestrians on landscape areas.
- Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.
- Includes debris removal, hauling fees and dumping fees for all debris.

**PRICING (Can be approved by section or by total project)**

Property Location	Tree Count	Tree Type	Unit Cost	Section Cost	Approval Signature	Date of Approval
Mosaic Drive	60	Oak	\$ 350.00	\$ 21,000.00		
Circa Crossing	22	Oak	\$ 350.00	\$ 7,700.00		
Barrington Stowers	72	Oak	\$ 350.00	\$ 25,200.00		
Barrington Stowers	12	Sycamore	\$ 350.00	\$ 4,200.00		
Hometown Lane	11	Oak	\$ 350.00	\$ 3,850.00		
Spector Road	18	Oak	\$ 350.00	\$ 6,300.00		
Balcony Bridge Place	10	Oak	\$ 350.00	\$ 3,500.00		
Circa FishHawk Boulevard	40	Oak	\$ 350.00	\$ 14,000.00		
Circa FishHawk Boulevard	25	Sycamore	\$ 350.00	\$ 8,750.00		
Village Center Drive	162	Oak	\$ 350.00	\$ 56,700.00		
Village Center Drive	103	Sycamore	\$ 350.00	\$ 36,050.00		
Jasper Glen Drive	16	Oak	\$ 350.00	\$ 5,600.00		
Colony Glen Road	3	Oak	\$ 350.00	\$ 1,050.00		
Great Lawn Place (Park)	9	Oak	\$ 350.00	\$ 3,150.00		
Great Lawn Place (Park)	4	Sycamore	\$ 350.00	\$ 1,400.00		
Parkside Ridge Way	20	Oak	\$ 350.00	\$ 7,000.00		
Chert Hill Lane	9	Oak	\$ 350.00	\$ 3,150.00		
Caldera Ridge Drive (Park)	18	Oak	\$ 350.00	\$ 6,300.00		
Caldera Ridge Drive (Park)	5	Sycamore	\$ 350.00	\$ 1,750.00		
Iron Hose Place	9	Oak	\$ 350.00	\$ 3,150.00		
Quintessa Lane (Roadabout)	3	Oak	\$ 350.00	\$ 1,050.00		
Lambert Bridge Lane (Roundabout)	3	Oak	\$ 350.00	\$ 1,050.00		
Shell Ridge Drive (Central Park)	135	Oak	\$ 350.00	\$ 47,250.00		
Shell Ridge Drive (Central Park)	33	Oak	\$ 350.00	\$ 11,550.00		
Natures Reserve Drive	19	Oak	\$ 350.00	\$ 6,650.00		
Watercolor Drive	13	Oak	\$ 350.00	\$ 4,550.00		
<b>TOTAL PROJECT COST:</b>				<b>\$ 291,900.00</b>		

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist / TRAQ Certified Arborist  
[peteluke@redtreelandscape.systems](mailto:peteluke@redtreelandscape.systems) / Cell phone: (727) 919-3915



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday, FL 34690

**Dry Pond 300**

**Red Tree Removal and Replacement**

**Landscape Enhancement Proposal**

FOR

**FISHHAWK IV CDD**

Attention: Rachel Welborn, District Manager

July 1, 2026

**Scope of Work:**

- Remove (1) existing deceased Red Maple tree by root extraction.
- Install (1) 30-gallon 2" caliper of the Liquidambar Styraciflua – American Sweetgum, including the construction of an 8"-10" earthen water saucer containing a 30-gallon Gator Bag with a working flood Bubbler.
- Includes all labor, materials, debris removal, hauling, and dumping fees.



**PRICE: \$1,425.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

**Any irrigation modifications will be billed on a time-and-materials basis.**

Proposal submitted by Rafael Rosario, Account Manager  
[rosario@redtreelandscape.com](mailto:rosario@redtreelandscape.com) / Cell phone: (727) 477-4829

# Tab 4



## Sprinkler Solutions of Florida

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

# Estimate #68761

SENT

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

**Date:** Jun 19, 2026  
**Expiration Date:** Jul 18, 2026  
**Status:** Sent  
**Payment Terms:** 10 Days Net

### Notes:

This is a NOT TO EXCEED PROPOSAL

Lateral pipe will be excavated to determine size and exact location. Large tree roots will be exposed to reveal the best possible path with as little damage to the tree as possible. The broken pipe will be cut from each side of the tree and new pipe and fittings will be installed so it doesn't run directly under the tree. Once completed, the zone will be turned on to flush any debris from the pipe and any clogged nozzles will be cleaned or replaced.

### Repair lateral leak on zone M36

NOT TO EXCEED PROPOSAL to repair lateral leak under oak tree on zone M36 that is causing low operating pressure

### Item

Tech 3

#### Irrigation Technician Labor

Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

**Item**

Tech 4

Irrigation Helper Labor

Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.

Misc

Miscellaneous pipe and fittings that will be necessary to re-route the lateral pipe around the tree.

Thank you for your business!

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**Total**

**\$2,940.00**



## Sprinkler Solutions of Florida

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

# Estimate 68598

SENT

Fishhawk 4 CDD

**Date:** May 21, 2026

**Expiration Date:** Jun 20, 2026

**Status:** Sent

**Payment Terms:** 10 Days Net

### Notes:

Evaluate current irrigation zone and determine the best way to cap all irrigation in neighbors yard south of entrance. Install additional irrigation between street and sidewalk to improve appearance of monument. New sprinklers will be installed with matched precipitation rates and head to head spacing to maximize system efficiency. Existing heads on front and back of monument will remain in place.

CDD to contact homeowner for permission to access backyard to remove existing irrigation.

## Irrigation Renovations at West Lake Entrance

Modifications to existing irrigation zone at entrance to West Lake. Work will include capping all irrigation currently operating in neighbor's backyard and adding irrigation between street and sidewalk along south entrance to improve appearance of existing monument.

### Item

Hunter Pro-Spray 6" Pop Up No Side Inlet NSI

Hunter Pro-Spray 6 in. Pop Up No Side Inlet  
Model: PROS06NSI

Hunter Pro Nozzle 12ft Half Circle

Hunter PRO Nozzle 12 ft. Radius Half Circle 12 ft. 180 Degree  
Model: 'H12H

**Item**

1" CL200

PVC Pipe 1 in Bell End  
Model: '1PVC200BE

1" PVC Fitting

PVC 90 Degree Elbow 1 in. Slip  
Model: '406-010

1/2" threaded cap

1/2" threaded cap

funny Pipe - SPXFLEX100

Funny Pipe  
Model: SPXFLEX100

Funny Barbed 90

Rain Bird Spiral Barb Elbow 1/2 in. Male x Barb  
Model: 'SBE050

3/4" PVC Fittings

3/4" PVC Fittings  
Model: '402-101

3/4" CL 200

PVC Pipe 3/4" SDR-21 (CL 200) Bell End

Christies Red Hot Blue Glue Qt Tool List

Christys Red Hot Blue 1 qt.  
Model: RH-RHBV-QT-12

**Item**

Tech 3

Irrigation Tech

Tech 4

Irrigation Helper

Thank you for your business!

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**Total**

**\$2,512.13**



## Sprinkler Solutions of Florida

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

# Estimate 68615

SENT

Fishhawk 4 CDD

**Date:** May 26, 2026

**Expiration Date:** Jun 25, 2026

**Status:** Sent

### Notes:

This is a NOT TO EXCEED PROPOSAL to troubleshoot an electrical issue on the A-Controller at Mosaic that is taking down the entire controller.

Valves and wire splices will be tracked and inspected to verify all splices are sound and utilize Hunter recommended waterproof splice kits. Decoders and solenoids will be tested for proper operation. Any bad decoders and solenoids will be replaced with Hunter products and all splices completed with manufacturer recommended waterproof splice kits.

Upon completion of the work, all zones will be operational and the entire controller operating without alarms. Please note that if the damage is the result of a nearby lightning strike, additional issues could develop in the future.

## Troubleshoot electrical issue on A-Controller

Determine cause of continuing decoder module alarm

### 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**

**\$2,292.80**



## Sprinkler Solutions of Florida

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

# Estimate 68616

SENT

Fishhawk 4 CDD

**Date:** May 27, 2026

**Expiration Date:** Jun 25, 2026

**Status:** Sent

### Notes:

This is a Not-To-Exceed Proposal to troubleshoot and repair an electrical issue associated with the K-Controller in the Sagewood irrigation system that is causing the entire controller to shut down and/or enter an alarm condition.

Sprinkler Solutions of Florida will systematically troubleshoot the two-wire path and associated field components to isolate the source of the fault. Valve locations and wire splices will be tracked and inspected to verify all field splices are mechanically sound, watertight, and installed utilizing Hunter manufacturer-recommended waterproof splice kits.

All associated decoders and solenoids within the affected path will be tested for proper electrical and operational performance. Any failed decoders or solenoids identified during troubleshooting will be replaced with new Hunter-manufactured components. All replacement splices will be completed using manufacturer-recommended waterproof splice kits in accordance with industry standards.

Upon completion of r

## Troubleshoot Electrical Issue on K-Controller in Sagewood

Investigate the cause of decoder module alarm on K-Controller in Sagewood that is taking down the entire 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

**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

Discount

Reflects the fact that Fishhawk IV CDD is responsible for 10% of costs associated with K-Controller in Sagewood

Thank you for your business!

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**Total**

**\$229.28**



## Sprinkler Solutions of Florida

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

# Estimate 68626

SENT

Fishhawk 4 CDD

**Date:** May 28, 2026

**Expiration Date:** Jun 27, 2026

**Status:** Sent

### Notes:

This is a Not-To-Exceed Proposal to troubleshoot and repair an electrical issue on the D-Controller at the Dog Park that is causing the entire controller to shut down and/or enter an alarm condition.

Sprinkler Solutions of Florida will systematically troubleshoot the two-wire path and associated field components to isolate the source of the fault. Valve locations and wire splices will be tracked and inspected to verify all field splices are mechanically sound, watertight, and installed utilizing Hunter manufacturer-recommended waterproof splice kits.

All associated decoders and solenoids within the affected path will be tested for proper electrical and operational performance. Any failed decoders or solenoids will be replaced with new Hunter-manufactured components. All replacement splices will be completed using manufacturer-recommended waterproof splice kits in accordance with industry standards.

Upon completion of repairs, all zones will be tested for proper operation.

## D-Controller Electrical Issue

Troubleshoot electrical issue that is taking down the entire 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

**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

Tech 4

Irrigation Helper

Discount

85% of total cost. The remaining 15% will be sent to the HOA.

Thank you for your business!

**Total**

**\$2,547.24**



## Sprinkler Solutions of Florida

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

# Estimate 68661

**SENT**

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

**Date:** Jun 3, 2026  
**Expiration Date:** Jul 3, 2026  
**Status:** Sent  
**Payment Terms:** 10 Days Net

### Notes:

This is a NOT TO EXCEED PROPOSAL to troubleshoot the D-Controller at the Dog Park that is not coming on. The alarms are indicating an issue on the 2-wire path.

#### Description of Proposed Work:

Sprinkler Solutions of Florida will troubleshoot the 2-wire path, checking for voltage loss along the path, testing decoders and inspecting wire splices. All damaged decoders and solenoids will be replaced and any failed wire splices will be taken apart, cleaned and re-spliced using Hunter recommended waterproof splice kits.

Upon completion of the work, the controller will be tested for proper operation and the June wet check will be scheduled.

## Troubleshoot D-Controller at Dog Park

Alarms indicate there is a short on the wire path that is taking down the entire controller

### Item

Tech 3

Irrigation Tech

Tech 4

Irrigation Helper

**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

Thank you for your business!

---

**Total**

**\$3,320.94**



## Sprinkler Solutions of Florida

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

## Estimate 68773

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD  
6001 Village Center Drive  
Fish Hawk, Florida 33547

**Date:** Jun 22, 2026  
**Expiration Date:** Jul 22, 2026  
**Status:** Sent  
**Payment Terms:** 10 Days Net

### Notes:

This is a NOT TO EXCEED PROPOSAL to troubleshoot overcurrent alarms on the L-Controller at the lift station north of the Oaks.

Valves and wire splices will be tracked and inspected to verify all splices are sound and utilize Hunter recommended waterproof splice kits. Decoders and solenoids will be tested for proper operation. Any bad decoders and solenoids will be replaced with Hunter products and all splices completed with manufacturer recommended waterproof splice kits.

Upon completion of the work, all zones will be operational and the entire controller operating without alarms. Please note that if the damage is the result of a nearby lightning strike, additional issues could develop in the future.

## L-Controller Troubleshoot Overcurrent Alarm

Troubleshoot overcurrent alarm on controller with new annuals

### Item

Tech 3

#### Irrigation Technician Labor

Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

**Item**

Tech 4

Irrigation Helper Labor

Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.

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

Thank you for your business!

<b>Total</b>	<b>\$2,000.94</b>
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## Sprinkler Solutions of Florida

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

Estimate 68806

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD  
6001 Village Center Drive  
Fish Hawk, Florida 33547

**Date:** Jun 29, 2026  
**Expiration Date:** Jul 29, 2026  
**Status:** Sent  
**Payment Terms:** 10 Days Net

### Notes:

Sprinkler Solutions of Florida will troubleshoot Zone "6" associated with Controller "G" to determine the cause of failure. Troubleshooting procedures will include locating the valve and decoder assembly, testing decoder communication, verifying voltage and resistance on the two-wire path, and testing the associated solenoid for proper operation.

If testing determines that the solenoid and/or decoder has failed, the defective component(s) will be removed and replaced with new manufacturer-recommended components. All wire connections will be completed utilizing industry-standard waterproof splice kits to ensure long-term reliability and protection from moisture intrusion.

Upon completion of repairs, the decoder will be programmed and the irrigation zone will be tested from the controller for proper operation.

### G6 Alarm

Troubleshoot alarm on G-controller zone 6

#### 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 Technician Labor**

Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

---

**Total**

**\$603.26**



## Sprinkler Solutions of Florida

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

# Estimate 68789

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD  
6001 Village Center Drive  
Fish Hawk, Florida 33547

**Date:** Jun 25, 2026  
**Expiration Date:** Jul 25, 2026  
**Status:** Sent  
**Payment Terms:** 10 Days Net

### Notes:

Replace one broken valve box as identified in the June Community Asset Management Report and five others that were identified while troubleshooting L-Controller

### Replace broken valve boxes

Replace six round valve boxes located throughout the property.

### Item

10" Round Valve Box Rainbird

Rain Bird Valve Box Round 10 in. Black Box/Green Lid Overlapping VB Specification Series

### Tech 3

#### Irrigation Technician Labor

Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

**Total** **\$1,069.50**



## Sprinkler Solutions of Florida

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

# Estimate 68792

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD  
6001 Village Center Drive  
Fish Hawk, Florida 33547

**Date:** Jun 26, 2026  
**Expiration Date:** Jul 26, 2026  
**Status:** Sent  
**Payment Terms:** 10 Days Net

### Notes:

While Maintenance was being performed on Controller A, it was discovered that an alarm was showing on Zone 73. This Estimate is for the technician to troubleshoot the alarm, determine the problem. and repair.

### Zone A73 Alarm

Troubleshoot alarm on zone A73

#### 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 Technician Labor**

Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

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**Total**

**\$603.26**

# Tab 5

## **Tab 6**



# Quarterly Compliance Audit Report

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## FishHawk IV

**Date:** June 2026 - 2nd 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	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> 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**

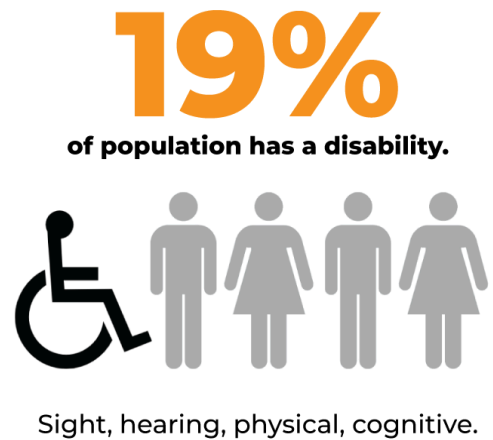
## Compliance Criteria

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](http://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
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	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 7

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, June 4, 2026, at 10:01 a.m.** at the Lake House of Fishhawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547.

Present and constituting a quorum were:

Dayna Kennington	<b>Board Supervisor, Vice Chairman</b>
Scott Sheffield	<b>Board Supervisor, Assistant Secretary</b>
Adam Brygidyr	<b>Board Supervisor, Assistant Secretary</b>
Jeffrey Stewart	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Rachel Welborn	<b>District Manager; Rizzetta &amp; Company</b>
Erin McCormick	<b>District Counsel, Erin McCormack</b>
Aimee Brodeen	<b>Landscape Inspection Specialist, Rizzetta &amp; Company, Inc.</b>
Patti Picciano	<b>HOA Property Manager</b>
Gail Huff	<b>Representative, Sprinkler Solutions</b>
Rafael Rosario	<b>Representative, RedTree</b>

Audience	<b>Present</b>
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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 soaker hoses around the trees that need to be removed and asked if there were any plans for more drought-tolerant plants.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

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**A. Community Asset Management Report**  
Ms. Brodeen presented her report to the Board.

**B. Landscape Report**  
The Board reviewed the report.

**C. Irrigation Report**  
Ms. Huff presented her report to the Board.

**D. Aquatic Services Report**  
Ms. Welborn presented the aquatic report to the Board.

**E. District Counsel**

**i. Tampa Bay Water South County Pipeline Update**

Ms. McCormick stated the settlement offer was approved at the Special/Shade meeting held on May 12, 2026 and Tampa Bay Water will also provide notice to the District regarding construction activities.

**ii. Stipulated Final Judgement of Taking Status**

Ms. McCormick stated that the Board will ratify the Final Judgement once it is finalized.

**iii. Consideration of Conservation Maintenance and Hardwood Reduction**

On a motion by Ms. Kennington, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors approved Altec Trails and Nature Lakes, Inc., Conservation Maintenance and Hardwood Reduction Agreement, for Fishhawk IV Community Development District.

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**F. District Engineer**  
Not present. No report.

**G. HOA Property Manager**  
Not present. No report. Ms. Kennington requested that an eblast be sent to residents not to hang tires or anything from trees, and no fireworks are allowed on CDD property.

89 **H. District Manager**

90 Ms. Welborn stated the next meeting is scheduled for July 9, 2026, at 10:00  
91 a.m.

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93 **FOURTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2026/2027  
94 Proposed Budget**

95  
96 The Board reviewed and discussed Fiscal Year 2026/2027 Proposed Budget.

97  
98 **i. Consideration of Resolution 2026-03; Approving Fiscal Year**  
99 **2026/2027 Proposed Budget and Setting Public Hearing (under separate cover)**  
100

On a Motion by Mr. Brygidry, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed Budget and setting public hearing for August 6, 2026, at 10:00 a.m. at the Lake House of Fishhawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547, for the Fishhawk IV Community Development District.

101  
102 **FIFTH ORDER OF BUSINESS**

**Ratification of Irrigation Proposals**

103  
On a Motion by Mr. Sheffield, seconded by Mr. Brygifyr, with all in favor, the Board of Supervisors ratified the Sprinkler Solutions irrigation proposals, for the Fishhawk IV Community Development District.

104  
105 **SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
106 Supervisors' Regular Meeting held May  
107 7, 2026**

108  
On a Motion by Ms. Kennington, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on May 7, 2026, as presented, for the Fishhawk IV Community Development District.

109  
110 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
111 Supervisors' Special & Shade Meeting  
112 held May 12, 2026**

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114 Ms. McCormick requested changes to line 64, accepted instead of approved and  
115 changes to line 65.  
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On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved the shade and special minutes of the Board of Supervisors meeting held on May 12, 2026, as amended, for the Fishhawk IV Community Development District.

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**EIGHTH ORDER OF BUSINESS**

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

On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for April 2026 (\$126,745.50), for the Fishhawk IV Community Development District.

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**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors adjourned the meeting at 10:42 a.m. for the Fishhawk IV Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

# Tab 8

# FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures May 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$93,717.76**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Fishhawk IV Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Copperline Electric, Inc.	100552	26903-01	Troubleshooting/Investigation Time 02/26	\$ 2,500.00
Daniel Gray Rothrock	100553	DR050726	Board of Supervisor Meeting 05/07/26	\$ 200.00
Daniel Gray Rothrock	100553	DR051226	Board of Supervisor Meeting 05/12/26	\$ 200.00
Dayna J. Kennington	100555	DK050726	Board of Supervisor Meeting 05/07/26	\$ 200.00
Dayna J. Kennington	100555	DK051226	Board of Supervisor Meeting 05/12/26	\$ 200.00
Doodycalls of Parrish FL	100549	INV-11033858202604	Dog Waste Station Supplies & Maintenance 04/26	\$ 1,395.00
Erin McCormick Law, P.A.	100557	10890	Legal Services 04/26	\$ 3,835.44
Hillsborough County BOCC	20260521	1416996147-050826	14223 LAMBERT BRIDGE LN 05/26	\$ 204.82
RedTree Landscape Systems, LLC	100558	33058	Tree Removal: 02/26	\$ 3,350.00
RedTree Landscape Systems, LLC	100558	33984	Landscape Maintenance 05/26	\$ 23,333.33
Rizzetta & Company, Inc.	100546	INV0000109219	Accounting Services 05/26	\$ 5,459.42
Scott C Sheffield	100554	SS050726	Board of Supervisor Meeting 05/07/26	\$ 200.00
Scott C Sheffield	100554	SS051226	Board of Supervisor Meeting 05/12/26	\$ 200.00
Sitex Aquatics, LLC	100559	11034-b	Monthly Lake Maintenance 05/26	\$ 1,390.05
Sprinkler Solutions of Florida, Inc.	100560	68428	Irrigation Repair 05/26	\$ 1,141.75

# Fishhawk IV Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Amount</u>
Sprinkler Solutions of Florida, Inc.	100550	68511	Irrigation Maintenance 04/26	\$ 6,666.33
Sprinkler Solutions of Florida, Inc.	100550	68523	Irrigation Repair 05/26	\$ 456.93
Sprinkler Solutions of Florida, Inc.	100550	68527	Irrigation Repair 05/26	\$ 519.43
Sprinkler Solutions of Florida, Inc.	100560	68572	Troubleshoot alarms on E17 and E26 Irrigation Repair 05/26	\$ 890.04
TECO	20260521-2	211009775761-042926	13773 Fishhawk Blvd 04/26	\$ 24.49
TECO	20260521-1	211009776033-042926	5601 Balcony Bridge Place W 04/26	\$ 122.35
TECO	20260518	211017320014-042426	VILLAGE CENTER DR PH2 04/26	\$ 12,811.93
TECO	20260527	321000017145-050626	Electric 04/26	\$ 27,656.76
The Observer Group, Inc.	100551	26-01501H	Legal Advertising 05/26	\$ 102.81
The Observer Group, Inc.	100561	26-01620H	Legal Advertising 05/26	\$ 56.88
Veritext LLC	100548	9225167	Legal Services 05/26	<u>\$ 600.00</u>
<b>Total Report</b>				<b><u>\$ 93,717.76</u></b>

# Tab 9



Playground Guardian, LLC  
 PO Box 240981  
 Charlotte, NC 28224  
 704-992-7539  
 FAX 704.525.7356

QUOTE  
 #65745

05/07/2026

**Fishhawk CDD IV Inspection**

Fishhawk CDD IV Inspection  
 Attn: Rachel Welborn  
 3434 Colwell Avenue  
 Tampa, FL 33614  
 RWelborn@rizzetta.com

Ship To Zip: 33614

Quantity	Part #	Description	Unit Price	Amount
2	LF INSP	Playground Guardian - Low Frequency Safety Inspection performed by a CPSI using Park Protector Software with report of findings.	\$750.00	\$1,500.00

2 sites Caldara Ridge Dr & Esker Falls. Lithia, FL Shell Ridge and Rolling Dunes

SubTotal: \$1,500.00  
**Total Amount: \$1,500.00**

Prices are firm for 30 days. Acceptance of this quote indicates your agreement to Playground Guardian's terms which is net 30 days after determined start date. A signed P.O. made out to Playground Guardian or this signed quotation is required for all orders. Please call (800) 438-2780 if you have any questions, fax (704)525-7356.

<

Accepted By (printed): Rachel Welborn Date: \_\_\_\_\_

Title: District Manager

Telephone: 813-533-2950

*Rachel Welborn*

\_\_\_\_\_  
 Salesman Signature Customer Signature