



# ***South Fork Community Development District***

**January 13, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

**CLEAR PARTNERSHIPS**



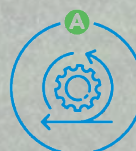
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# South Fork Community Development District

## Board of Supervisors

Kelly Barr, Chairperson  
David Lowrie, Vice Chairperson  
Jason Amato, Assistant Secretary  
Patrick Barr, Assistant Secretary  
Nicholas Bozzuto, Assistant Secretary

## Staff:

Mark Vega, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Robert Dvorak, District Engineer  
Jason Jaszczak, Advanced Aquatics  
Mark Vega, Field Manager  
Elizabeth Coons, Accountant  
Diana Kapatsyna, Administrative Assistant

## Workshop

**Tuesday, January 13, 2026 – 6:00 p.m.**

## Regular Meeting Agenda

**Tuesday, January 13, 2026 – 6:45 p.m.**

- 
- 1. Roll Call**
  - 2. Audience Comments – Three- (3) Minute Time Limit**
  - 3. Staff Reports**
    - A. Accountant
    - B. Engineer
      - i. Update Labor Rates ..... Pg. 3
    - C. Attorney
    - D. District Manager/Field Inspection
      - i. Waterway Inspection Report ..... Pg. 4
  - 4. Business Item**
    - A. Consideration of Resolution 2026-02; Removing and Appointing Treasurer ..... Pg. 15
  - 5. Business Administration**
    - A. Approval of December 9, 2025 Meeting Minutes ..... Pg. 16
    - B. Acceptance of the November 2025 Financial Reports..... Pg. 18
  - 6. Supervisor Requests**
  - 7. Adjournment**

The next workshop meeting is scheduled for February 10, 2026, at 6:00 p.m.

The next regular meeting is scheduled for February 10, 2026, at 6:45 p.m.

## District Office

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
813-873-7300

## Meeting Location:

South Fork HOA Pool Building  
10952 Ambleside Drive  
Riverview, FL 33578

## CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<b><u>Classification</u></b>	<b><u>Rates</u></b>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50



## ***Southfork Community Development District***

### ***Waterway Inspection Report***

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#### **Reason for Inspection:**

Quality Assurance

#### **Prepared for:**

Southfork Community Development District

#### **Inspection Date:**

12/12/25

#### **Prepared by:**

Jacob Adams, Project Manager & Biologist

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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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## Waterway Inspection Report | Page 2

### Site Assessments

#### Pond 1

##### Comments:

Pond 1 continues to look good overall.

Slender Spike Rush that was observed previously on the the exposed sediment around the shoreline perimeter was treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were also previously targeted along the exposed sediment and positive results were seen.



#### Pond 2

##### Comments:

Requires attention.

Treatments have continued to targeted both Algae and the decaying Slender Spike Rush growth. A reduction on both of these has been observed, however there is still some growth that remains. Treatments will targeted these on the upcoming visits. No issues were observed with shoreline weeds on this pond.



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## Waterway Inspection Report | Page 3

### Site Assessments

#### Pond 3

##### Comments:

Pond 3 looks good.

The littoral shelf area has continued to look great since the Cattail treatments have reduced their growth. No issues were observed on this pond with algae, submersed weeds, or shoreline weeds. Shoreline weeds and Slender Spike Rush growth on the exposed sediment were previously targeted for treatment and positive results were seen. The water level is currently low.



#### Pond 4

##### Comments:

Pond 4 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Previously shoreline weeds were targeted for treatment and have shown positive results. Any new growth observed will continue to be targeted for treatment. The water level has remained at a low level.



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## Waterway Inspection Report | Page 4

### Site Assessments

#### Pond 5

##### Comments:

Pond 5 looks good overall.

A very minimal amount of algae was observed in the very shallow eastern corner of the pond. While the water level remains low, a minimal amount of algae growth can be expected from time to time in this location. Algae growth was limited to only this area. No other issues were observed with submersed weeds or shoreline weeds. Shoreline weed growth was previously targeted for treatment along the exposed sediment and positive results were seen.



#### Pond 6

##### Comments:

Pond 6 looks good.

No issues were observed with algae, submersed weeds, or other invasive shoreline weeds. Shoreline weeds were previously treated and positive results were seen. The water level on this pond has remained at a low level.

The floating golf target in the pond is no longer present in this pond.



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## Waterway Inspection Report | Page 5

### Site Assessments

#### Pond 7

##### Comments:

Pond 7 looks good overall.

The littoral shelf area was previously treated for Torpedograss, Primrose, and Cattails and positive results have been observed. Algae growth on this pond has been reduced. No issues were observed with algae, submersed weeds, or shoreline weeds.



#### Pond 8

##### Comments:

Pond 8 looks good.

Previously pond 8 was treated for a minor amount of Slender Spike Rush growth that was observed around the shoreline perimeter and positive results was observed. A very minimal amount of this growth remains and will be targeted for treatment during the upcoming visits. No issues were observed with algae or shoreline weeds.



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## Waterway Inspection Report | Page 6

### Site Assessments

#### Pond 9

##### **Comments:**

Pond 9 looks good.

Previously, a minimal amount of algae along the shoreline perimeter was targeted for treatment and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



#### Pond 10

##### **Comments:**

Normal growth was observed.

A minimal amount of Cattails regrowth was observed in the littoral shelf area. These will be targeted for treatment during the upcoming visit. The newly planted vegetation around the shoreline perimeter appears to be doing well, however the newly planted vegetation in the littoral shelf area is experiencing mixed survivorship. This will continue to be monitored. No issues were observed with algae, submersed weeds, or shoreline weeds.



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## Waterway Inspection Report | Page 7

### Site Assessments

#### Pond 11

##### Comments:

Pond 11 looks good.

The water level is currently very low. The Pennyworth growth was targeted for treatment and positive results were seen. Any remaining or new growth of Pennywort will be targeted for treatment. No issues were observed with algae, submersed weeds, or other shoreline weeds.



#### Pond 12

##### Comments:

Pond 12 looks good.

This pond was previously treated for shoreline weeds and positive results have been observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



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## Waterway Inspection Report | Page 8

### Site Assessments

#### Pond 13

##### **Comments:**

Pond 13 looks good.

A minimal amount of algae was targeted for treatment previously and positive results from this treatment were observed. Shoreline weeds were also treated recently and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.

The littoral shelf area continues to look great.



#### Pond 14

##### **Comments:**

Growth around the outflow structure was targeted for treatment and positive results were observed. Water is free to flow through and out of this structure.



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## Waterway Inspection Report | Page 9

**Site Assessments****Pond 15****Comments:**

Growth around the outflow structure was targeted for treatment and positive results were observed. Water is free to flow through and out of this structure.



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## Waterway Inspection Report | Page 10

## Map



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**RESOLUTION 2026-02**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE SOUTH FORK COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the South Fork Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE SOUTH FORK COMMUNITY  
DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 13<sup>th</sup> day of January, 2026

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Kelly Barr  
Chairman

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Mark Vega  
Secretary

**MINUTES OF MEETING  
SOUTH FORK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Fork Community Development District was held on Tuesday, December 9, 2025 at 6:45 p.m. at the South Fork HOA Pool Building located at 10952 Ambleside Drive, Riverview, Florida.

Present and constituting a quorum were:

Kelly Barr	Chairperson
David Lowrie	Vice Chairperson
Jason Amato	Assistant Secretary
Patrick Barr	Assistant Secretary
Nicholas Bozzuto	Assistant Secretary

Also present was:

Mark Vega	District Manager
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*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Vega called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments Consent Agenda**

None.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Accountant**

It was noted that accounting matters are not required until Budget Season.

**B. Engineer**

- i. Consideration of Pond 8 Weir Repair Bids

Unapproved



On MOTION by Ms. Barr seconded by Mr. Amato, with all in favor, the Pond 8 Weir Repair Bids from Finn Outdoors in the amount of \$20,250.00, subject to legal review, were approved. 5-0

**C. Attorney**

- i. Update Easement letters

None.

- ii. Update Cease-and-Desist Letter for Unauthorized Floating Golf

None.

**D. District Manager/Field Inspection**

- i. Waterway Inspection Report

There was no discussion. The ponds were reported to be in good condition.

Mr. Vega stated that sod installation on the center islands will be completed on Thursday.

Mr. Vega noted that pressure washing will begin on Friday so as not to interfere with landscaping.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of November 11, 2025, Meeting Minutes**

**B. Acceptance of the October 2025 Financial Reports**

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the Meeting Minutes and the Financial Statements were accepted. 5-0

**FIFTH ORDER OF BUSINESS**

**Supervisors' Requests**

None.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Amato seconded by Mr. Lowrie, with all in favor, the meeting was adjourned at 7:07 p.m. 5-0

---

Mark Vega, Secretary

---

Kelly Barr, Chairperson

**South Fork  
Community Development District**

*Financial Report  
November 30, 2025*

**Prepared by:**



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**FINANCIAL STATEMENTS**

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**Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 433,707	\$ -	\$ 433,707
Due From Other Funds	-	28,719	28,719
Investments:			
Reserve Fund (A-1)	-	38,408	38,408
Reserve Fund (A-2)	-	8,507	8,507
Reserve Fund (A-3)	-	28,424	28,424
Revenue Fund (A-1)	-	113,389	113,389
Revenue Fund (A-2)	-	81,988	81,988
Revenue Fund (A-3)	-	94,223	94,223
Prepaid Items	1,756	-	1,756
Deposits	874	-	874
<b>TOTAL ASSETS</b>	<b>\$ 436,337</b>	<b>\$ 393,658</b>	<b>\$ 829,995</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 15,744	\$ -	\$ 15,744
Other Current Liabilities	11,503	-	11,503
Due To Other Funds	1	-	1
<b>TOTAL LIABILITIES</b>	<b>27,248</b>	<b>-</b>	<b>27,248</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	1,756	-	1,756
Deposits	874	-	874
<b>Restricted for:</b>			
Debt Service	-	393,658	393,658
<b>Unassigned:</b>	<b>406,459</b>	<b>-</b>	<b>406,459</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 409,089</b>	<b>\$ 393,658</b>	<b>\$ 802,747</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 436,337</b>	<b>\$ 393,658</b>	<b>\$ 829,995</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 2,854	\$ 2,854
Special Assmnts- Tax Collector	504,442	100,888	38,238	(62,650)
Special Assmnts- Other	1,915	1,915	145	(1,770)
Special Assmnts- Discounts	(20,254)	(4,051)	(1,581)	2,470
<b>TOTAL REVENUES</b>	<b>486,103</b>	<b>98,752</b>	<b>39,656</b>	<b>(59,096)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	25,836	4,306	5,167	(861)
ProfServ-Engineering	10,000	1,667	1,725	(58)
ProfServ-Field Management	17,727	2,955	2,955	-
ProfServ-Legal Services	5,000	833	507	326
ProfServ-Mgmt Consulting	37,106	6,184	6,184	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	-	-	-
Website Compliance	1,553	1,553	217	1,336
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	300	-	300
Miscellaneous Services	-	-	61	(61)
Misc-Records Storage	-	-	210	(210)
Misc-Assessment Collection Cost	10,127	2,025	736	1,289
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>123,988</b>	<b>31,512</b>	<b>29,742</b>	<b>1,770</b>
<b><u>Electric Utility Services</u></b>				
Utility - General	10,782	1,797	2,012	(215)
Electricity - Streetlights	10,038	1,673	-	1,673
<b>Total Electric Utility Services</b>	<b>20,820</b>	<b>3,470</b>	<b>2,012</b>	<b>1,458</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	16,000	2,667	2,800	(133)
R&M-Lake	50,000	8,333	8,925	(592)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>66,000</b>	<b>11,000</b>	<b>11,725</b>	<b>(725)</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	103,155	17,193	15,738	1,455
Contracts-Mulch	2,500	417	-	417
Insurance - Property	11,463	11,463	11,509	(46)
R&M-Renewal and Replacement	10,000	1,667	-	1,667

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Irrigation	2,000	333	1,180	(847)
R&M-Pressure Washing	-	-	6,750	(6,750)
Shared Maintenance Costs	3,600	600	600	-
Reserve - Ponds	120,000	20,000	-	20,000
<b>Total Other Physical Environment</b>	<b>252,718</b>	<b>51,673</b>	<b>35,777</b>	<b>15,896</b>
<b>Field</b>				
ProfServ-Wildlife Management Service	9,000	1,500	-	1,500
Contracts-Security Services	11,424	1,904	-	1,904
Misc-Contingency	238	238	-	238
<b>Total Field</b>	<b>20,662</b>	<b>3,642</b>	<b>-</b>	<b>3,642</b>
<b>TOTAL EXPENDITURES</b>	<b>484,188</b>	<b>101,297</b>	<b>79,256</b>	<b>22,041</b>
Excess (deficiency) of revenues Over (under) expenditures	1,915	(2,545)	(39,600)	(37,055)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	1,915	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,915</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 1,915	\$ (2,545)	\$ (39,600)	\$ (37,055)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>448,689</b>	<b>448,689</b>	<b>448,689</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 450,604</b>	<b>\$ 446,144</b>	<b>\$ 409,089</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 3,500	\$ 583	\$ 2,584	\$ 2,001
Special Assmnts- Tax Collector	327,561	65,512	24,829	(40,683)
Special Assmnts- Discounts	(13,102)	(2,620)	(1,023)	1,597
<b>TOTAL REVENUES</b>	<b>317,959</b>	<b>63,475</b>	<b>26,390</b>	<b>(37,085)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6,551	1,310	476	834
<b>Total Administration</b>	<b>6,551</b>	<b>1,310</b>	<b>476</b>	<b>834</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	110,000	-	-	-
Principal Debt Retirement A-2	20,000	-	-	-
Principal Debt Retirement A-3	75,000	-	-	-
Interest Expense Series A-1	41,569	20,785	20,956	(171)
Interest Expense Series A-2	9,531	4,766	4,804	(38)
Interest Expense Series A-3	37,108	18,554	18,707	(153)
<b>Total Debt Service</b>	<b>293,208</b>	<b>44,105</b>	<b>44,467</b>	<b>(362)</b>
<b>TOTAL EXPENDITURES</b>	<b>299,759</b>	<b>45,415</b>	<b>44,943</b>	<b>472</b>
Excess (deficiency) of revenues				
Over (under) expenditures	18,200	18,060	(18,553)	(36,613)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	18,200	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>18,200</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 18,200	\$ 18,060	\$ (18,553)	\$ (36,613)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>412,211</b>	<b>412,211</b>	<b>412,211</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 430,411</b>	<b>\$ 430,271</b>	<b>\$ 393,658</b>	