



Rizzetta & Company

# **Mitchell Ranch Community Development District**

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**Board of Supervisors' Regular  
Meeting  
April 14, 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](http://mitchellranchcdd.org)

April 7, 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, April 14, 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. Discussion of FY 2026-2027 Budget Priorities
  - B. Discussion of Non-Exclusive Marketing Agreement with Frontier
  - C. Ratification of Proposal for Sidewalk Repairs..... Tab 1
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Meeting held on March 10, 2026..... Tab 2
  - B. Consideration of Operation and Maintenance Expenditures for February 2026..... Tab 3
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatics Report ..... Tab 4
  - D. Field Inspection Services Report ..... Tab 5
  - E. Irrigation and Monthly Chemical Reports ..... Tab 6
    - i. Contractor Response to Field Inspection ..... Tab 7
    - ii. Ratification of Proposal to Repair Mainline Break at Bear Landing ..... Tab 8
    - iii. Consideration of Proposal for Replacement of Trees at Welbilt – South Pond ..... Tab 9
    - iv. Consideration of Proposal to Replace Bottle Brush Tree at Bear Landing ..... Tab 10
    - v. Consideration of Proposal for Cutting Back Fire Bush after freeze ..... Tab 11
    - vi. Consideration of Proposal to Replace Dead Plants after freeze at Little Road Monument ..... 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 #
3/31/2026	1359

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

Project

Description	Qty	Rate	Total
Repair corner of Concrete sidewalk using a concrete mix. Corner will be portioned off and bordered then a concrete will be mixed and settled into the broken area and tapered to match existing as best as possible.  Price includes all labor and materials		275.00	275.00

Client Signature <i>Sean Craft</i>	<b>Total</b>	\$275.00
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## **Tab 2**

**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, March 10, 2026, at 10:10 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>
Jerry Whited	<b>District Engineer, BDI (<i>via call</i>)</b>

Audience	<b>None</b>
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**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**

There was no audience present for comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Proposal for Replacement and Re-Installation of Signage throughout the Community**

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors ratified the Proposal from Jayman Enterprises in the amount of \$1,650.00 for replacement and re-installation of signage throughout the community, for Mitchell Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Aquatic Midge Management Agreement**

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the midge management agreement from Sitex Aquatics in the amount \$1,500/monthly from March through December 2026, for Mitchell Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Regular Meeting held on February 10, 2026**

On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on February 10, 2026, as presented, for Mitchell Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of O&M Expenditures for January 2026**

On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors ratified the O&M expenditures for January 2026 (\$41,163.92), for Mitchell Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Hopkinson stated that regarding vehicles being parked in designated parking spaces, once reported that a vehicle has been parked in the same spot without moving the owner of that vehicle will have through the upcoming weekend to remove the vehicle from the space before it becomes subject to tow at the owner's expense. She also stated that the annual ethics training will be conducted in April 2026 in one four-hour workshop, scheduled for a 12pm start time.

**B. District Engineer**

A discussion regarding wetland area 22 was initiated, but further discussion was tabled until the April meeting.

82 **C. Aquatics Report**  
83 The Board reviewed the aquatics report.

84  
85 **D. Field Inspection Services Report**  
86 Ms. Brodeen reviewed her report with the Board. The Board directed Mr. Craft to  
87 reach out to Jayman Enterprises and have them backfill an area underneath a  
88 bench at Pines Corner and Bryant Square with concrete.

89  
90 **E. Landscape and Irrigation Report**  
91 The Board reviewed the report.

92  
93 **i. Contractor Response to Field Inspection Report**  
94 The Board reviewed the report.

95  
96 **ii. Consideration of Proposal to Replace Dead/Missing Plants along fence**  
97 **on Bear Landing**  
98 The Board tabled this proposal.

99  
100 **iii. Consideration of Proposal to Replace Dead/Missing Plants at**  
101 **Bear Landing and Birch Haven**  
102

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$2,021.75 to replace the dead/missing plants at the corner of Bear Landing and Birch Haven, for Mitchell Ranch Community Development District.

103  
104 **iv. Consideration of Proposal for Installation of Stone Under Bench**  
105 **at Bryant Park**  
106 The Board tabled this proposal.

107  
108 **v. Consideration of Proposal to Revamp Planting Bed at Foster Park**  
109 The Board tabled this proposal.

110  
111 **F. District Manager**  
112 **I. Presentation of District Manager's Report**  
113

114 Mr. Craft reviewed his report and reminded the Board that the next regular  
115 meeting is scheduled for April 14, 2026, at 10:00 a.m at the Hilton Garden Inn.

116  
117 The Board directed Mr. Craft to coordinate with the HOA and send out an email  
118 blast to the residents encouraging them to run for the seats scheduled to become  
119 vacant in November 2026.

120  
121  
122 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**  
123

124 There were no supervisor requests made.

125  
126 **NINTH ORDER OF BUSINESS** **Adjournment**  
127

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

130

On a Motion by Ms. Campagna, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors adjourned the meeting at 10:49 a.m. for Mitchell Ranch Community Development District.

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

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

DRAFT

## **Tab 3**

# MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$48,555.13**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260223-1	910089223115-013026	2809 Legend Pasture Rd 01/26	\$ 33.26
Duke Energy	20260209-2	910089223264-011526	2778 Legend Pasture Rd - Lift 12/25	\$ 104.30
Duke Energy	20260209-1	910089223446-011426	2899 Bear Landing Way - Lift 12/25	\$ 380.08
Duke Energy	20260223-4	910089223602-013026	2911 Legend Pasture Rd 01/26	\$ 33.24
Duke Energy	20260225-4	910089223793-020426	Electric Charges 01/26	\$ 33.24
Duke Energy	20260227-1	910089223967-020426	Lighting Charges 01/26	\$ 860.28
Duke Energy	20260209-3	910089224140-011526	0000 Little RD 12/25	\$ 672.78
Duke Energy	20260202-1	910089224306-010826	0000 Little Rd Lite 12/25	\$ 3,255.39
Duke Energy	20260223-3	910089224463-013026	3043 Legend Pasture Rd 01/26	\$ 33.24
Duke Energy	20260223-2	910089224645-013026	2609 Legend Pasture Rd 01/26	\$ 39.65
Duke Energy	20260225-3	910138415332-020226	8163 Rolling Tides Dr 01/26	\$ 20.47
Duke Energy	20260225-2	910138417178-020226	3159 Bear Landing Way MNMT Sign 01/26	\$ 21.53
Duke Energy	20260225-1	910138420123-020226	2696 Welbilt Blvd Mnmt Sign 01/26	\$ 20.47

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260219-1	910139588485-012626	0000 State Rd 54 Lite 01/26	\$ 1,750.11
Fieldstone Landscape Services	100598	27138	Irrigation Repairs 01/26	\$ 153.00
Fieldstone Landscape Services	100607	27226	Monthly Landscaping Maintenance 02/26	\$ 14,613.00
Fieldstone Landscape Services	100617	27327	Fire Ant Treatment 02/26	\$ 8,935.64
Fieldstone Landscape Services	100617	27328	Front Entrance Palm Drench 02/26	\$ 337.07
Fieldstone Landscape Services	100617	27334	Mainline Break 02/26	\$ 4,065.23
Florida Governmental Utility Authority	100599	10000010518-011926	2778 Legend Pasture Road - Reclaimed Water 01/26	\$ 229.11
Florida Governmental Utility Authority	100618	10000010518-021826	Electric Utility 02/26	\$ 28.06
Florida Governmental Utility Authority	100599	10000012771-011926	8553 Houndstooth Enclave Dr 01/26	\$ 48.79
Florida Governmental Utility Authority	100618	10000012771-021826	Electric Utility 02/26	\$ 110.35
Florida Governmental Utility Authority	100599	10000016923-011926	8087 Capstone Ranch Drive 01/26	\$ 43.21
Florida Governmental Utility Authority	100599	10000018707-011926	2997 Bearlanding Way 01/26	\$ 206.98
Jacob Walsh	100603	JW011326	Board of Supervisors Meeting 01/13/26	\$ 200.00

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jacob Walsh	100611	JW021026	Board of Supervisors Meeting 02/10/26	\$ 200.00
Jennifer B. Hoerle	100604	JH011326	Board of Supervisors Meeting 01/13/26	\$ 200.00
Jennifer B. Hoerle	100612	JH021026	Board of Supervisors Meeting 02/10/26	\$ 200.00
Kelly Evans	100605	KE011326	Board of Supervisors Meeting 01/13/26	\$ 200.00
Kelly Evans	100613	KE021026	Board of Supervisors Meeting 02/10/26	\$ 200.00
Lori A. Rice	100614	LR021026	Board of Supervisors Meeting 02/10/26	\$ 200.00
Lori Campagna	100606	LC011326	Board of Supervisors Meeting 01/13/26	\$ 200.00
Lori Campagna	100615	LC021026	Board of Supervisors Meeting 02/10/26	\$ 200.00
Pinnacle Holdings - XIV, LLC	100602	021026 BOS	Rental - BOS Meeting 02/10/26	\$ 203.34
Pinnacle Holdings - XIV, LLC	100616	022026-478	Rental - BOS Meeting 03/10/26	\$ 203.34
Rizzetta & Company, Inc.	100610	INV0000106656	Accounting Services 02/26	\$ 5,938.09
Romaner Graphics	100608	22982	Pothole Repairs - Legends Pasture Trail 02/26	\$ 1,430.00
Sitex Aquatics, LLC	100609	10726-b	Monthly Lake Maintenance 02/26	\$ 2,070.00

# Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100600	27835	Legal Services 12/25	\$ 825.00
The Observer Group, Inc.	100601	26-00158P	Legal Advertising 01/26	<u>\$ 56.88</u>
<b>Total</b>				<b><u>\$ 48,555.13</u></b>

## **Tab 4**



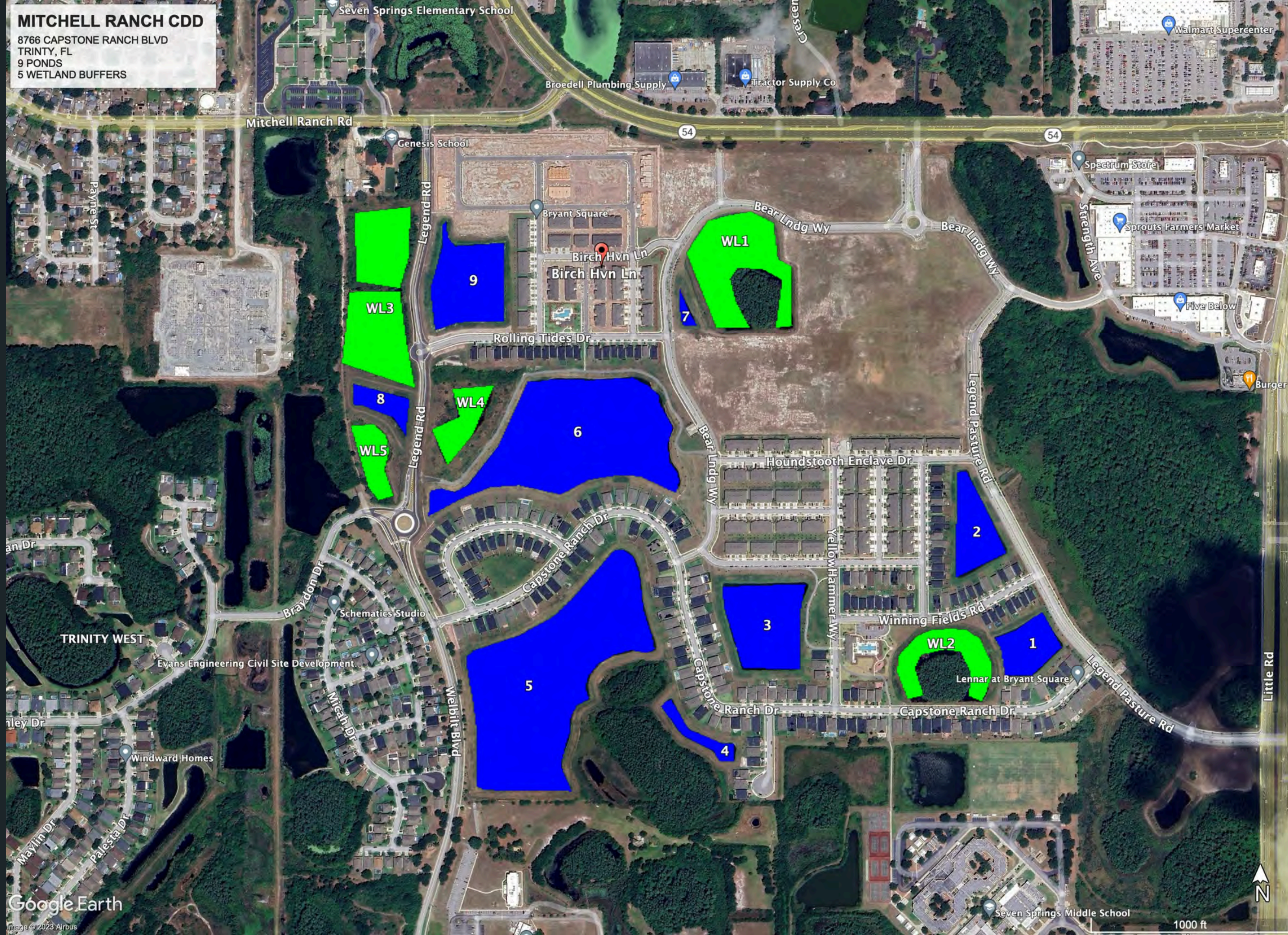
# MONTHLY REPORT

APRIL, 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!

Mar 12, 2026 at 9:43:32 AM



Mar 12, 2026 at 9:17:16 AM



Mar 12, 2026 at 9:51:35 AM



Pond #1 Treated for Shoreline Vegetation.

Pond #2 Treated for Shoreline Vegetation.

Pond #3 Treated for Shoreline Vegetation.

Mar 12, 2026 at 1:12:01 PM



Mar 12, 2026 at 12:47:47 PM



Mar 12, 2026 at 12:58:00 PM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Shoreline Vegetation.

Pond #6 Treated for Shoreline Vegetation.

Mar 12, 2026 at 1:35:46 PM



Feb 18, 2026 at 10:52:34 AM



Mar 12, 2026 at 1:25:42 PM



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.

## **Tab 5**

# MITCHELL RANCH

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## COMMUNITY ASSET MANAGEMENT REPORT



March 12, 2026  
Rizzetta & Company  
Amiee Brodeen – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Legends Pasture Rd

## General Updates, Recent & Upcoming Maintenance Events

- **IF this was not performed due to the cool temperatures, please do so next visit** - 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. Legends Pasture Rd:** The Canary Palm is showing some green in the top spears. I would like input from an arborist regarding the overall outlook of this tree to determine whether it is recovering or in decline. (Pic 1)



- 2. Legends Pasture Rd:** The majority of the plant beds along the roadway require weeding, and the edging needs to be cleaned up and clearly defined to restore a clean, defined edge and uphold the overall appearance of the roadway.

- 3. Legends Pasture Rd:** In the plant beds along the roadway, I observed Dollar Weed beginning to emerge around the irrigation lines. This could indicate overwatering in an effort to revive previously damaged plants, or possibly an underground irrigation leak. Please inspect the area, diagnose the issue, treat the weeds, and make any necessary repairs. (Pic 3)



- 4. Legends Pasture Rd:** The hot spots on the Southern end of the roadway are still browning. Do we have an indication of the cause of the struggling turf in this area? Has this area been fertilized?

# Legends Pasture Rd, Capstone Ranch Dr

5. **Legends Pasture:** Near the recent preserve cutback area, south of Capstone Ranch, I noticed Cogongrass emerging again within the Muhly Grasses. This time, it is also appearing in the turf areas behind the planting bed. Please treat this promptly before it spreads further into the beds. (Pic 5a, 5b)



6. **Capstone Ranch Dr:** Behind the residents' houses and fences, there is a long stretch of turf between the properties and the preserve. This section has not been fully maintained, and there are areas where preserve trees, vines, and plants are beginning to encroach on the turf. These encroaching plants should be trimmed back to maintain a clear and accessible area. (Pics 6a>, 6b>, 6c>)

7. **Tree Straps/Supports:** Throughout the community, particularly in the turf area behind the homes on Capstone Ranch Drive, I have observed multiple trees with improper support: some are strapped too....(Nxt pg)

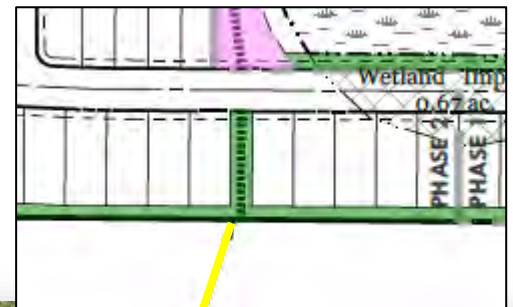


# Capstone Ranch Dr, Campus Woods Way

**(#7 Cont.)**.... tightly, some self-supporting trees still have straps that were not removed, and others have completely failed strap supports. Tree straps should not be applied too tightly, nor should they remain on a tree once it has established significant growth. The images below illustrate how improper strapping can lead to unsightly growth patterns and potentially constrict and damage the trees. (Pics 7a, 7b)



**9. Same Area as Item #8:** The section between the school fencing and the residents' vinyl fence continues to be missed during routine service. Crews are either not accessing this area or are not fully completing required line-trimming and debris-removal tasks. Please ensure this zone is included in all future maintenance cycles. (Pic 9)



**8. Capstone Ranch Dr:** Behind the homes, along the pathway that runs behind the properties, there is a Sable Palm and Saw Palmettos with an abundance of dead fronds. These should be removed to maintain a clean and well-kept appearance in the area. (Pic 8>)

# Yellow Hammer Way, Bear Landing Way

**10. Yellow Hammer Park:** Now that the weedy material previously growing within the Star Jasmine has been removed, the shrub should be trained and guided to fill in the existing void. If Fieldstone determines that the open area is too large to recover through training alone, I recommend installing additional Star Jasmine to match the surrounding plant material and achieve full, even coverage. (Pic 10)



**11. Bear Landing:** A puddle of standing water was previously observed flooding one of the irrigation boxes. I contacted the account manager at that time, and they confirmed the issue would be addressed promptly. Can you please provide an update on the current status of this repair? (Pic 11)



**12. Bear Landing:** There is an accumulation of turf weeds surrounding the plant bed, along with several small brown spots in the turf. These weeds should be spot-treated and removed prior to initiating a turf recovery plan to ensure effective regrowth and overall turf health. (Pic 12)



**13. Bear Landing:** Along the pathway adjacent to the concrete panels, a small hole was observed in the turf. The erosion around the area suggests a likely broken sprinkler head or an irrigation leak. Further inspection and repair are recommended. This is just behind the utility fence. (Pic 13)



**14. Bear Landing:** The tree rings in this area require attention to maintain a clean, well-kept appearance. They need to be re-defined with a sharp edge, refreshed with new....(Nxt pg)

# Bear Landing Way, Birch Haven Ln

(#14 Cont.).... mulch, and line-trimmed to ensure uniformity across the site. (Pic 14a, 14b)



**17. Bear Landing – Birch Haven:** This bed still has not been cleaned up, detailed, or edged. This issue has been ongoing for over two months. The area requires proper cleanup, edging, and detailing to restore a neat and contained appearance. Can we get a confirmation of when this section is scheduled for maintenance? (Pic 17>)

**18. Bear Landing – Birch Haven:** The Bottlebrush tree in this location appears to be in severe decline and is unlikely to recover. I recommend removing the tree pending board approval. Once removed, we can discuss replacement options. I suggest proposing a new Bottlebrush of comparable size to match the existing tree nearby and maintain visual consistency within the landscape. (Pic 18>)



**15. Bear Landing:** The trees in this area that have established firm root systems and are showing steady, healthy growth should have their support straps removed, as corrective support is no longer necessary. Additionally, please remove any lower limbs that may interfere with proper growth structure and long-term form. (Pics 15a>, 15b>)

**16. Bear Landing:** In the same general area as the previously noted trees, I noticed damaged irrigation lines. A wet check should be conducted to identify any active leaks or performance issues and determine the necessary repairs.

# Birch Haven Ln, Bear Landing Way



**20. Bear Landing – Birch Haven:** Several Muhly grasses in this area are not recovering from the recent freezes. To properly plan for future replacement, we should begin by counting and documenting the number of plants that have failed. This will help determine the scope of replacement needed and ensure consistency within the planting bed. (Pic 20)



**21. Birch Haven – ROWs:** What is the current turf recovery plan for this area? The turf has not been performing well for a couple of months, and there has been little visible improvement. Additionally, when was the last fertilizer treatment applied? Please provide an update on both the turf care schedule and the corrective actions planned to restore this section. (Pic 21a, 21b>)

**19. Bear Landing – Birch Haven:** The planting bed is currently in rough condition and requires detailing prior to mulching. All weeds should be fully removed, treated accordingly, and the bed edge should be redefined. (Pic 19)



**22. Welbilt Blvd:** The newly installed pine shown in the photo appears extremely flexible and noticeably sparse in needle coverage. Given its current condition, it would be advisable to have an arborist inspect the tree to determine its likelihood of surviving the establishment period and to provide recommendations for corrective action if needed. (Pic 22)



**23. Welbilt Rd:** Please ensure that weed growth in the planting beds behind the residents' fences is being managed consistently—especially now that warm-season weeds are beginning to propagate rapidly. Have these beds been treated with a pre-emergent herbicide? Prior to mulching, it is important that the beds are treated appropriately to prevent further weed pressure.



## **Tab 6**



FIELDSTONE

powered by SmartLink Network ©

# March 2026 - Mitchell Ranch clock #1- commons

Date: Mar 16, 2026 6:55 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 Mar 16, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Mon , Wed , Fri
Program D	

Notes
Rainbird LX-IVM
All general repairs have been completed
Adjusted flow control on zones #7, #20, #31.

	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	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									
Not operating - flow control adjusted											
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									
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									
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									
17	East side north of houndstooth	Pass									
18	Westside legend pasture, winning field to houndstooth	Pass									
19	Westside legend pasture, winning field to houndstooth	Pass									
20	Westside legend pastor north of houndstooth	Pass									
Not operating - flow control adjusted											
21	Westside legend pastor north of houndstooth	Pass									
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									
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									
Not operating - flow control adjusted											
32	Southside bear landing at medal Way intersection	Pass									
33	South bear landing, medal way to houndstooth	Pass									
34	East side of bear landing south of birch haven	Pass									
35	Eastside bear landing north of houndstooth	Pass									
36	Eastside bear landing between houndstooth and campus woods	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
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							1		
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									
62	Yellow hammer #2848-#2866	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
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	Pass									
76	Center	Pass			1						
77	Along sidewalk at street	Pass									
78	Parking islands along campus woods and yellow hammer way	Pass									
79	All trees	Pass							1		
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 #39 - 03-16-26 2:50 pm CDT**



**Zone #39 - 03-18-26 11:20 am CDT**



**Zone #74 - 03-16-26 2:50 pm CDT**



**Zone #74 - 03-18-26 11:20 am CDT**



**Zone #76 - 03-16-26 2:50 pm CDT**



**Zone #76 - 03-18-26 11:42 am CDT**



**Zone #79 - 03-16-26 2:50 pm CDT**



**Zone #79 - 03-18-26 11:42 am CDT**





# FIELDSTONE

powered by SMS-Link Network ©

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

Date: Mar 18, 2026 6:50 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 #2 common area #2
Location	(SW) corner Birch haven and bear landing
Model	
Modules	18
Controller ID	114433

Water Days as of Mar 18, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	
Program D	

Notes
Rainbird LX-IVM

	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									
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						1			
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									
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									

**Zone #4 - 03-18-26 9:43 am CDT**



**Zone #4 - 03-18-26 12:25 pm CDT**



**Zone #18 - 03-18-26 9:42 am CDT**



**Zone #18 - 03-18-26 12:23 pm CDT**





# FIELDSTONE

powered by SmartLinx Network ©

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

Date: Mar 18, 2026 12:28 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 #3- Harmon park
Location	8064 capstone ranch @ Harmon park
Model	
Modules	5
Controller ID	98752

Water Days as of Mar 18, 2026	
Program A	Mon , Thur
Program B	
Program C	
Program D	

Notes
Hunter hybrid
No repairs needed

	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									
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									

Mitchell Ranch CDD - #22106 - Landscape Management Contract Renewal 2025

8447 FL-54  
New Port Richey, FL 34655

CM - Monthly Chemical

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

03-03-2026

	Hours
1. Joe B Bratsch	
2.	
3.	
4.	
5.	

Estimated Hours	7.08
Actual Hours	0.00
Remaining Hours	7.08

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	48.00	lb	6 Bags - .50 Tank 24-0-11 - 3000 lbs
Fungicide Lesco Spectator T&O	7.25	oz	
Herbicide Specticle Total Herbicide	1.75	oz	
Insecticide Bandit 2F	18.75	oz	Atrazine - 15oz
Bifen I/T Insecticide	12.50	oz	
Bifen XTS Insecticide	1.88	oz	8020 - 20z
Insecticide Triple Crown	12.50	oz	Triple Crown - 10oz
Fertilizer Liquid T&O Chelated Micronutrients	308.33	oz	
Fertilizer 24-0-11; 25% Slow Release	104.00	lb	
Herbicide Prodiamine	18.75	oz	
Fungicide Myclobutanil 20EW	15.00	oz	
Fertilizer 8-0-10 100%SRN	83.33	lb	
Insecticide Orthene	9.17	oz	
Insecticide Bandit	12.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.75	lb	
Horticulture Technician	7.08	hr	

- ferted turf
- Treated weeds
- sprayed potential chinch
- Healthy growth

## **Tab 7**

# MITCHELL RANCH

## LANDSCAPE INSPECTION REPORT



Response for March Report

# 1 – Observation on 4/1/26 – Canary Palm has not shown improvement – re-fertilized and root drench done again on March 24<sup>th</sup>. Horticulture manager said to wait another 6 weeks and reevaluate.

# 2 – Pre-emergent applied before mulching, weekly spraying of weeds. Observed crew edging beds on 4/1/26



#3 – bed on the corner of Little Rd and Legends Pasture – Dollar weed has been treated and removed



#4 – Turf Hot spots on Legends Pasture – Turf was fertilized on 3/3/26 with a granular fertilizer and weed control. April will be preventative insecticide and liquid fertilization. Completed on April 1<sup>st</sup>.

# 5 – Cogongrass – This will be removed and sprayed before mid- April. Crew will need to be directed on what specifically needs to be done

#6,7 and 9– The crew has been shown the area and has mowed, line trimmed and removed straps from trees. They will keep the native preserve cut back.



#8 -Sabal Palm and Saw Palmetto cleaned up and trimmed. Crew was working in the area and will confirm that this is completed by the middle of April.

# 10- Yellow Hammer Park – Star Jasmine bare area - I believe this will fill in on its own over the next couple of weeks of growing season. Revisit end of April to see progress

# 11 – Irrigation on Bear Landing – repaired 3/12/26 stuck valve

Irrigation – main line break found during inspection near round about – repaired 3/16

Irrigation – back yards near Harmon Park – turned off on 3/19/26 and replace stuck valve on 3/24



# 12 – Bear Landing- near lift station turf – Turf was treated on 3/3/26 and re-treated on 4/1/26. Will continue to monitor for improvement. Some of these weedy areas are Bahia and not irrigated.

# 13 – Area checked during inspection – Broken head along concrete has been replaced

# 14 – Tree rings – throughout the community – these have been sprayed with a pre-emergent before mulching, The mulch has been installed and the crew is working on defining the edge.

The weeds are sprayed weekly now that services are going from biweekly to weekly. Crew needs training on not blowing clippings into the beds.



# 15 – Bear Landing Tree Straps - Loose tree straps and any remaining strap around the trunk of the trees have been removed on Welbilt by pond, Rolling Tides, Yellow hammer Park, and most of Bear Landing.

This remaining areas will be checked and confirm any remaining strap are not loose and are providing needed support – all others will be removed.



# 16 – Irrigation inspection performed monthly – Lift station area was good but 2 heads needed replacing along Bear Landing closer to Rolling Tides

# 17 – Bear Landing and Birch Haven – Bed have been cleaned up, pre-emergent applied before mulching, replacement plants installed. Weeds have been sprayed but will continue to spray weekly.



# 18- Proposal attached

# 19 – Bed is looking better, will make sure crew continues to edge the bed and spray weeds. Keeping bed and turf defined.

# 20 – 24 – Muhly Grass have been replaced along with 18 Indian Hawthorn.

# 21- Turf on corner of Birch Haven and Bear Landing – Turf was fertilized on 3/3/26 with a granular fertilizer and again on 4/1/26 with a liquid fertilizer.

We applied weed control and preventative insect control on 4/1/26. Turf is recovering but some struggling areas remain. Recommend waiting 2 weeks and re-evaluate.

Areas not responding should be replaced.



# 22 – Pine Tree on Welbilt pond area - Checked tree and did not see any signs of new growth. Did note existing bubbler for watering of tree.

This Pine was installed by another vendor last year so I assume there is no warranty on this tree. The Pine tree and 2 others further south along the pond were installed by other vendor.



# 23- Beds along the back fence behind the residents' on Welbilt needs weeding. Pre-emergent was applied before mulch.

Current weed growth is mainly in the ornamental grasses and needs to be hand pulled. Crew will complete before the end of April.



Additional Items noted from visit-

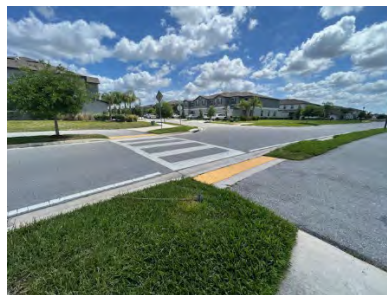


Harmon Park – Trimmed and Clean – 4 larger trees need staking. Irrigation set to water 2 days a week.

Yellow Hammer Park



Dollar weed treatments are working and most of the dollar weed is gone.



Pedestrian Crossing sign on the ground on Bear Landing near Houndstooth Enclave – walkway to pond.



Pond Algae is increasing with the heat

## **Tab 8**

Date: March 16, 2026  
Proposal #: 22720

**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:**

**Complete the following Irrigation Repairs**

Repair 2 1/2" mainline break just west of the round about on Bear Landing  
leak identified on 3/16/26 durning inspection.

See photo



**Quote Total: \$474.47**

## 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.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

**Signature:** Sean Craft **Date:** 3/18/26  
Rizzetta & Company

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

## **Tab 9**

**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: April 02, 2026  
Proposal #: 22822

**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:**

Welbilt - South Pond

Remove 3 dead trees and replace with Crape Myrtles or Live Oak

Set irrigation bubblers to water new trees for establishment

Dispose of dead trees off site.

Stake new trees



**Quote Total: \$1,884.49**

## 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.

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- **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.
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### **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.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Rizzetta & Company**

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

# Tab 10

# FIELDSTONE

## LANDSCAPE

## QUOTATION

Date: April 02, 2026  
Proposal #: 22820

### 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:

Replace Bottle Brush Tree on the corner of Bear Landing and Birch Haven

Remove dead tree and replace with tree similar in size

Dispose of dead tree.

Check irrigation to confirm correct watering for new plant material



**Quote Total: \$964.60**

## 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**

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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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- **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.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Rizzetta & Company**

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# Tab 11

**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: April 02, 2026  
Proposal #: 22821

**Mailing Address**

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

**Job Address**

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

Home Phone:

Business Phone: 813-994-1001

---

**Job Summary:**

Cutting back of Fire Bush to 12- 18" for rejuvenation after freeze

Legends Pasture Blvd from entrance on Little Road both sides of the blvd.

Cut back Fire Bush using a lopper or hand pruners for clean cuts

Thick stems cannot be trimmed with hedge trimmer.

Dispose of debris off site.



**Quote Total: \$1,200.00**

## 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.
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### **Material Tolerances**

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# Tab 12

**FIELDSTONE**

**LANDSCAPE**

**QUOTATION**

Date: April 02, 2026  
Proposal #: 22819

**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:**

Replace plants that did not survive the freeze and cold from winter at the Little Road Monument

14 - Dwarf Ixora - 3 gal.

9- Dwarf Bougainvilla - 3 gal

Replace Purple Fountain Grass in Island # 3 that did not survive.

50 - Purple Fountain Grass



**Quote Total: \$2,902.22**

## Terms & Conditions

### **Acceptance of Work**

- **Fieldstone Landscape Services, LLC (Contractor)** and **Mitchell Ranch CDD (Client)** agree to services, conditions, materials, and total dollar amount.
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# Tab 13



Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 12th, 2026 at 10am

## District Manager's Report

April 14

# 2026

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<u>FINANCIAL SUMMARY</u>		<u>2/28/2026</u>
General Fund Cash & Investment Balance:		\$687,952
Reserve Fund Cash & Investment Balance:		\$142,834
Debt Service Fund Investment Balance:		\$1,092,782
Capital Project Fund		\$0
<b>Total Cash and Investment Balances:</b>		<b>\$1,923,568</b>
<b>General Fund Expense Variance:</b>	<b>\$55,259</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.