

# *Riverbend West Community Development District*

**February 9, 2026**

## **Agenda Package**

### TEAMS MEETING INFORMATION

MEETING ID: 233 723 372 235 0      PASSCODE: gU6my2Yp

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11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Riverbend West Community Development District

## Board of Supervisors

Clayton Patmagsian, Chairperson  
Rebecca Hartsook, Vice Chairperson  
Joseph Collins, Assistant Secretary  
Laura Ferreira, Assistant Secretary  
Shalonda Antoine, Assistant Secretary

## Staff:

Heather Jackson, District Manager  
John Vericker, District Counsel  
Phil Chang, District Engineer  
Jason Liggett, Field Services  
Epi Carvajal, Pine Lake Nursery  
Jason Jasczak, Advanced Aquatic  
Hanni Yi, District Accountant  
Crystal Yem, Administrative Assistant

## Meeting Agenda Monday, February 9, 2026 – 6:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments on Agenda Items – Three (3) Minute Time Limit**
- 4. Staff Reports**
  - A. Accountant Report
    1. Acceptance of December 2025 Check Register..... P. 3
  - B. Aquatics Inspection Report ..... P. 14
  - C. Field Inspection Report for January 2025..... P. 24
    1. Consideration of Dog Park Latch Repair Proposal ..... P. 35
    2. Consideration of Rebuilding Vinyl Fence Proposal ..... P. 37
  - D. Landscape Report
  - E. Irrigation Report
  - F. District Engineer
    1. Discussion of Storm Improvement Project..... P. 39
  - G. District Manager
- 5. Business Items**
- 6. Business Administration**
  - A. Consideration of Minutes from the Meeting held January 12, 2026 ..... P. 42
- 7. Supervisor Requests**
- 8. Adjournment**

*The next meeting is scheduled for Monday, March 16, 2026, at 6:00 p.m.*

## District Office:

313 Campus Street  
Celebration FL 34747  
407-566-1935  
<https://www.riverbendwestcdd.com/>

## Staff:

Riverview Public  
9951 Balm Riverview Rd  
Riverview, FL 33569

**RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025  
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100109	12/16/25	V00013	ADVANCED AQUATIC SERVICES, INC.	10561626	POND MAINT DECEMBER 2025	Aquatic Maintenance	546995-53805	\$1,406.00
001	100110	12/16/25	V00014	PINE LAKE NURSERY LLC	8717	DEC 25 LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-53900	\$7,290.22
001	100111	12/16/25	V00005	INFRAMARK LLC	165696	DEC 25 DISTRICT INVOICE	FIELD OPERATIONS	531185-53900	\$630.00
001	100111	12/16/25	V00005	INFRAMARK LLC	165696	DEC 25 DISTRICT INVOICE	ADMIN FEES	531150-51301	\$4,414.17
001	1198	12/10/25	V00012	US BANK	7977067	Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	300022	12/23/25	V00003	BOCC - ACH	112625-1492	Water bill October 27, 2025 - November 24, 2025	water	543063-53601	\$265.51
<b>Fund Total</b>									<b>\$18,262.03</b>

SERIES 2016 DEBT SERVICE FUND - 200

200	1197	12/10/25	V00032	Riverbend West C/O US BANK	12052025-707	SERIES 2016 & SERIES 2019 FY26 TAX DIST ID 707	SER 2016 FY26 TAX DIST ID 707	103200	\$287,693.58
<b>Fund Total</b>									<b>\$287,693.58</b>

SERIES 2019 DEBT SERVICE FUND - 201

201	1197	12/10/25	V00032	Riverbend West C/O US BANK	12052025-707	SERIES 2016 & SERIES 2019 FY26 TAX DIST ID 707	SER 2019 FY26 TAX DIST ID 707	103200	\$96,819.15
<b>Fund Total</b>									<b>\$96,819.15</b>

<b>Total Checks Paid</b>	<b>\$402,774.76</b>
--------------------------	---------------------

**RIVERBEND WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
INFRAMARK LLC	12/1/2025	165696	\$630.00			FIELD OPERATIONS
INFRAMARK LLC	12/1/2025	165696	\$4,414.17	\$5,044.17	\$5,044.17	ADMIN FEES
BOCC - ACH	11/26/2025	112625-1492	\$265.51			water
PINE LAKE NURSERY LLC	12/1/2025	8717	\$7,290.22			DEC 25 LANDSCAPE MAINTENANCE
Riverbend West C/O US BANK	12/5/2025	12052025-707	\$287,693.58			SER 2016 FY26 TAX DIST ID 707
Riverbend West C/O US BANK	12/5/2025	12052025-707	\$96,819.15	\$384,512.73	\$384,512.73	SER 2019 FY26 TAX DIST ID 707
US BANK	11/25/2025	7977067	\$4,256.13			Trustee Fees
<b>Miscellaneous Subtotal</b>			<b>\$401,368.76</b>			
<b>TOTAL</b>			<b>\$401,368.76</b>			



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**BILL TO**  
Riverbend West Community  
Development District  
313 Campus St  
Celebration FL 34747-4982  
United States

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,414.17		4,414.17
Field Operations	1	Ea	630.00		630.00
<b>Subtotal</b>					<b>5,044.17</b>

<b>Subtotal</b>	\$5,044.17
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$5,044.17</b>

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
RIVERBEND WEST CDD	1442461492	11/26/2025	12/17/2025

M-Page 1 of 2

**Summary of Account Charges**

Previous Balance	\$287.79
Net Payments - Thank You	\$-287.79
Total Account Charges	\$265.51
<b>AMOUNT DUE</b>	<b>\$265.51</b>

***Important Message***

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

**This is your summary of charges. Detailed charges by premise are listed on the following page(s)**



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 1442461492



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



RIVERBEND WEST CDD  
C/O INFRAMARK  
210 NORTH UNIVERSITY DR SUITE 702  
CORAL SPRINGS FL 33071-7320

3,352 0

<b>DUE DATE</b>	<b>12/17/2025</b>
<b>Auto Pay Scheduled DO NOT PAY</b>	



0014424614924 00000265512



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
RIVERBEND WEST CDD	1442461492	11/26/2025	12/17/2025

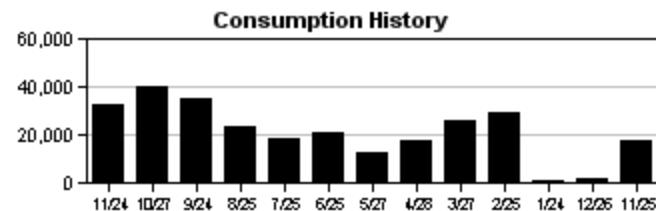
**Service Address:** 2070 LEAPING WILDCAT PL (COMM IRRIG MTR)

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61142667	10/27/2025	26145	11/24/2025	26472	32700 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$98.75
Water Base Charge	\$103.48
Water Usage Charge	\$36.62
<b>Total Service Address Charges</b>	<b>\$245.39</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
RIVERBEND WEST CDD	1442461492	11/26/2025	12/17/2025

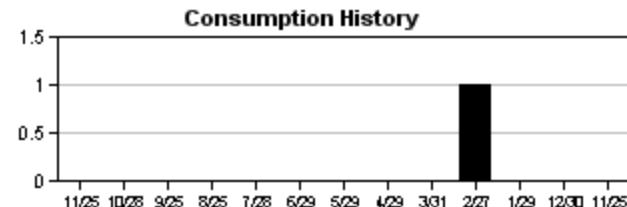
**Service Address:** 222 CASCADE BEND DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703320784	10/28/2025	26	11/25/2025	26	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Water Base Charge	\$13.58
<b>Total Service Address Charges</b>	<b>\$20.12</b>





12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
12/01/25	8717
Terms	Due Date
Net 30	12/31/25

#### BILL TO

Kristee Cole  
Inframark  
313 Campus Street  
Celebration, FL 34747

#### PROPERTY

Riverbend West CDD  
368 Cascade Bend Dr.  
Ruskin, FL 33570

Amount Due	Enclosed
\$7,290.22	

*Please detach top portion and return with your payment.*

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#6551 - Riverbend West CDD 25-26 Renewal December 2025	\$7,290.22	\$0.00	\$7,290.22	
#6551 - Riverbend West CDD 25 -26 Renewal December 2025	\$7,290.22	\$0.00	\$7,290.22	
<b>Total</b>	<b>\$7,290.22</b>	<b>\$0.00</b>	<b>\$7,290.22</b>	

**CHECK REQUEST FORM**  
**Riverbend West CDD**

**Date:** 12/5/2025

**Total Check Amount:** **\$384,512.73**

**Payable To:** Riverbend West (US Bank)

**Amount:** **\$287,693.58**

**Description:** Series 2016 - FY 26 Tax Dist ID #707

**\$287,693.58**

200-103200-1000

**Amount:** **\$96,819.15**

**Description:** Series 2019 - FY 26 Tax Dist ID #707

**\$96,819.15**

201-103200-1000

**Authorized By:** *Hanna Yu*

# **RIVERBEND WEST CDD**

2026

## **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

Fiscal Year 2026, Tax Year 2025

	<b>Dollar Amounts</b>	<b>Fiscal Year 2026 Percentages</b>		
Net O&M	\$ 703,475.45	63.42%	0.634190	
Net DS 16	\$ 303,598.63	27.37%	0.273700	
Net DS 19	\$ 102,174.24	9.21%	0.092110	
Net Total	1,109,248.32	100.00%	100.00%	95%

Date Received	Amount Received	200	201	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)	
		63.42%	27.37%					
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue				
11/3/2025	5,102.98	3,236.25	1,396.69	470.04	0.00	11/11/2025	FNSD 00138 DD00138	Excess
11/7/2025	2,627.07	1,666.06	719.03	241.98	-	11/11/2025	748 FNSD 00138	
11/14/2025	6,572.25	4,168.06	1,798.82	605.37	-	12/5/2025	749 FNSD 00138	
11/21/2025	3,277.93	2,078.83	897.17	301.93	-	12/5/2025	750 FNSD 00138	
12/1/2025	32,812.10	20,809.11	8,980.67	3,022.32	-	12/5/2025	751 FNSD 00138	
12/4/2025	1,008,462.99	639,557.14	276,016.32	92,889.53	-	12/5/2025	753 FNSD 00138	
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<b>TOTAL</b>	<b>1,058,855.32</b>	671,515.45	289,808.70	97,531.16	(0.00)			
<b>Net Total on Roll</b>	1,109,248.32							
<b>Collection Surplus / (Deficit)</b>	(55,495.98)							



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7977067

[Barcode]

000001513 02 SP 106481627130008 P

Riverbend West COMM Development Dist  
c/o Inframark  
5645 Coral Ridge Drive, no. 407  
Coral Springs, FL 33076  
United States





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7977067  
Account Number: 227391000  
Invoice Date: 11/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Riverbend West COMM Development Dist  
c/o Inframark  
5645 Coral Ridge Drive, no. 407  
Coral Springs, FL 33076  
United States

**RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES  
2019**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

<b>TOTAL AMOUNT DUE</b>	<b>\$4,256.13</b>
-------------------------	-------------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**RIVERBEND WEST COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES  
2019**

Invoice Number:	7977067
Account Number:	227391000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 227391000  
Invoice # 7977067  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7977067  
Invoice Date: 11/25/2025  
Account Number: 227391000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**RIVERBEND WEST COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES  
2019**

Accounts Included 227391000 227391001 227391002 227391003 227391004

In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026</b>				<b>\$3,950.00</b>
Incidental Expenses 11/01/2025 to 10/31/2026	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>





# Riverbend West Community Development District

## Waterway Inspection Report

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
1/28/2026

**Prepared for:**  
Riverbend West  
Community Development District

**Prepared by:**  
Jacob Adams, Project Manager & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Waterway Inspection Report | Page 1

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#### Site Assessments

##### Phase I & II

Sites 1-2 .....	2
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Sites 5-6 .....	4
Sites 7-8 .....	5
Sites 9 .....	6

##### Phase III

Sites 1-2 .....	7
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<b>Management Summary/Recommendations.....</b>	<b>8</b>
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<b>Site Map – Phase I &amp; II .....</b>	<b>9</b>
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<b>Site Map – Phase III .....</b>	<b>10</b>
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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Waterway Inspection Report | Page 2

### Site Assessments

#### Pond 1

##### Comments:

Site Looks Good

Pond 1 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The native Gulf Spike Rush has continued to slowly expand around the perimeter and is in robust patches.



#### Pond 2

##### Comments:

Site Looks Good

Pond 2 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously shoreline weeds, including Torpedograss, were targeted for treatment along the exposed sediment around the perimeter. Positive results have been seen.



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Waterway Inspection Report | Page 3

### Site Assessments

#### Wetland Buffer 3

##### Comments:

Normal Growth Observed

The wetland buffer looks good overall. In the buffer section of the wetland, minimal to no new growth of invasive vegetation was observed. Previously this area was targeted for treatment and positive results were seen.



#### Pond 4

##### Comments:

Site Looks Good

Pond 4 looks good overall. The only issue that was observed was one single small patch of algae less than 1 square foot. If this algae growth remains it will be targeted during the upcoming visit. Previously the exposed sediment around the shoreline perimeter was targeted for treatment of shoreline weeds. Positive results were seen.



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Waterway Inspection Report | Page 4

### Site Assessments

#### Ditch 5

##### Comments:

Site Looks Good

Ditch 5 looks good. This site is clear from vegetation to allow water to flow freely. Minimal amount of new trash/debris was observed. This will be collected during the upcoming visits.



#### Ditch 6N

##### Comments:

Site Looks Good

Ditch 6n looks good. Site is clear of vegetation so that water can flow freely. No issues were observed. Trash was collected during previous visits. A very minimal amount of trash was observed on this site.



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lakes@advancedaquatic.com

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## Waterway Inspection Report | Page 5

### Site Assessments

#### Ditch 6S

##### Comments:

Site Looks Good

Ditch 6s looks good. Site is clear of vegetation so that water can flow freely. No issues were observed. Trash was collected during previous visits.



#### Ditch 7

##### Comments:

Site Looks Good

Ditch 7 looks great. Water can freely move through this system. A few pieces of large debris were observed. Some erosion areas were observed.



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lakes@advancedaquatic.com

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## Waterway Inspection Report | Page 6

### Site Assessments

#### Ditch 8

##### Comments:

Site Looks Good

Ditch 8 looks good. Site is clear of vegetation so that water is flowing freely. No issues were observed. Trash was collected during previous visits. A very minimal amount of trash was observed on this site.



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Waterway Inspection Report | Page 7

### Site Assessments

#### Pond 1

##### Comments:

Site Looks Good

Pond 1 looks great. Previously shoreline weeds and grasses were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



#### Pond 2

##### Comments:

Site Looks Good

Pond 2 looks great. Previously shoreline weeds and grasses were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Waterway Inspection Report | Page 8

### Map



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lakes@advancedaquatic.com

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1-800-491-9621



## Waterway Inspection Report | Page 9



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lakes@advancedaquatic.com

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## Riverbend West CDD

Thursday, 22 January 2026

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

Christy Fowler

Inframark

## Item 1

Assigned To: Maintenance/Board

Trash was dumped behind the pond along 18th Ave SW at the time of inspection.

Recommendation:

Remove all dumped debris. Continue monitoring the area and consider additional deterrent measures if dumping persists.

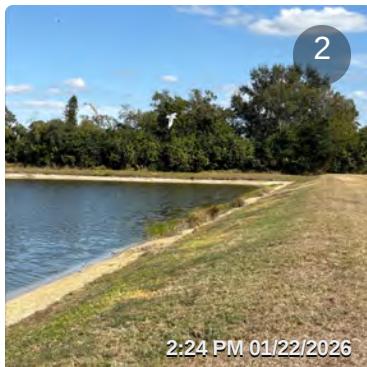
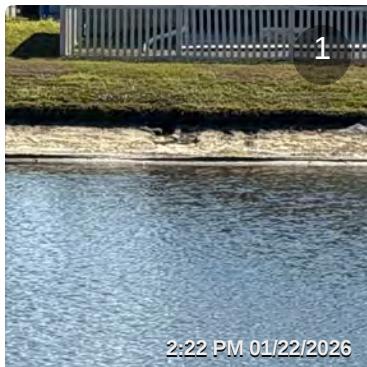


## Item 2

Assigned To: Aquatics

Erosion was observed at Pond 9 on the south side.

Continue to monitor the affected area for any progression of erosion. If conditions worsen, we will implement corrective measures such as soil stabilization, regrading, or additional ground cover to prevent further deterioration.

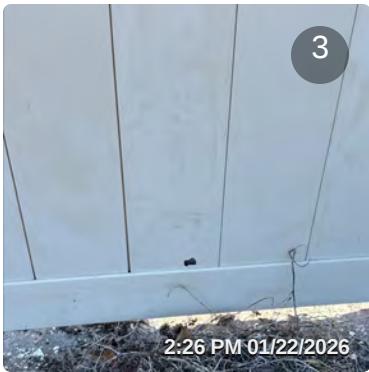
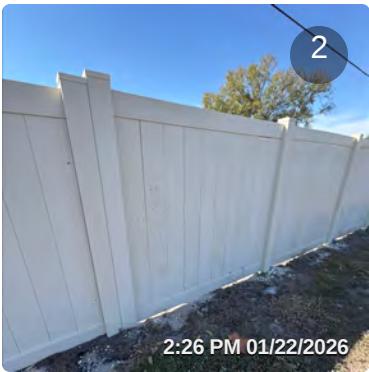
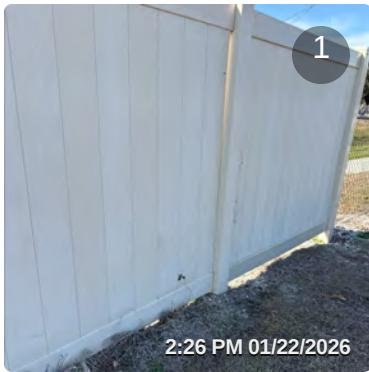


## Item 3

Assigned To: Maintenance/Board

A damaged fence plank was observed lying on the ground along the fence located on the west side of the dog park. The plank was repaired on site at the time of inspection.

The gate latch attached to the chain-link fence enclosing the dog park requires repair to ensure proper closure and security. I have secured an estimate for this.



#### Item 4

Assigned To: Board

A pallet was observed against the lift station wood fence, and a loose piece of wood was observed on a utility box. Removal is recommended.

#### Item 5

Assigned To: Pine Lake

At 21st Ave SE, dead shrubs and dead limbs were observed along the roadway hedge line. Removal and cleanup are recommended, including the removal of loose limbs within the shrub row.

Trash and debris were observed behind the hedge and should be removed to improve site appearance and prevent further accumulation.

Mulch is needed along the front hedge line to improve weed suppression and overall bed condition.

The site sign would benefit from pressure washing to improve visibility and overall appearance. Would the board like estimates for power washing and mulch?

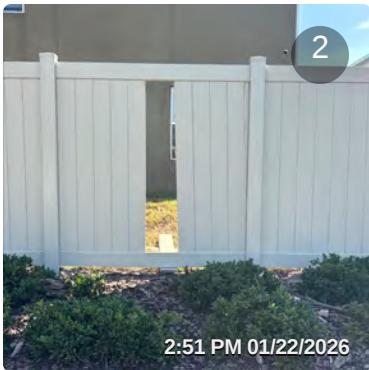
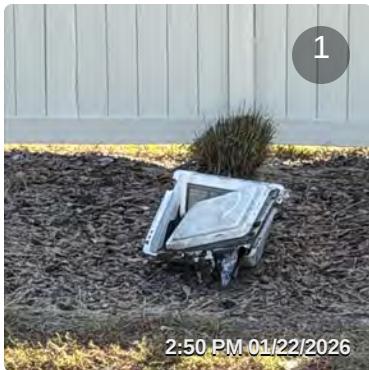


## Item 6

Assigned To: Pine Lake/Maintenance

Along 21st Ave SW, trash was observed on site. Removal is recommended.

The fence located behind 343 Cascade Bend Dr on 21st Ave SW has missing planks and should be repaired to ensure proper function and security. I have obtained an estimate for this.



## Item 7

Assigned To: Maintenance/ Pine Lake/ Board

At the southeast corner of Cascade Bend Drive, behind the homes from 241 to 247, the fence is down in multiple locations. Board input is requested regarding whether an estimate for repairs should be obtained.

A damaged rotor head was observed across the street from 241 Cascade Bend Drive. Repair is recommended to ensure proper irrigation coverage and system functionality.



## Item 8

Assigned To: Maintenance

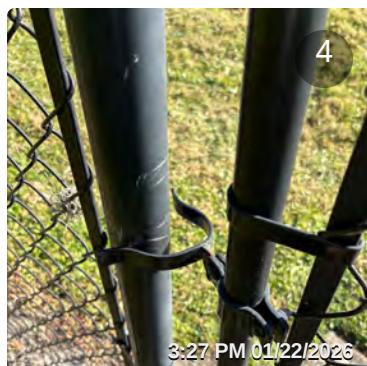
At the dog park on Cascade Bend Drive:

The gate latch on the back entry requires repair. Consider replacing the latch on the back

gate at the west end for improved functionality.

Old 2x4s used for tree stakes were observed lying on the ground. Removal is recommended to maintain site safety and cleanliness.

The bottom of the chain-link fence requires reattachment. Repair is recommended to maintain fence integrity and security.



## Item 9

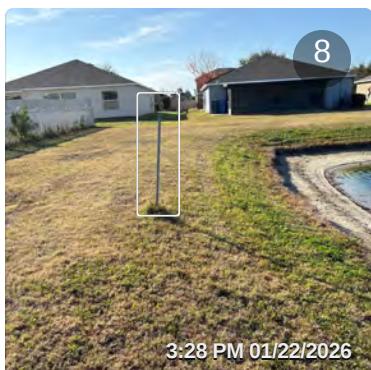
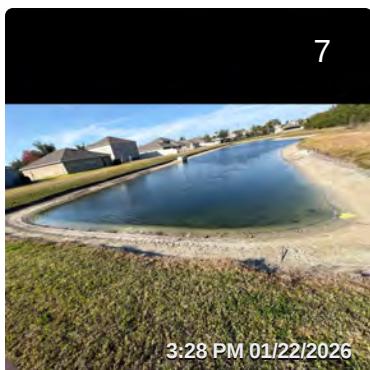
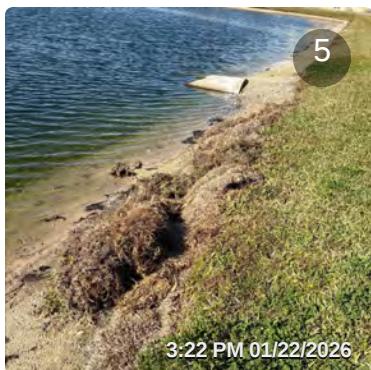
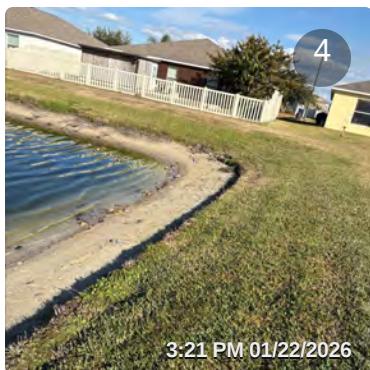
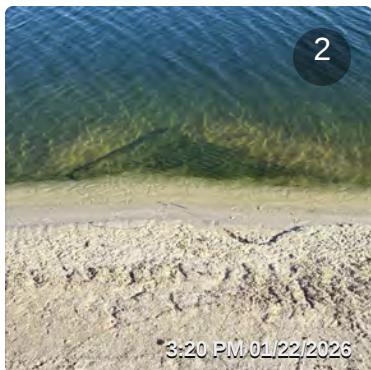
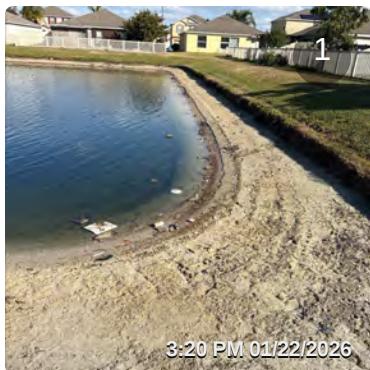
Assigned To: Aquatics/ Board

At Pond 2

Trash and debris were observed around the perimeter. Removal is recommended to maintain site cleanliness, safety, and aesthetic appearance.

The pond sign was observed to be bent, and additional signs are missing. Repair the bent sign

Replacement of missing signs. This was discussed at the last meeting. Is there a status update?



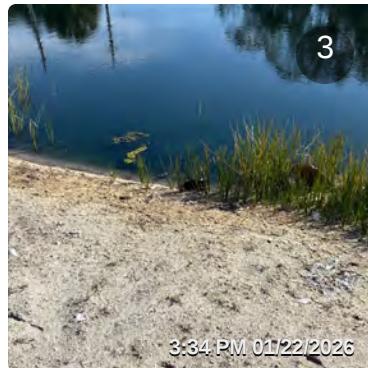
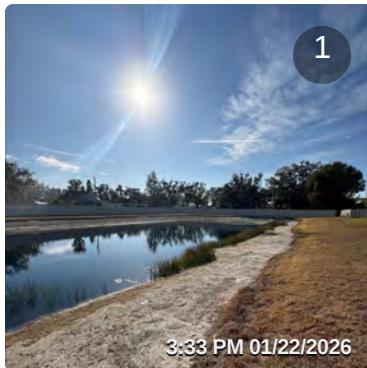
## Item 10

Assigned To: Pine Lake

Pond 4 Algae and debris were observed in the pond. Treatment and cleanup are recommended to maintain water quality and appearance.

Fence panels stored for repair were noted along the vinyl fence. Cleanup around these panels is recommended to maintain accessibility.

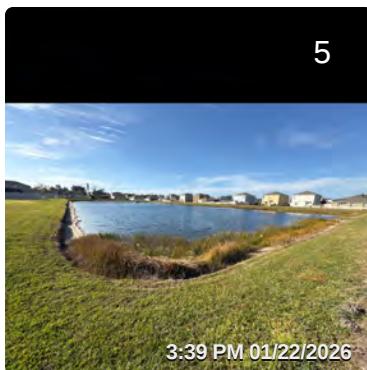
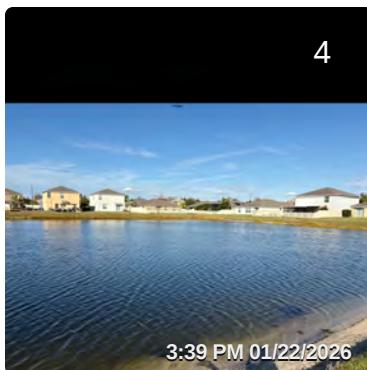
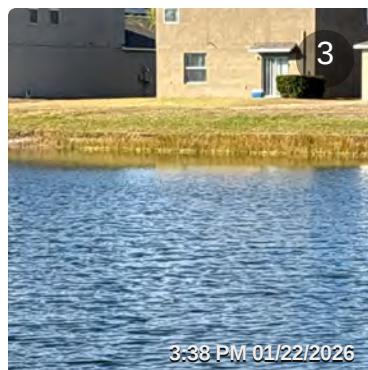
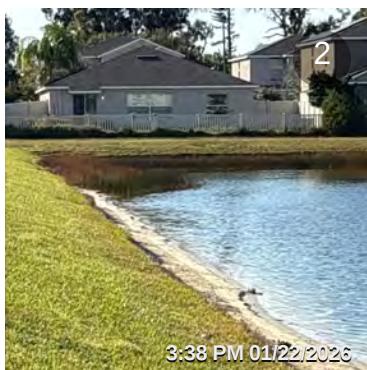
Limbs and vegetation were observed down and up against the fence behind the residence of 153 Cascade Bend Dr. Removal is recommended to maintain fence integrity and ease of access



## Item 11

Assigned To: Aquatics/Board

Pond 1 looks good with a few pieces of trash noted in the water. Missing signs noted for follow-up.





## Item 12

Assigned To: Board

Fence repairs needed between 143 and 149 Cascade Bend DR



## Item 13

Assigned To: Pine Lake/ Board/ Maintenance

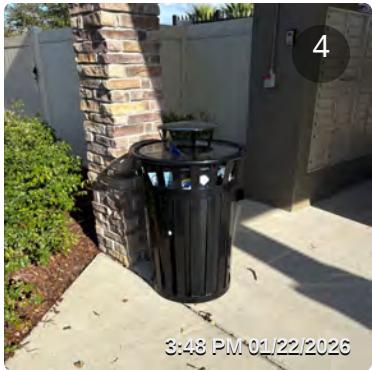
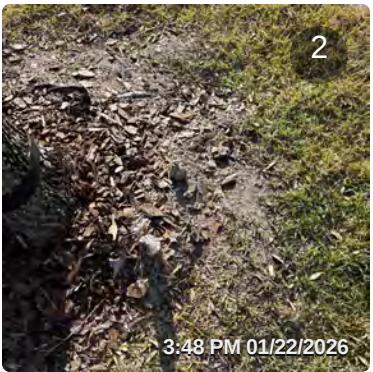
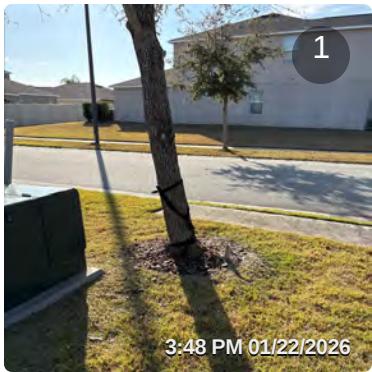
Tree straps wrapped around trees should be removed, and broken tree stakes should be addressed.

Cracked, raised sidewalks were observed. Marked for follow-up; please provide status on repair.

Trash can was full. I will follow-up on this

Playground sign has visible dirt and staining. Cleaning or pressure washing is recommended to improve appearance.

Evidence of ground mole activity was noted, causing disruption to the lawn around the playground. Consider monitoring and potential mitigation.



## Item 14

Assigned To: Pine Lake

Dead shrub limbs were observed along Smokey Hill Ave. and should be removed.

Tire tracks were noted in the ditch on 1st Ave SW. Smoothing or grading is recommended to restore proper drainage and site appearance.

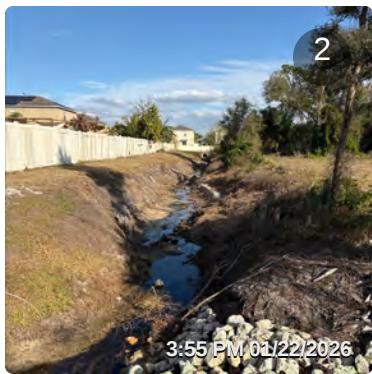


## Item 15

Assigned To: Board

The 7th Street SW ditch

Fences missing planks. Would the board like proposals for repairs?



Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607

Estimate #: 1067

Date: 1/31/2026

Valid until: 2/28/2026



Riverbend West CDD  
2005 Pan Am Cir 300  
Tampa, FL 33607

Repair dog park latch/ Gate repair  
gate opens without lifting the latch

**Job location**

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$300.00	\$300.00
Gate hardware			
labor 1 tech			
			Subtotal: \$300.00
			Total: \$300.00

---

Customer signature

---

Date**Images**



Inframark

Offices-Celebration-Tampa

We are proud to provide a range of services for your community.

Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607

Estimate #: 1066

Date: 1/31/2026

Valid until: 2/28/2026



Riverbend West CDD  
2005 Pan Am Cir 300  
Tampa, FL 33607

Rebuild vinyl fence with existing fence materials left on site  
21st Ave SW behind the residence located at 343 Cascade Bend Drive  
247- 241 Cascade Bend Dr

### Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Labor	1	\$200.00	\$200.00
Labor to reinstall area of fence that has been dismantled 21st Ave SW behind the residence located at 343 Cascade Bend Drive			
			Subtotal: \$200.00
			Total: \$200.00

---

Customer signature

---

Date

### Images



Inframark  
Offices-Celebration-Tampa  
We are proud to provide a range of services for your community.

Riverbend West Community Development District  
Storm Improvement Project - **DRAFT**  
February 2026

General

The Riverbend West Community Development District is seeking quotes to extend an existing 48-inch diameter RCP storm pipe from the existing inlet box (behind 105 Cascade Bend Drive) westerly along the alignment of the existing drainage swale south of the homes on Serenity Mill Loop (see location below). The proposed pipe extension will discharge to an existing swale on the east side of 7<sup>th</sup> Street SW (approximately 380 linear feet west of the existing inlet box).

The intent of the project is for the 48-inch pipe to be buried within the limits of the existing swale and for the swale to be properly filled and compacted with clean fill dirt, sodded and graded for positive drainage. The installation of the pipe and filling of the swale shall comply with Hillsborough County and Florida Department of Transportation specifications. The pipe end treatment is to be a U-type endwall or equivalent and shall include riprap in the swale receiving the discharge from the storm pipe (to prevent erosion).

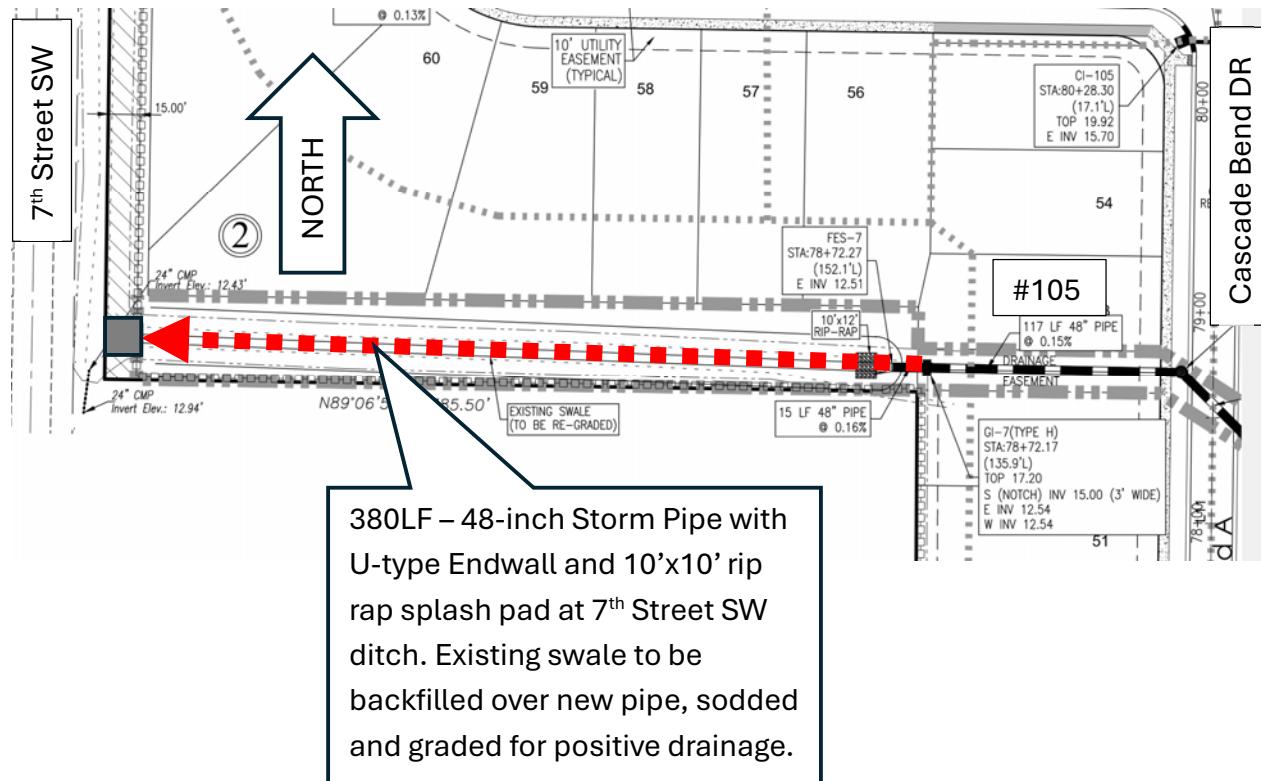


The following requirements and/or specifications shall apply:

1. The Florida Department of Transportation FY 2025-2026 (or latest edition) Standard Specifications for Road and Bridge Construction (Standard Specifications), as approved and adopted by FDOT, shall govern all work on this Project except in those cases where Hillsborough County requirements are more stringent.
2. The Contractor shall be responsible for and maintain all work and the Project area in a safe, clean, and neat manner and condition until it has been completed as a whole and the Contractor has received written final acceptance from the District.
  - a. Contractor shall secure all building and utility permits and all fees for inspections required by local ordinances and regulations necessary to complete the Work.
  - b. The District may obtain third party quality assurance with operational oversight and evaluation of the Contractor's performance.
3. Work Hours should be Monday through Friday, excluding holidays. The normal day shall be between the hours of 8:00am to 5:00pm unless stipulated otherwise in the Contract Documents.
4. The Contractor shall notify the District not less than five days in advance of the planned start day of the work. Upon receipt of such notice, the District may give the Contractor Notice to Proceed and may designate the point or points to start the work. In the Notice to Proceed, the District may waive the five-day advance notice and authorize the Contractor to begin immediately.
5. The Contractor is to schedule construction operations so as to minimize any inconvenience to adjacent residences. Where necessary, the District may require the Contractor to first construct the work in any areas along the project where inconveniences caused by construction operations would present a more serious handicap. In such critical locations, where there is no assurance of continuous effective prosecution of the work once the construction operations are begun, the District may require the Contractor to delay removal of the existing (usable) facilities.
6. Do not perform work during nighttime hours unless authorized by the District. Night operations will require adequate lighting.
7. The Contractor shall verify the horizontal and vertical location of any utilities within the project limits and/or work area. The Contractor shall excavate around each utility by hand digging and shall use due care to protect each utility.
8. The Contractor is responsible for maintenance of traffic (MOT) and all necessary erosion controls. All costs associated with MOT and erosion control are to be included in the cost of the project.

9. The contractor shall maintain access to adjacent properties and streets at all times. No road, alley or street intersecting the work area shall be blocked or unduly restricted.
10. The total cost shall include all labor and materials for a complete project.

Schematic design of 48-inch storm pipe extension (not to scale, dimensions approximate):



**MINUTES OF MEETING  
RIVERBEND WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverbend West Community Development District was held on Monday, January 12, 2026, and called to order at 6:01 p.m., at the SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

Present and constituting a quorum were:

Clayton Patmagrian	Board Supervisor, Chairman
Rebecca Hartsook	Board Supervisor, Vice Chair
Joe Collins	Board Supervisor, Assistant Secretary
Laura Ferreira	Board Supervisor, Assistant Secretary
Shalonda Antonie	Board Supervisor, Assistant Secretary

Also present, either in person or via communication media technology, were:

Heather Jackson	District Manager, Inframark
Christina Fowler	Field Inspection Coordinator, Inframark
Jason Jasczak	Representative, Advanced Aquatic
Hanna Yi	District Accountant, Inframark
Audience	

## **FIRST ORDER OF BUSINESS**

## **Call to Order and Roll Call**

Ms. Jackson called the meeting to order at 6:01 p.m. and quorum was established.

## **SECOND ORDER OF BUSINESS**

## Adoption of the Agenda

On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, the Final Agenda for January 12, 2026, was approved.

### **THIRD ORDER OF BUSINESS**

## **Audience Comments on Agenda Items**

There were no audience comments at this time.

## **FOURTH ORDER OF BUSINESS**

## Staff Reports

## A. Accountant Report

## 1. Consideration of November 2025 Check Register

Nothing to report.

On MOTION by Mr. Patmagrian, seconded by Ms. Hartsook, with all in favor, the November 2025 Check Register was approved.

40  
41

**42      B. Aquatics Inspection Report**

43      Mr. Jasczak presented his report and discussion ensued. Mr. Jasczak advised that he would  
44      provide the District Manager and Field Services with a scope of work for Inframark to install a gate  
45      and fence.

46

**47      C. Field Inspection Report for December 2025**

48      Ms. Fowler presented the report. The Board had no questions.

49

**50      D. Landscape Report**

51      Nothing to report.

52

**53      E. District Engineer**

54      1. Discussion of RFP for Ditch 7.

55      The Engineer was not present. The Board expressed its desire to move forward with obtaining  
56      proposals for repairs to Ditch 7.

57

**58      F. District Counsel**

59      Not present and no report.

60

**61      G. District Manager**

62      Ms. Jackson advised that the February meeting date currently falls on a holiday and would  
63      need to be rescheduled and properly advertised.

64

65      On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, the Board approved  
66      rescheduling the February 16, 2026 meeting to February 9, 2026, and authorized the required  
67      advertisement.

68

**69      FIFTH ORDER OF BUSINESS**

**Business Items**

**70      A. Consideration of Resolution 2026-02, General Election**

71

72      On MOTION by Ms. Antonie, seconded by Ms. Ferreira, with all in favor, Resolution 2026-  
73      02, General Election was adopted.

74

**75      B. Resolution 2026-03, Designating Officers of the District**

76

77      On MOTION by Ms. Antonie, seconded by Ms. Hartsook, with all in favor, Resolution 2026-  
78      03, Designating Officers of the District was adopted.

79

