



Rizzetta & Company

# **Mitchell Ranch Community Development District**

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## **Board of Supervisors' Regular Meeting March 10, 2026**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chape, FL 33544  
813.994-1001**

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

**MITCHELL RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL  
33558

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

**Board of Supervisors**

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Jennifer Hoerle	Assistant Secretary
Jacob Walsh	Assistant Secretary
Lori Rice	Assistant Secretary

**District Manager**

Sean Craft	Rizzetta & Company
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**District Counsel**

John Vericker	Straley Robin & Vericker
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**District Engineer**

Brian Surak	Clearview Land Design
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**All cellular phones must be placed on mute while in the meeting room.**

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

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, or 1-800-955-8771 (TTY) 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.

# MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 944-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
mitchellranchcdd.org

March 2, 2026

**Board of Supervisors  
Mitchell Ranch Community  
Development District**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Mitchell Ranch Community Development District will be held on **Tuesday, March 10, 2026 at 10:00 a.m.**, at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Ratification of Proposal for Replacement and Re-Installation of Signage throughout the community .....Tab 1
  - B. Consideration of Aquatic Midge Management Agreement .....Tab 2
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Meeting held on February 10, 2026 .....Tab 3
  - B. Consideration of Operation and Maintenance Expenditures for January 2026 .....Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatics Report .....Tab 5
  - D. Field Inspection Services Report .....Tab 6
  - E. Landscape & Irrigation Report .....Tab 7
    - i. Contractor Response to Field Inspection .....Tab 8
    - ii. Consideration of Proposal to Replace Dead/Missing Plants along fence on Bear Landing.....Tab 9
    - iii. Consideration of Proposal to Replace Dead/Missing Plants at Bear Landing and Birch Haven.....Tab 10
    - iv. Consideration of Proposal to Install Stone under Bench at Foster Park.....Tab 11
    - v. Consideration of Proposal to Revamp Planting Bed at Foster Park.....Tab 12

- F. District Manager
  - i. Presentation of District Manager's Report .....Tab 13
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](mailto:scraft@rizzetta.com).

Sincerely,  
*Sean Craft*  
Sean Craft  
District Manager

# Tab 1

# Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

# Estimate

Date	Estimate #
2/23/2026	1343

Name / Address
Mitchell Ranch CDD 3434 Colwell Ave Tampa, Fl. Suite 200 33614

Project

Description	Qty	Rate	Total
Purchase and Install with hardware 36 X 6 double faced Dg3 Street name signs  All white with green letters  Winning Fields Rd Yellowhammer Way 2 Houndstooth Enclave Dr Gridiron Garden Isle Legend Pasture Rd  At the time of inspection there were 7 other community signs leaning or needing to be re-installed throughout property and will be completed as well.		1,650.00	1,650.00

Client Signature <i>Sean Craft</i>	<b>Total</b>	\$1,650.00
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## **Tab 2**



Mailing: PO Box 917 Parrish, FL 34219  
Physical: 11719 31st Ter E Parish, FL 34221

813.564.2322  
www.sitexaquatics.com

# Aquatic Midge Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Mitchell Ranch CDD hereafter called "customer"*

**Customer:** Mitchell Ranch CDD  
**C/O:** Rizzetta & Company  
**Contact:** Wesley Elias  
**Address:** 12750 Citrus Park lane Suite 115 Tampa, FL 33625  
**Email:** WElias@rizzetta.com  
**Phone:** 813.793.8814

*Sitex agrees to provide aquatic midge fly management services for a period of 10 months In accordance with the terms and conditions of this agreement in the following sites:*

Nine (9) Pond banks & Three (3) Wetland buffers located at the Mitchell Ranch Community in Trinity, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Monthly Larvicide for aquatic Midge Fly's           | Included |
| 2. All Services Performed by State Licensed Applicator | Included |

*Service shall consist of 10 Monthly treatments (March-Dec)*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be for 10 months only 03/01/2026-12/31/2026. Agreement will automatically renew as per Term and Conditions:*

Total Monthly Service Amount:	\$1,500.00
Total March-Dec Service amount:	\$15,000.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

		02/23/2026
Accepted By	Date	Date
	President, Sitex Aquatics Ilc.	

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Ten (10) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a Ten (10) month period. This Agreement shall be automatically renewed at the end of the Ten (10) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

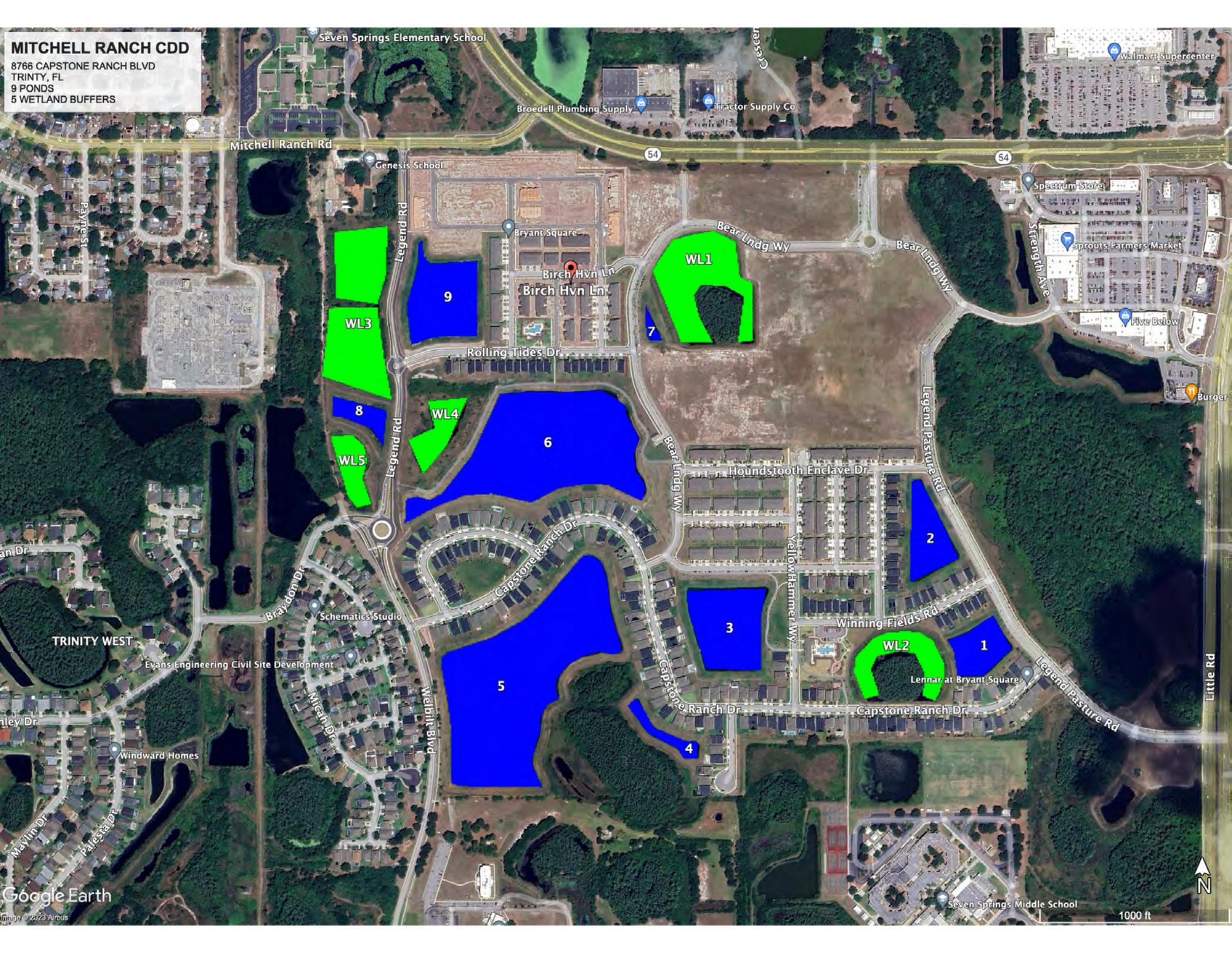
It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

**MITCHELL RANCH CDD**  
8766 CAPSTONE RANCH BLVD  
TRINITY, FL  
9 PONDS  
5 WETLAND BUFFERS



## **Tab 3**

**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.

**MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District was held on **Tuesday, February 10, 2026, at 10:08 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway. 2155 Northpointe Parkway, Lutz, Florida 33588

**Present and constituting a quorum were:**

Kelly Evans	<b>Board Supervisor, Chair</b>
Lori Campagna	<b>Board Supervisor, Vice-Chair</b>
Jake Walsh	<b>Board Supervisor, Assistant Secretary</b>
Jennifer Hoerle	<b>Board Supervisor, Assistant Secretary</b>
Lori Rice	<b>Board Supervisor, Assistant Secretary</b>

**Also Present were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kathryn Hopkinson	<b>District Counsel, Straley, Robin Vericker</b>
Liz Moore	<b>Representative, Fieldstone Landscaping</b>
Amiee Brodeen	<b>LIS, Rizzetta &amp; Company, Inc.</b>

Audience Present

**FIRST ORDER OF BUSINESS**

**Call to order and Roll Call**

Mr. Craft called the meeting to order and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Audience member commented about parking on grass at Rolling Tides

**THIRD ORDER OF BUSINESS**

**Discussion regarding Re-designation of Board Seats**

The Board approved a motion to switch seats #1 and #2. Supervisor Rice will now occupy Seat #1 with the term set to expire in November 2028 and Supervisor Evans will now occupy Seat #2 with the term set to expire in November 2026.

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On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the re-designation of seats #1 and #2 as stated above, for Mitchell Ranch Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Ratification of Proposal to Repair  
Potholes and Traffic Signs**

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On a Motion by Ms. Rice, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the proposal from Romaner Graphics in the amount of \$1,430.00 for the repair of the potholes and traffic signs, for Mitchell Ranch Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Ratification of Proposal for Irrigation  
Repair**

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On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the proposal from Fieldstone Landscape in the amount of \$4,065.23 to repair the main line break on the east side of Legends Pasture, for Mitchell Ranch Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Regular Meeting held on January 13,  
2026**

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On a Motion by Ms. Campagna, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on January 13, 2026, as presented, for Mitchell Ranch Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Ratification of O&M Expenditures for  
December 2025**

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On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors ratified the O&M expenditures for December 2025 (\$71,072.78), for Mitchell Ranch Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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**A. District Counsel**  
Nothing to report.

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**B. District Engineer**  
i. Review of Updated Labor Rates

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The Board reviewed the updated labor rates provided by BDI Engineers.

**C. Aquatic Report**

The Board reviewed the aquatics report.

**D. Field Inspection Services Report**

Ms. Brodeen reviewed her report with the Board.

**i. Contractor Response to Field Inspection Report**

The Board reviewed the report and directed Fieldstone Landscape to provide an in-depth analysis of the damages caused by the recent freeze at the March meeting.

**ii. Consideration of Proposal to Fertilize Palm Tree at Front Entrance**

On a Motion by Ms. Campagna, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$337.07 to fertilize the palm tree at the front entrance, for Mitchell Ranch Community Development District.

**iii. Consideration of Proposal to Install Mulch**

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$33,750.00 for the installation of mulch at the common areas of the community, for Mitchell Ranch Community Development District. Installation to be scheduled for mid-March.

Ms. Hopkinson to prepare a one-time agreement for services and circulate for signatures.

**E. Horticulture – Monthly Chemical Report**

The Board reviewed the report.

**F. Irrigation Report**

No report was provided due to mainline break and recent freeze.

**G. District Manager**

Mr. Craft reminded the Board that the next regular meeting is scheduled for March 10, 2026, at 10:00 a.m at the Hilton Garden Inn.

Mr. Craft presented the 4<sup>th</sup> Quarter Website Compliance Audit Report and stated that there were no negative findings.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests made.

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**TENTH ORDER OF BUSINESS** **Adjournment**

Mr. Craft stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 10:31 a.m. for Mitchell Ranch Community Development District.

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

\_\_\_\_\_  
Chairman/ Vice Chairman

DRAFT

## **Tab 4**

# MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented:     **\$41,163.92**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100590	2271	Engineering Services 12/25	\$ 180.00
Duke Energy	20260106-3	9100 8922 3264 11/25 ACH	2778 Legend Pasture Rd - Lift 11/25	\$ 92.65
Duke Energy	20260106-2	9100 8922 3446 11/25 ACH	2899 Bear Landing Way - Lift 11/25	\$ 309.49
Duke Energy	20260106-1	9100 8922 4140 11/25 ACH	0000 Little RD 11/25	\$ 664.21
Duke Energy	20260106-16	9100 8922 4645-123125	Electric Service 12/25	\$ 45.19
Duke Energy	20260106-7	910089223115-123125	2809 Legend Pasture Rd 12/25	\$ 33.25
Duke Energy	20260106-9	910089223602-123125	2911 Legend Pasture Rd 12/25	\$ 33.25
Duke Energy	20260129-2	910089223793-010626	2965 Bear Landing Way 12/25	\$ 33.24
Duke Energy	20260129-1	910089223967-010626	00000 State Rd 54 Lite 12/25	\$ 874.41
Duke Energy	20260106-8	910089224463-123125	3043 Legend Pasture Rd 12/25	\$ 33.25
Duke Energy	20260106-15	9101 3958 8485-122325	Street Lights 12/25	\$ 1,741.03
Duke Energy	20260106-5	910138415332-010226	8163 Rolling Tides Dr 12/25	\$ 19.79

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260106-6	910138417178-010226	3159 Bear Landing Way MNMT Sign 12/25	\$ 20.88
Duke Energy	20260106-4	910138420123-010226	2696 Welbilt Blvd Mnmt Sign 12/25	\$ 19.79
Fieldstone Landscape Services	100584	26946	Tree Replacement 12/25	\$ 912.55
Fieldstone Landscape Services	100584	26947	Landscape Maintenance 12/25	\$ 3,061.00
Fieldstone Landscape Services	100584	26961	Irrigation Repairs 11/25	\$ 53.60
Fieldstone Landscape Services	100591	27001	Irrigation Repairs 12/25	\$ 618.91
Fieldstone Landscape Services	100591	27002	Landscape Maintenance 12/25	\$ 1,988.86
Fieldstone Landscape Services	100591	27003	Irrigation Repairs 12/25	\$ 840.74
Fieldstone Landscape Services	100591	27004	Irrigation Repairs 12/25	\$ 250.00
Fieldstone Landscape Services	100591	27043	Monthly Landscaping Maintenance 01/26	\$ 14,613.00
Florida Governmental Utility Authority	100585	10000010518	2778 Legend Pasture Road - Reclaimed Water 12/25	\$ 175.56
Florida Governmental Utility Authority	100585	10000012771	8553 Houndstooth Enclave Dr 12/25	\$ 100.96
Florida Governmental Utility Authority	100588	10000016923	8087 Capstone Ranch Drive 12/25	\$ 35.17

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Governmental Utility Authority	100585	10000018707	2997 Bearlanding Way 12/25	\$ 206.42
Rizzetta & Company, Inc.	100587	INV0000106234	Accounting Services 01/26	\$ 5,938.09
Sitex Aquatics, LLC	100589	010526-478	Payment for invoice 10549-b.	\$ 660.00
Sitex Aquatics, LLC	100592	10623-b	Monthly Lake Maintenance 12/25	\$ 2,070.00
Straley Robin Vericker	100586	27612	Legal Services 11/25	\$ 1,282.50
U.S. Bank	100593	8012210	Trustee Fees Series 2019 12/01/25- 11/30/26	<u>\$ 4,256.13</u>
<b>Total</b>				<b><u>\$ 41,163.92</u></b>

## **Tab 5**



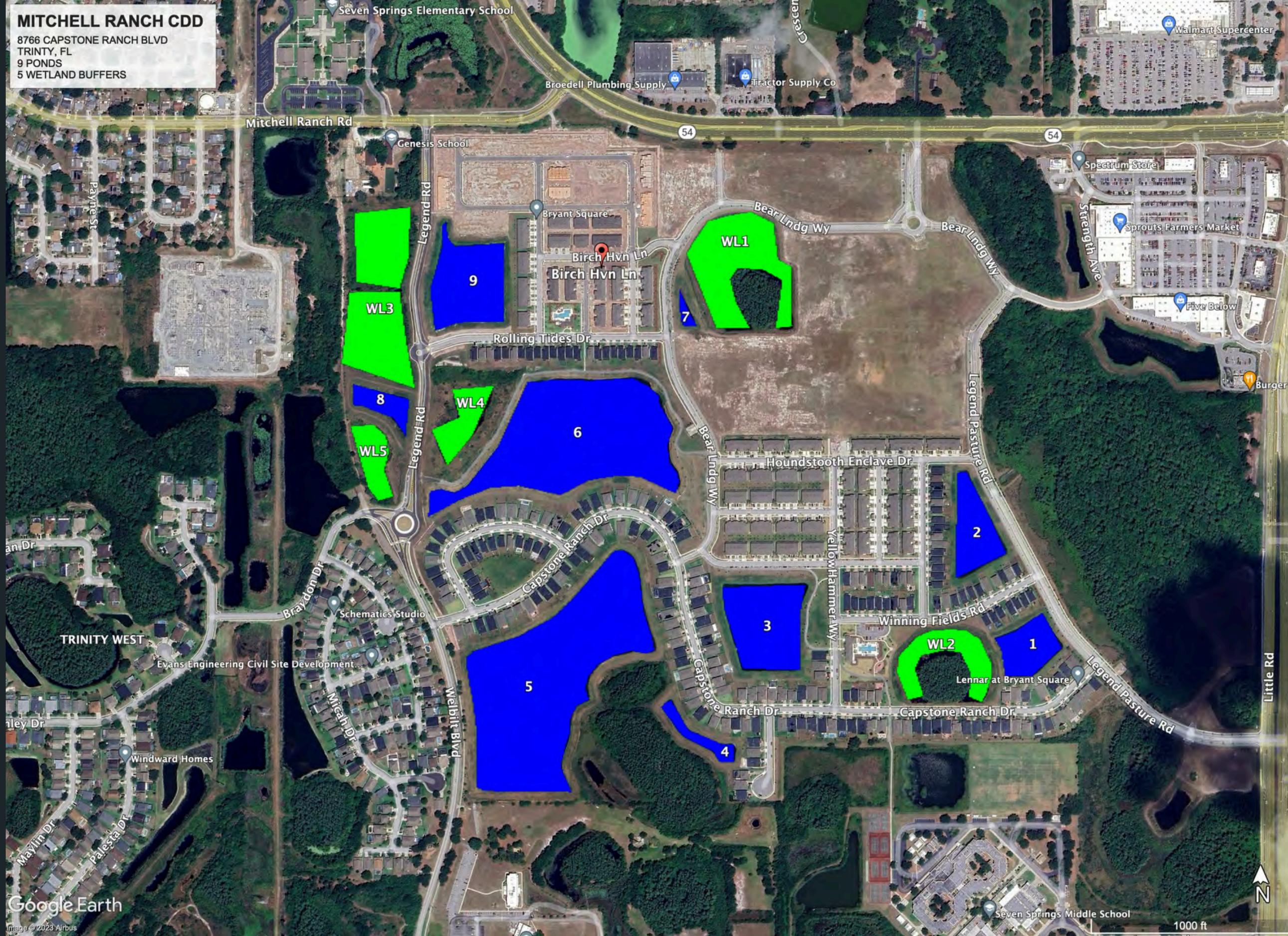
# MONTHLY REPORT

MARCH, 2026



# MITCHELL RANCH CDD

8766 CAPSTONE RANCH BLVD  
TRINITY, FL  
9 PONDS  
5 WETLAND BUFFERS



## SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!

Feb 18, 2026 at 9:19:41 AM



Feb 18, 2026 at 9:10:14 AM



Feb 18, 2026 at 9:40:08 AM



Pond #1 Treated for Shoreline Vegetation.

Pond #2 Treated for Shoreline Vegetation.

Pond #3 Treated for Shoreline Vegetation.

Feb 18, 2026 at 10:44:38 AM



Feb 18, 2026 at 10:31:44 AM



Feb 18, 2026 at 10:37:22 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Shoreline Vegetation.

Pond #6 Treated for Shoreline Vegetation.

Feb 18, 2026 at 11:18:18 AM



Pond #7 Treated for Shoreline Vegetation.

Feb 18, 2026 at 10:52:34 AM



Pond #8 Treated for Shoreline Vegetation.

Feb 18, 2026 at 10:57:44 AM



Pond #9 Treated for Algae and Shoreline Vegetation.

## **Tab 6**

# MITCHELL RANCH

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## LANDSCAPE INSPECTION REPORT



February 18, 2026  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Legends Pasture, Houndstooth Enclave

## General Updates, Recent & Upcoming Maintenance Events

- Apply a pre-emergent herbicide in mid-February to prevent germination of annual spring weeds. \*UF/IFAS recommends February 15 as the ideal pre-emergent window for Central Florida, before temperatures reach 65–70°F for five consecutive days.\*
- Perform targeted post-emergent weed control, taking advantage of morning dew to improve foliar uptake and treatment effectiveness. (Contract - Complete fertilizers will be a custom blended mix in a granular or liquid and contain a minimum of 50% nitrogen in a slow or controlled release form.)

The following are action items for Fieldstone 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 the BOS.**

### 1. **Excavated Pit – Legends Pasture Way:**

Inspected the newly dug-out pit at Legends Pasture Way. Please provide an update on the status of this excavation. Confirm whether this was related to an irrigation mainline break and outline the remaining steps and expected timeline for repair and restoration. (Pic 1)



### 2. **Crape Myrtles – Begin Pencil Pruning:**

Recommend beginning pencil pruning of all crape myrtles throughout the property to refine branch structure.

- ### 3. **ROW Turf – Legends Pasture Way:**
- Turf along the east side of the ROW is becoming increasingly patchy with active weed....

**(#3 Cont.)**.... intrusion. Recommend treating all turf weeds accordingly and applying a fertilizer application to support turf recovery and improve overall density.

### 4. **Ant Mounds in Walkway Cracks – Legends Pasture East Side:**

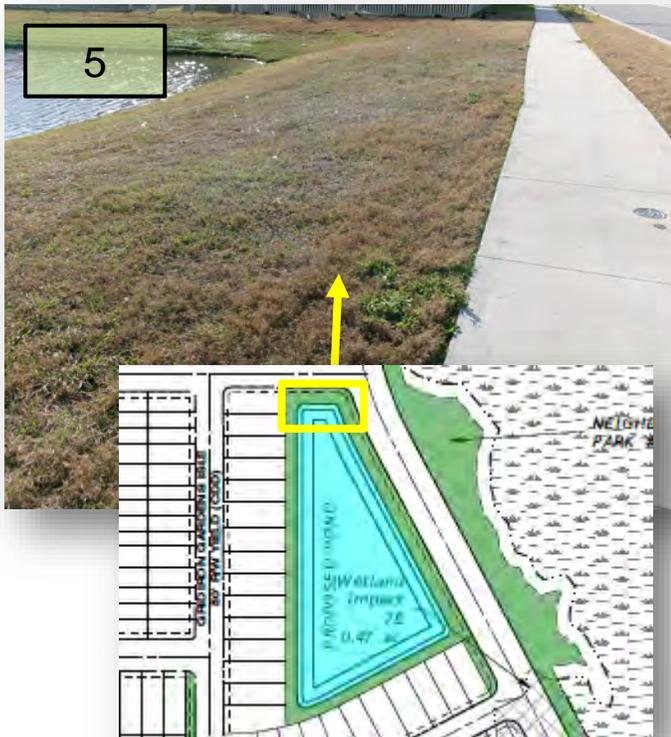
Multiple ant mounds are forming within the broken concrete cracks along the east side walkway. Recommend treating all active mounds accordingly during the next service visit and monitoring for continued activity. (Pic 4)



- ### 5. **Legends Pasture & Houndstooth Enclave Pond Edge:**
- Significant turf weed growth is present along the pond banks.... **(Nxt Pg)**

# Houndstooth Enclave, Legends Pasture

**(#5 Cont.)**.... between Legends Pasture and Houndstooth Enclave. Recommend treating all active broadleaf and grassy weeds during the next service visit and monitoring the area for continued weed pressure.



**(#9 Cont.)**.... decline, likely due to cold-snap damage combined with pre-existing health issues. Please have the team assess the palm to determine whether it is salvageable. Recommend monitoring its condition as temperatures warm, as recovery may still be possible with improved weather and supportive care.



**6. Spanish Moss – Legends Pasture Trees:**

Spanish moss is accumulating in several trees along Legends Pasture. Recommend removing excessive moss to reduce weight on branches.

**7. Foxtail Fern Beds – Houndstooth & Legends Pasture:**

Trim out all browned or damaged fronds in the foxtail ferns, redefine and detail the bed edges (especially before mulching), and remove all small emerging weeds throughout the planting beds.

**8. Ant Mounds in Turf:**

Along the ROW, near the 'B-Residence' sign I spotted a few small ant mounds. Treat accordingly and rake away the debris once inactive.

**9. Declining Palm – Southern End of Legends Pasture:**

The palm at the southern end of Legends Pasture has continued to....

**10. Planting Bed – Legends Pasture:** The planting bed beneath the palm contains active dollarweed growth, which may indicate excessive moisture or overspray. Recommend checking irrigation coverage and runtimes in this zone to ensure the area is not being overwatered, and treat the dollarweed accordingly during the next visit.

**11. Planting Bed Preparation – Legends Pasture:** Before any new mulch is installed, the planting bed beneath the palm must be fully prepped. Edge the bed lines cleanly, remove all unwanted plant material and weeds, and ensure all exposed drip irrigation lines are properly buried prior to mulching.

**12. Softwood Shrubs – Pruning Recommendation:** Recommend postponing pruning of all soft-wood shrubs until temperatures rise and stabilize. Cutting these plants back during fluctuating or colder weather may cause additional stress and hinder regrowth.

# Yellowhammer Way, Bear Landing Way, Foster Park

## 13. Christmas Lights on Palms – Legends

**Pasture:** Christmas lights are still installed on the palm trees in this area.

**14. Turf Weeds – Yellowhammer Way (Foster Park):** Significant turf weed activity noted along the concrete edges, including dollarweed and clover. Recommend treating all active weeds during the next service visit and monitoring the edges for continued weed pressure. (Pic 14)



## 15. Tire Marks on Sidewalk – Foster Park:

Circular tire marks on the sidewalk, caused by a golf cart driving on the turf and turning sharply. Marks may require pressure washing for full removal, although any upcoming rain may help lighten or wash them away naturally. (Pic 15)



**16. Switchgrass Loss – Foster Park:** Several switchgrass plants have died in the planting area. Recommend removing all dead material AFTER the second week of March, but noting the quantity needed for replacement during the next installation cycle.

**17. Ornamental Grass Beds – Foster Park:** The ornamental grasses have still not been properly weeded. Weeds are being cut during grass trimming rather than pulled from the base, allowing continual regrowth. Recommend fully weeding out the ornamental grass beds, removing all weeds at the root to prevent ongoing intrusion. (Pic 17)



**18. Planting Beds – Foster Park:** Before any mulch is installed, the planting beds in the park need to be properly prepped. Bed-edge all planting beds to establish clean lines and ensure defined borders prior to mulching.

**19. Bear Landing ROWs – Suspected Fungal Turf Damage:** Multiple dead/dying patches observed, consistent with possible fungal activity. Recommend confirming diagnosis (rule out irrigation stress and insect pressure) and treating affected areas with an appropriate turf. Adjust irrigation to avoid prolonged leaf wetness, and monitor for recovery with follow-up spot treatments as needed. (Pic 19>)

# Foster Park, Bear Landing Way, Welbilt Rd

**20. Irrigation Valve Box Lid – Foster Park:** The irrigation valve box lid along the south roadside area at Foster Park is damaged and needs full replacement.

**21. Irrigation & Turf Recovery – Bear Landing Park:** Please confirm whether the irrigation system is currently functioning at Bear Landing Park. If irrigation is operational, treat all active turf weeds during the next visit and apply fertilizer to support recovery. Current morning dew conditions make this an ideal time for product uptake. (Pic 21)



**23. Turf Weeds – Bear Landing Park:** Active turf weeds present throughout the park, including dollarweed, Bahia intrusion, woodsorrel, and clover. Recommend treating all affected areas during the next service visit and adjusting cultural practices as needed to reduce recurring weed pressure.

**24. Welbilt Road (North of Property) – Weed Trees in Palm:** Weed trees are growing up through the palm located just north of the property line along Welbilt Road. Recommend trimming out and removing the weed trees. If the Board prefers full cleanup of the entire area, please advise so a broader scope can be proposed. (Pic 24)



**22. Possible Broken Irrigation Head – Bear Landing Park:** A potentially broken irrigation head along the concrete walkway near the new path. The overspray of soil gives it away. (Pic 22>)



# Birch Haven, Bear Landing, Welbilt

## 25. Vinyl Fence Line Beds – Weed & Trash

**Cleanup:** The planting beds along the vinyl fencing on Welbilt require full cleanup. Remove all weeds and unwanted plant material throughout the beds. Due to the amount of trash present, Fieldstone may need to provide a separate proposal for trash removal if volume is significant.

**26. Birch Haven & Bear Landing Corner – Sand Cleanup Needed:** The sand at the corner of Birch Haven and Bear Landing has not yet been raked out and properly dispersed. The area appears unfinished following the irrigation repair work. Recommend raking and leveling the sand to restore a clean, finished appearance, especially before the new mulch is installed. (Pic 26)



**27. Planting Bed Edge – Birch Haven & Bear Landing Corner:** In the same area noted above, the planting bed needs to be properly edged to re-establish clean bed lines and prepare the area for final detailing.

**28. Turf Recovery Plan – Birch Haven & Bear Landing Corner:** Turf remains very weedy and is in poor condition. I would like to request implementation of a targeted recovery plan including weed suppression (pre- and post-emergent), irrigation and mowing adjustments, fertility to drive density,....

**(#28 Cont.)**.... and plug/sod repairs in bare zones. Include a 30–60 day timeline with QA checkpoints. (Pic 28)



**29. Hawthorn Loss – Birch Haven & Bear Landing Corner:** Several hawthorn shrubs near the B Residence sign have died. Recommend removing the dead material and noting quantities needed for replacement during the next planting cycle (Mid-to-Late March). (Pic 29)



**30. Mulch Preparation Note – Birch Haven/Bear Landing:** When this area receives new mulch, ensure all drip irrigation lines are fully buried beneath the mulch. This will improve appearance, protect the lines, and help maintain consistent moisture.

### 31. Corner Pines/Bryant Park Way – Turf

**Weed Treatment:** The turf in this area is heavily weedy. Recommend applying a Bahia-safe weed and feed treatment early in the morning so the natural dew can help the product adhere and “water in” for improved effectiveness. (Pic 31)



### 35. Cypress Tree Removal – Capstone Ranch

**(Harmon Park):** The cypress tree in Harmon Park has lost its main stem and is no longer structurally viable. Recommend removing the remaining tree and cleaning up the area during the next maintenance visit. (Pic 35)



### 32. Trash & Debris Cleanup – Pines/Bryant

**Park Way Corner:** Before applying fertilizer or Bahia weed-and-feed, remove all trash and wind-blown debris that has accumulated in the turf. The area appears to collect debris due to wind patterns, so a thorough cleanup is needed prior to treatment.



### 33. Bench Area Safety Concern – Pines

**Corner/Bryant Park Way :** The concrete pad beneath the park bench is at risk of collapsing due to insufficient backfill around the slab. Recommend back-filling and compacting the area promptly to stabilize the concrete and to prevent further settling I recommend adding large boulders. (Pic 33>)

### 34. Declining Pine – Long Leaf Pine Point:

A pine tree near the corner of the vinyl fence is completely brown and appears to have fully declined. Recommend evaluating the tree to determine whether removal is necessary or if monitoring is still appropriate, though current condition strongly suggests the tree may be non-recoverable. (Pic 34>)



# Harmon Park

## 36. Turf Restoration Needed – Harmon Park:

Turf throughout Harmon Park is in decline and needs full treatment and recovery. Recommend applying a fertilizer application promptly and treating all active turf weeds to begin restoring density, color, and overall turf health. (Pic 36)



## 38. General Bed Maintenance (and Pond):

Edge all planting beds throughout these areas and clean out excessive Spanish moss from the trees along the pond edges. This will improve appearance, maintain clear tree structure, and prepare the beds for upcoming maintenance and mulch work.

## 37. Tree Ring Preparation – Harmon Park:

Before mulching, remove all weeds from the tree rings and fully detail each ring to ensure clean edges and a well-maintained appearance. (Pic 37)



## **Tab 7**



FIELDSTONE

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# February 2026 - Mitchell Ranch clock #1- commons

Date: Feb 25, 2026 11:03 am

Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #1- commons area #1
Location	Legend pasture and capstone ranch
Model	
Modules	42
SLW	SLW1 Legend pasture and capstone ranch

Controller ID	74897
---------------	-------

Water Days as of Feb 25, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Fri
Program C	Mon , Fri
Program D	

Notes
Rainbird LX-IVM
All general repairs have been completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Both side of curb at Little road and legend pasture entry	Pass									
2	Both sides legend pastor and Little road entry	Pass									
3	Northside legend pasture at second meeting Island	Pass									
4	All drip from Little road to capstone ranch and 3rd medium Island	Pass									
5	East curb and second meeting Island	Pass									
6	East side, inside sidewalk second median Island to capstone ranch	Pass									
7	Bubbler behind homes along capstone ranch, from legend pasture to	Pass									
8	Westside inside sidewalk second median Island to capstone ranch	Pass									
9	Westside curb south of capstone ranch	Pass									
10	Westside curb north of capstone ranch	Pass									
(2) nozzle replaced											
11	Westside north of capstone ranch	Pass									
12	East side north of capstone ranch	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
13	East side north of capstone ranch to winning field	Pass						2	1		
14	Median Island North of winning field	Pass									
15	East curb north of winning field	Pass									
16	East side north of houndstooth and a long East bear landing	Pass							1		
17	East side north of houndstooth	Pass									
18	Westside legend pasture, winning field to houndstooth	Pass									
(4) nozzle replaced											
19	Westside legend pasture, winning field to houndstooth	Pass									
20	Westside legend pastor north of houndstooth	Pass									
21	Westside legend pastor north of houndstooth	Pass						1	1		
22	Eastside legend pastor south of bear landing	Pass									
23	Southwest corner legend pastor and bear landing	Pass									
24	Southside bear landing to cattle ranch	Pass									
25	South of bear landing east of roundabout	Pass									
(1) nozzle replaced											
26	Roundabout	Pass									
27	Southwest of roundabout at cattle ranch	Pass									
28	(NW) corner of roundabout at STRD 54	Pass									
29	State road 54 entry	Pass									
30	Cattle ranch median	Pass									
31	South curb of bear landing- (W) of roundabout	Pass									
32	Southside bear landing at medal Way intersection	Pass									
(1) nozzle replaced											
33	South bear landing, medal way to houndstooth	Pass						2	2		
34	East side of bear landing south of birch haven	Pass									
35	Eastside bear landing north of houndstooth	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
36	Eastside bear landing between houndstooth and campus woods	Pass									
37	Lift station West side bear landing north of houndstooth	Pass									
38	Westside bear landing south of houndstooth to campus woods	Pass									
39	North bear landing, west legend pasture	Pass							2		
40	Houndstooth #8655-#8683	Pass									
41	Houndstooth #8613-#8647	Pass									
42	Houndstooth #8577-#8605	Pass									
43	Houndstooth #8515-#8545	Pass									
44	Houndstooth #8489-#8509	Pass									
45	Houndstooth #8453-#8483	Pass									
46	Houndstooth #8450-#8472	Pass									
47	Houndstooth #8476-#8496	Pass									
48	Houndstooth #8502-#8522	Pass									
49	Houndstooth #8526-#8548	Pass									
50	Druid oaks #8527-8549	Pass									
51	Druid oaks #8503-#8523	Pass									
52	Druid oaks #8477-#8497	Pass									
53	Druid oaks #8451-#8471	Pass									
54	Druid oaks #8450-#8472	Pass									
55	Druid oaks #8476-#8496	Pass									
56	Druid oaks #8502-#8522	Pass									
57	Druid oaks #8528-#8548	Pass									
58	Campus woods #8527-#8547	Pass									
59	Campus woods #8501-#8521	Pass									
60	Campus woods #8477-#8497	Pass									
61	Campus woods #8449-#8469	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
62	Yellow hammer #2848-#2866	Pass									
63	Yellow hammer #2874-#2902	Pass									
64	Yellow hammer #2910-#2928	Pass									
65	Coach manors #2901-#2919	Pass									
66	Coach manors #2865-#2895	Pass									
67	Coach manors #2839-#2857	Pass									
68	Coach manors #2838-#2850	Pass									
69	Coach manors #2864-#2896	Pass									
70	Coach manors #2900-#2918	Pass									
71	Gridiron ilse #2911-#2929	Pass									
72	Gridiron ilse #2875-#2895	Pass									
73	Gridiron ilse #2849-#2867	Pass									
74	Southwest corner of yellow hammer and campus woods	Pass			1						
75	West side along sidewalk	Fail									
Not operating											
76	Center	Pass									
77	Along sidewalk at street	Pass									
78	Parking islands along campus woods and yellow hammer way	Pass			1						
(2) nozzle replaced											
79	All trees	Pass									
80	All beds	Pass									
81	All trees @ Coleman park	Pass									
82	Along street	Pass									
83	(E) side at #8577 houndstooth enclave	Pass									
84	(W) side at #8545 houndstooth enclave	Pass									

**Zone #13 - 02-25-26 11:53 am CST**



**Zone #13 - 02-25-26 11:53 am CST**



**Zone #13 - 02-26-26 7:30 am CST**



**Zone #13 - 02-26-26 7:32 am CST**



**Zone #16 - 02-25-26 11:53 am CST**



**Zone #21 - 02-25-26 11:52 am CST**



**Zone #21 - 02-26-26 7:42 am CST**



**Zone #33 - 02-25-26 11:51 am CST**



**Zone #33 - 02-25-26 11:51 am CST**



**Zone #33 - 02-26-26 8:11 am CST**



**Zone #33 - 02-26-26 8:19 am CST**



**Zone #39 - 02-25-26 11:50 am CST**



**Zone #39 - 02-25-26 11:51 am CST**



**Zone #39 - 02-26-26 8:02 am CST**



**Zone #39 - 02-26-26 8:03 am CST**



**Zone #74 - 02-25-26 11:50 am CST**



**Zone #74 - 02-26-26 8:34 am CST**



**Zone #78 - 02-25-26 11:49 am CST**



**Zone #78 - 02-26-26 8:35 am CST**





# FIELDSTONE

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## February 2026 - Mitchell Ranch clock #2- commons

Date: Feb 25, 2026 12:02 pm  
 Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #2 common area #2
Location	(SW) corner Birch haven and bear landing
Model	
Modules	18
Controller ID	114433

Water Days as of Feb 25, 2026	
Program A	Mon , Fri
Program B	Mon , Fri
Program C	
Program D	

Notes
Rainbird LX-IVM
All general repairs have been completed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	At lift station	Pass									
2	(W) bears landing curb- (S) rolling tides	Pass									
3	(W) bears landing, (s) rolling tides	Pass									
4	(W) bears landing, (s) rolling tides at pond along sidewalk to welbilt	Pass						1	1		
5	(W) bears landing, (s) rolling tides- along fence	Pass									
6	(W) bears landing, (s) rolling tides	Pass									
7	Along sidewalk behind homes- #8382 rolling tides	Pass									
8	(W) bears landing, (n) rolling tides	Pass									
9	(W) bears landing, (s) birch haven along fence	Pass									
10	(SW) corner birch haven and bears landing	Pass						1			
11	(W) bears landing, (s) birch haven	Pass									
12	(SW) corner birch haven and bears landing	Pass									
13	(S) curb birch haven	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	(SW) corner birch haven and bears landing	Pass									
15	(NW)corner bears landing and birch haven	Pass									
16	(N) birch haven curb, (W) bears landing	Pass									
17	(NW) curb, birch haven and bears landing	Pass									
18	(N) of birch haven along perimeter fence	Pass						2			
19	Behind North Perimeter wall	Pass									
20	Behind North parameter wall east end	Pass									
21	Behind North perimeter wall	Pass									
22	Behind North perimeter wall west end	Pass									
23	Behind North perimeter wall	Pass									
24	Along fence east side welbilt south of Mitchell ranch	Pass									
25	East side welbilt south of Mitchell Ranch	Pass									
26	Eastside welbilt north of rolling tide	Pass									
27	Trees north east corner along rolling tide, north and east of welbilt	Pass									
28	North east corner welbilt and rolling tied	Pass									
29	North east curb welbilt and rolling tide	Pass									
30	South east curb well-built and rolling tide	Pass									
31	Chris south and east rolling tide in welbilt	Pass						1	1		
32	South east corner welbilt and rolling tide	Pass									
33	Along fence east of welbilt north roundabout	Pass									
34	Along fence east of welbilt at roundabout	Pass									
35	Along fence east welbilt, south aroundabout	Pass									
36	Medal way entry and bears landing	Pass						1			

**Zone #4 - 02-25-26 2:53 pm CST**



**Zone #4 - 02-25-26 2:53 pm CST**



**Zone #10 - 02-25-26 2:53 pm CST**



**Zone #10 - 02-26-26 9:11 am CST**



**Zone #18 - 02-25-26 2:53 pm CST**



**Zone #18 - 02-25-26 2:53 pm CST**



**Zone #18 - 02-26-26 9:22 am CST**



**Zone #18 - 02-26-26 9:22 am CST**



**Zone #31 - 02-25-26 2:52 pm CST**



**Zone #31 - 02-25-26 2:52 pm CST**



**Zone #31 - 02-26-26 9:34 am CST**



**Zone #31 - 02-26-26 9:34 am CST**



**Zone #36 - 02-25-26 2:52 pm CST**



**Zone #36 - 02-26-26 9:50 am CST**





# FIELDSTONE

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## February 2026 - Mitchell Ranch clock #3 Harmon park

Date: Feb 26, 2026 6:09 am  
 Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #3- Harmon park
Location	8064 capstone ranch @ Harmon park
Model	
Modules	5
Controller ID	98752

Water Days as of Feb 26, 2026	
Program A	Mon , Thur
Program B	
Program C	
Program D	

Notes
Hunter hybrid
All general repairs have been completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	East end along fence	Pass									
2	North side along fence	Pass									
3	West end along fence and trees along sidewalk	Pass									
4	Along curb	Pass			1						
5	Along sidewalk	Pass									
6	First row inside sidewalk	Pass									
7	Southeast corner alongside walk	Pass									
8	Second row inside sidewalk	Pass									
9	First row in center	Pass									
10	Second row in center	Pass									
11	NW corner along bed	Pass									

**Zone #4 - 02-26-26 6:10 am CST**



**Zone #4 - 02-26-26 6:51 am CST**



## **Tab 8**

# MITCHELL RANCH

## LANDSCAPE INSPECTION REPORT



- 1- Irrigation repair on Legends Pasture is filled in and will be resodded. Hole is filled in on 2-25-26.
- 2- Pencil pruning of Crapees will take place over the next couple of visits up to 10'
- 3- Turf on the outside of the sidewalk is Bahia and is not irrigated. The turf between the street and sidewalk is St. Augustine and is irrigated.
- 4,8 -Crew is reminded to treat any ant mounds while on site. The Top Choice was applied on 2-12-26 and will take a couple of weeks to begin activating and seeing results.
- 5-Pond Banks – Turf around ponds is Bahia and is not irrigated. The weeds are growing faster than the turf at this time and will be mowed to give a clean appearance. Weed control applications would result in bare areas and possible erosion.
- 6- Spanish moss in tree – Spanish moss will be removed in trees up to 10'. Crews have been instructed to move their way through the property and complete removal by end of March.
- 7- Foxtail Fern at small monument signs- Crew will be trimming the dead out of the ferns and begin trimming of plant material the first week of March. All bed edges will be defined and pre-emergent will be applied to all beds before mulch installation
- 9- Palm at Little Road entrance- Continue to monitor for recovery. Palm fertilization and root drenching completed on 2-13-26. We will continue to monitor the recovery of the palm now that it has been fertilized and warmer temperatures have arrived.
- 10-Planting bed at Little Road - Dollar weed and weeds will be removed the next visit - 3-3-26. Checked plants for recovery and the Bougainvillea have new buds and Ixora is showing signs of new growth. We will trim back the tips and burnt branches, cut and clean up Lantana as well as weed and edge the bed before mulch installation.

- 11- Planting beds at entrance and median will be blown clean of leaves and trimmed before the mulch installation. We will also be applying a pre-emergent weed control to the beds before the mulch.
- 12- Cutting back of plant material will be selective at this time. Plants that are recovering and showing signs of new growth will only be tip pruned to encourage continuous improvement. Ornamental grasses will be cut back to allow heat and sunlight to penetrate the root zone and encourage recovery. Trimming will begin on 3-3-26.
- 13- Christmas lights need to be removed from front palms. Fieldstone can remove if lighting vendor chooses not to. Lights will be cut and disposed of.
- 14- Yellow Hammer Way – Foster Park. Dollar weed was treated on 2-13-26 with a heavy weed killer. The dollar weed is showing signs of curling and die back. The process will take a little more time due to the cold temperatures. The remaining weed ( looks like clover ) can be treated to eliminate it but caution that if treated and killed the areas will be bare soil. The turf installed in this park was Bahia. We can treat the area and over seed or treat the area and resod with Bermuda.



- 15- Tire marks from Gold Cart- I have reminded the crew to take precautions as well to not leave tire marks on sidewalk.
- 16- Foster Park – planting bed and switch grass. Counting of dead grasses for replacement after trimming and warmer temperatures mid March. Also resubmit proposal for the rejuvenation of bed in park. See attached



- 17- Foster Park Ornaments grasses – Grasses were weeded on 2-24-26. Weeds were pulled and removed the edging needs to be completed and we will be apply a pre-emergent before mulching



18- Bed edging and pre-emergent are scheduled to be completed before mulch installation. Completion before mid-March

19- Bear Landing – turf fungus - I checked this area and will continue to monitor the turf. I do however feel it from the crew parking along the street here when they come to service the property. I have asked if they rotate parking locations when on site for service.

20- Valve box cover will be replaced by irrigation or crew by mid-March

21- Bear Landing Park – The irrigation is only along the curb line and bubblers for some of the trees. The majority of this park is not irrigated. The turf installed is Bahia Typically we do not fertilize Bahia turf. I will investigate if there is anything that can be applied. I think we should also lower the mower height  $\frac{1}{4}$  to  $\frac{1}{2}$ " over the next couple of mow events.



22- Irrigation inspection was carried out on 2-26 and 2-27-26. There was a broken and head that has been replaced.

23- Turf Weeds – Irrigation was increased due to the new sod installed along the waling path. Irrigation will be reduced to aid in control of Dollar Weed. Park area is Bahia turf and majority of park is not irrigated. Treating the area would result in bare areas. Recommend overseeding the area with Bermuda after treatment

24- Welbilt road – north of property. This is county property and while Fieldstone mows it to keep it maintained if the board would like the area cleaned up please advise and a proposal will be submitted.

25- Vinyl Fence line along Welbilt – beds have been cleaned up and trash removed. Completed and checked on 2-24-26.



- 26- Birch Haven -Bear Landing corner – Sand has been raked and spoils removed. Some sand remains filling in the hole created by the irrigation main line break. Area was raked and cleared but recommended sodding to fill in several bare areas.
- 27- Bed edge and pre-emergent are scheduled for this area before mid -March mulching.
- 28- Corner of Bear Landing and Birch Haven – Turf diagnosis is failed turf due to irrigation mainline that was down for 2-3vweeks in mid summer last year. Turf recovery will be very slow especially after the additional stress of freezing temps and frost. We will apply fertilizer and pre-emergent in March now that temperatures have warmed. The irrigation is currently programed to run 3 times a week. Mowers to avoid the area so allow turf to recover and when mowing resumes to mow the turf at the 4” height. Monitor turf until the end of March for recovery (30 days) if no significant improvement I would recommend installing sod before the heat of the summer.



- 29- Bear Landing and Birch Haven corner - Propose to replace the dead Indian Hawthorn and fill in the bed. Proposal attached.



- 30- Mulch preparation – bed edging, blow and clean up leaves and apply a pre-emergent

- 31- Checking into the products that are safe for Bahia to control weeds and fertilizer is applied.
- 32- Area was cleaned up on 2-24-26. Debris removed.
- 33- Back fill under bench – soil washed out. Install larger gravel with fines that will compact under the bench for stability.
- 34- Pine- Long Leaf Pine Point- Checked pine and it is still pliable and scratching green. Recommend removing the tree due to the condition and unlikely going to recover.
- 35- Remove Cypress tree at Harmon Park - Will remove and clean up area in the next couple of visits.
- 36- Turf at Harmon Park - Turf fertilization is scheduled for beginning of March along with a pre-emergent. I also recommend that over the next couple of mow visits the crew lower the mow height by ¼- ½” to remove any burnt leaf blades and to encourage the Bermuda turf to grow.

Before mulching beds will be edged, leaves removed and trimming of plants that are showing signs of recovery. Some plants may not be ready to trim for 3 to 4 weeks. We will also be applying pre-emergent to the beds before the mulching to aid in the weed control through the summer months, keeping the property clean and maintained.



Vinyl fence along Bear Landing – fill in for missing or dead plant material



Purple Fountain grass may need replacement



Pink Muhly look like they are recovering nicely



Ground cover will be trimmed and monitored for recovery



Front entrance bed – plants are budding- tip prune only.

## **Tab 9**

**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: February 27, 2026  
Proposal #: 22657

**Mailing Address**

Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

Home Phone:

**Job Address**

Mitchell Ranch CDD  
8447 FL-54  
New Port Richey, FL 34655

Business Phone: 813-994-1001

---

**Job Summary:**

Vinyl Fence on Bear Landing - planting bed fill in for dead or missing plants

Install along the fence line on Bear landing to fill in Jasmine and Pink Muhly

65 - 3 gal Jasmine

40 - 3 gal Pink Muhly



**Quote Total: \$3,552.07**

## Terms & Conditions

### **Acceptance of Work**

- **Fieldstone Landscape Services, LLC (Contractor)** and **Mitchell Ranch CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

### **Payment Terms and Conditions**

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

### **Procedure for Extra Work and Changes**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

### **Warranty and Tolerances**

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

### **Material Tolerances**

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - **Hardwood & Palm Trees:** (6) Months
  - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
  - **Sod:** (30) Days
  - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
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**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Rizzetta & Company**

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# Tab 10

Date: February 27, 2026  
Proposal #: 22658

**Mailing Address**

Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

Home Phone:

**Job Address**

Mitchell Ranch CDD  
8447 FL-54  
New Port Richey, FL 34655

Business Phone: 813-994-1001

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**Job Summary:**

Install on the corner of Bear Landing and Birch Haven to fill in planting bed for missing or dead plant material

Install Indian Hawthorn to replace dead planting

Install Pink Muhly to replace and fill in for dead or missing plants

Remove any dead plants

Install new plants to fill in bed

clean up and dispose of all debris

Check irrigation and set to water new plants appropriately. - Drip irrigation



**Quote Total: \$2,021.75**

## Terms & Conditions

### **Acceptance of Work**

- **Fieldstone Landscape Services, LLC (Contractor)** and **Mitchell Ranch CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

### **Payment Terms and Conditions**

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

### **Procedure for Extra Work and Changes**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

### **Warranty and Tolerances**

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

### **Material Tolerances**

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - **Hardwood & Palm Trees:** (6) Months
  - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
  - **Sod:** (30) Days
  - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

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# Tab 11

# FIELDSTONE

## LANDSCAPE

## QUOTATION

Date: February 27, 2026  
Proposal #: 22659

### Mailing Address

Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

Home Phone:

### Job Address

Mitchell Ranch CDD  
8447 FL-54  
New Port Richey, FL 34655

Business Phone: 813-994-1001

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### Job Summary:

Installation of stone for under bench on Bryant Park and Corner Pine

Area under bench has washed out and may cause the concrete slab to fail.

Fill in under the bench with stone to help support the bench and eliminate further eroision.

Suggest Rip Rap Stone.



**Quote Total: \$1,643.99**

## Terms & Conditions

### **Acceptance of Work**

- **Fieldstone Landscape Services, LLC (Contractor)** and **Mitchell Ranch CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

### **Payment Terms and Conditions**

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

### **Procedure for Extra Work and Changes**

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- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
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### **Warranty and Tolerances**

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### **Material Tolerances**

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  - **Hardwood & Palm Trees:** (6) Months
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# Tab 12

Date: December 01, 2025  
 Proposal #: 22281

**Mailing Address**

Rizzetta & Company  
 3434 Colwell Ave.  
 Suite 200  
 Tampa, FL 33614

Home Phone:

**Job Address**

Mitchell Ranch CDD  
 8447 FL-54  
 New Port Richey, FL 34655

Business Phone: 813-994-1001

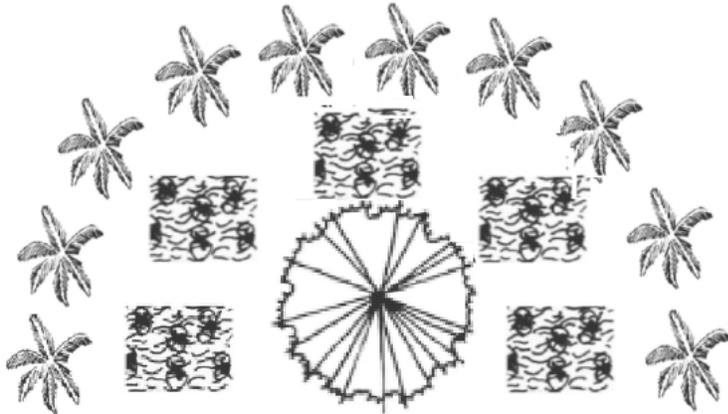
**Job Summary:**

Foster Park - Revamp planting bed by walking path.

Install 1 Sweet Gum - 2"

5 - Star jasmine

Relocate and rearrange existing Muhly grass



1. 1 – 2" caliper - *Liquidambar styraciflua*  
 American Sweetgum - This option must also include the construction of a 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.
2. 5 – *Jasminum nitidum* Star Jasmin – When selecting the Star Jasmine, please verify the cultivar before submitting the proposal.

**Quote Total: \$2,036.75**

## Terms & Conditions

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# Tab 13



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** April 14th, 2026 at 10am

**District  
Manager's  
Report**

March 10

**2026**

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<u>FINANCIAL SUMMARY</u>		<u>1/31/2026</u>
General Fund Cash & Investment Balance:		\$724,261
Reserve Fund Cash & Investment Balance:		\$142,457
Debt Service Fund Investment Balance:		\$1,085,478
Capital Project Fund		\$0
<b>Total Cash and Investment Balances:</b>		<b>\$1,227,935</b>
<b>General Fund Expense Variance:</b>	<b>\$53,259</b>	<b>Under Budget</b>



Rizzetta & Company

- Traffic Enforcement Agreement signed and sent to County on 7/29. Awaiting final signature approval from County Commissioners and Sheriff's Department.