

Waterchase

Community Development District

Board of Supervisors

Ian Watson, Chairman
 Salvator Mancini, Vice Chairman
 Michal Acheson, Assistant Secretary
 G. Arnie Daniels, Assistant Secretary
 Christopher Rizzo, Assistant Secretary

Staff:

Mark Vega, District Manager
 John Weaver, District Manager
 Whitney Sousa, District Counsel
 Tonja Stewart, District Engineer
 Long Nguyen, Field Inspector
 Fernand Thomas, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda

Monday, December 8, 2025 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments – *Three- (3) Minute Time Limit***
- 3. Staff Reports**
 - A. Landscape Report Page 2
 - B. Pond Report Page 10
 1. 2025 Conservation Area Report Page 22
 2. Steadfast Est-SCA2903 Pond 18 Page 35
 - C. District Engineer Report
 - D. District Counsel Report
 1. Discussion of Requirements for District's Rules Review
 - E. Field Inspection Report Page 37
 - F. District Manager
- 4. Business Items**
 - A. Consideration of LLS Tax Solutions Inc. Arbitrage Page 51
- 5. Business Administration**
 - A. Consideration of Minutes from the Meeting held November 10, 2025 Page 54
- 6. Supervisor Requests**
- 7. Adjournment**

The next CDD Workshop is Thursday December 15, 2025 @ 8:00 p.m.

The next meeting is scheduled for Monday, January 5, 2026 @ 6:00 p.m.



Property Evaluation Report

12/01/25

Waterchase CDD (Inc. Add. #1)

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

9.2

Flower Beds

9



- New Begonias look good! Watch for weeds.

Turf Condition - Common Grounds

9



- Turf color is great for season and drought!! Nice job fert and irrigation!!

Shrub Bed Condition - Common Ground

8

- Shrub areas on Racetrack look good. Please make sure to pull debris.



- Please get this completed. You did a great job starting it and then we fizzled out. Next visit please.



- End of San Chaliford looks good. Watch for weed growth and spray.



- Mowing looks good.



- IMG_5173[1].JPG



- Shrubs are even and look good.

Drainage

9



- River bank looks good. Thank you.



- IMG_5170[1].JPG

Lake Areas / Conservation areas

10

- Overall, all ponds look clean and maintained.



- Pond 7



- Pond 6



- Pond 5



- Pond 4



- Pond 8



- Pond 16



- Pond 16

Trees - Common Ground

9



- Please make sure trees are elevated for mower clearance in park at end of San Chaliord



- Street light is not hidden by tree branches. Good job.



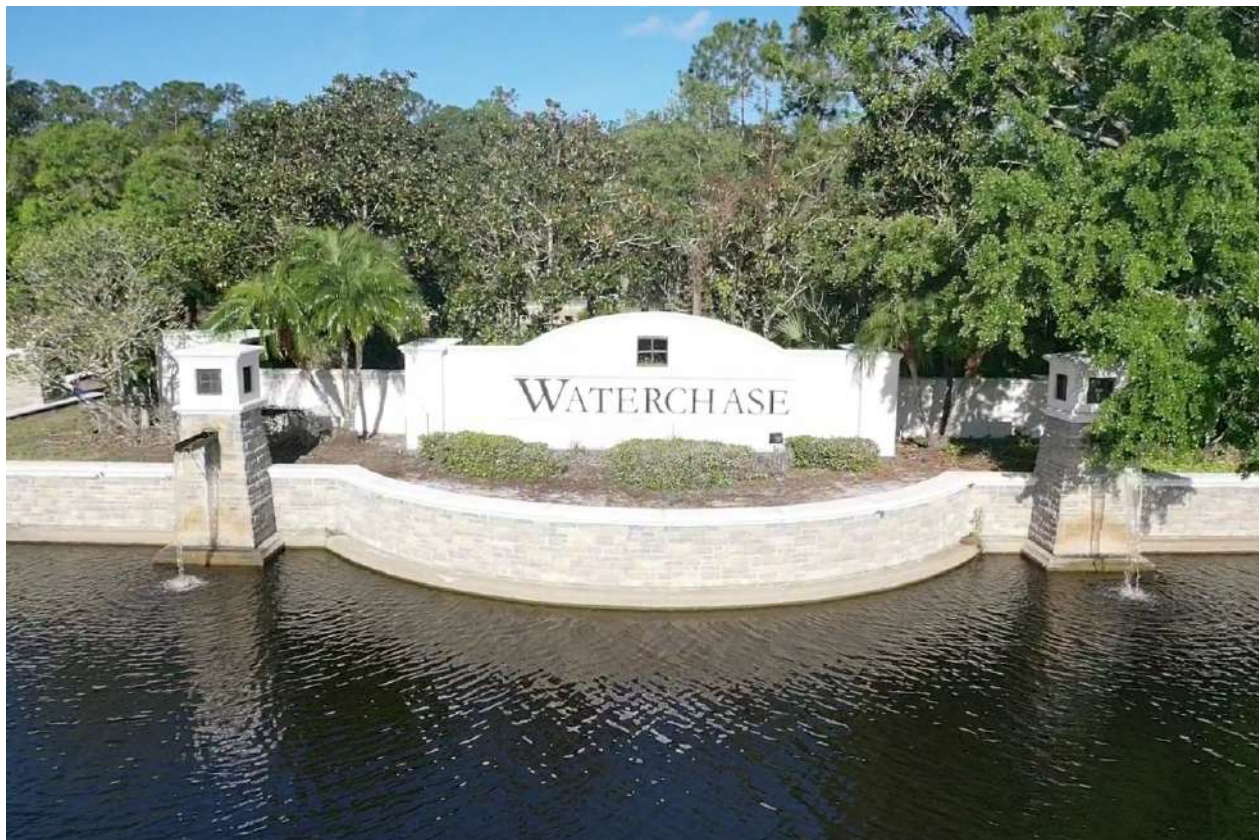
- Median trees nicely trimmed.



- Sidewalk areas clear of elevation issues. Continue please to keep up on this.

LMP

A Juniper Company



Waterchase CDD Aquatics

Inspection Date:

11/28/2025 12:09 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:
No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 2

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

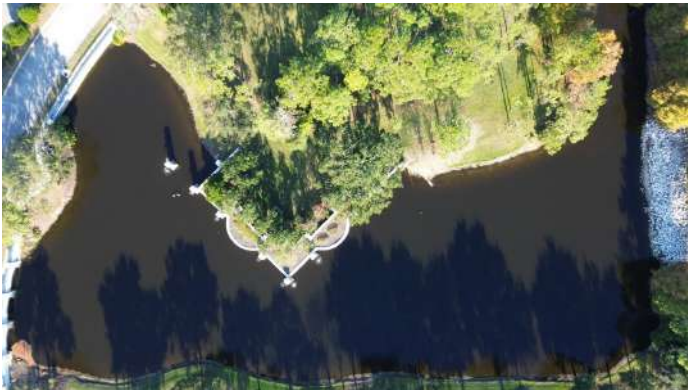


Comments:
No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 3

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.
The orange-colored buildup in the corner is decayed tree debris.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small patches of new growth are appearing in previously treated areas.
Technicians will re-treat during upcoming maintenance events.
No algae observed.
More tree debris buildup pushed to one side by wind.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 8

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses are present on the north side, mostly on the edge of the littoral shelf. On-foot treatments via hose reel can be done here and on the shelf to follow up behind previous treatments with an amphibious vehicle. No algae observed. Most vegetation on the shelf has begun seasonal dormancy.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



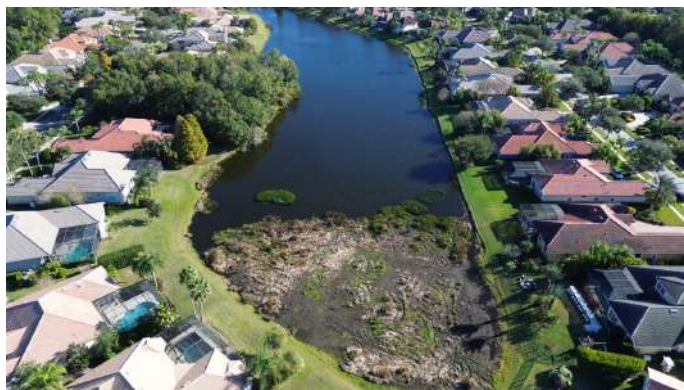
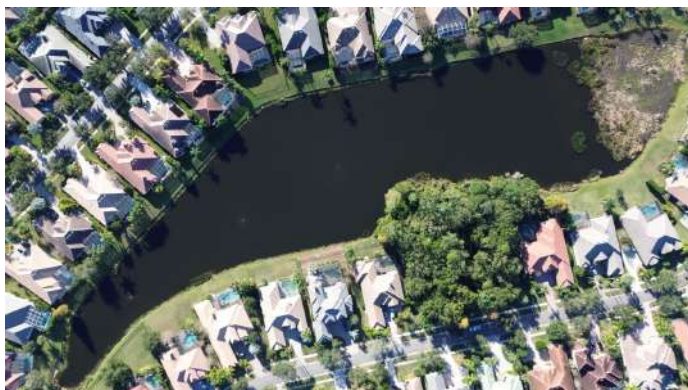
Comments:

Submerged vegetation is growing in sections around the perimeter. Ongoing treatments to combat this growth are occurring, but another boat treatment may be of greater help than these. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Submerged	

SITE: 13

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Small patches of nuisance grass are present, again near the littoral shelf. Similar treatments will be done as those on pond 8.

No algae observed.

Most vegetation on the shelf has begun seasonal dormancy.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 21

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Most filamentous algae present is decaying and being pushed into a corner by wind. A technician will follow up next visit to re-treat if needed.

No nuisance grass observed.

Beneficial vegetation has begun seasonal dormancy.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 22

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:
No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 24

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Small patches of new growth are appearing in previously treated areas. Technicians will re-treat during upcoming maintenance events. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings, evenings, and nights to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

All ponds were in good or better condition during today's inspection. Nuisance shoreline weeds are the most prevalent growth. These will become easier to treat and clear as water levels drop. Preventative products are being added to herbicide mixes when treating growth on exposed banks.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -





Daily Logs List

Nov 5, 2025

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses,Algae,Hydrilla)

1,2,3,11,6,7,12,14,13,9,8,16,18,19,20,15

(Trash removal was performed 25-50lbs)

Weather Conditions:

Partly cloudy with mist and fog

Wed, Nov 5, 2025, 1:24 PM



82°F

58°F

Wind: 6 mph

Humidity: 94%

Total Precip: 0"

Attachments: 17





Daily Logs List

Nov 12, 2025

Job: SE1079 Waterchase CDD
Title: Pond #13 & #14 Aerator System Inspection
Added By: Lee Smith

Log Notes:

Inspected aerator box and compressors as requested

- First thing I notice is that Compressors are very loud
- All seem to be running strong and smoothly
- Checked all filters and made sure there was air flow. Looked good
- Pressure gauge broken, NEED NEW ONE
- Rubber parts that seal box shut do seem to be worn down. Maybe new ones will help with sound?
- Aerator heads observed running strong in pond

Weather Conditions:

Sunny with areas of frost

Wed, Nov 12, 2025, 9:32 AM



69°F

39°F

Wind: 4 mph

Humidity: 89%

Total Precip: 0"

Attachments: 8





Daily Logs List

Nov 12, 2025

Job: SE1079 Waterchase CDD
Title: Pond #11 Aerator System Inspection
Added By: Lee Smith

Log Notes:

Inspected Aerator box and compressors for pond #11

- These ones also pretty loud but not as close to houses
- All compressors seem to be running strong and smoothly
- checked all filters and air flow. Looked good
- Observed aerator heads functioning

Weather Conditions:

Sunny

Wed, Nov 12, 2025, 10:05 AM



69°F

39°F

Wind: 4 mph
Humidity: 89%
Total Precip: 0"

Attachments: 5





Daily Logs List

Nov 21, 2025

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses,Algae,Hydrilla)

1,2,21,12,5,7,8,15,16,18,19,20,13,14,3

Weather Conditions:

Partly cloudy with mist and fog

Fri, Nov 21, 2025, 8:14 AM



83°F

60°F

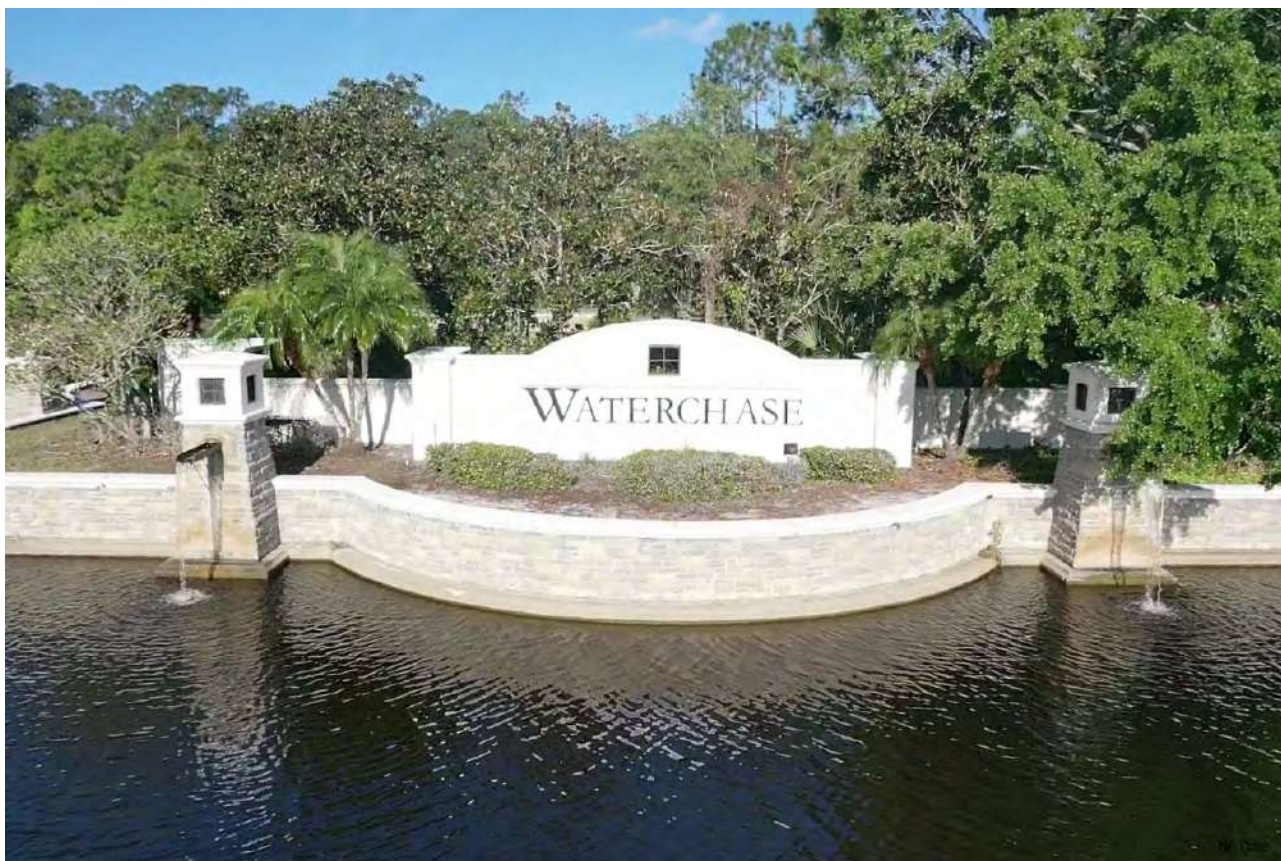
Wind: 2 mph

Humidity: 96%

Total Precip: 0"

Attachments: 16





Waterchase CDD Conservation Areas Report

Matt Goldrick - Account Manager
11/18/2025 12:41 PM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 1



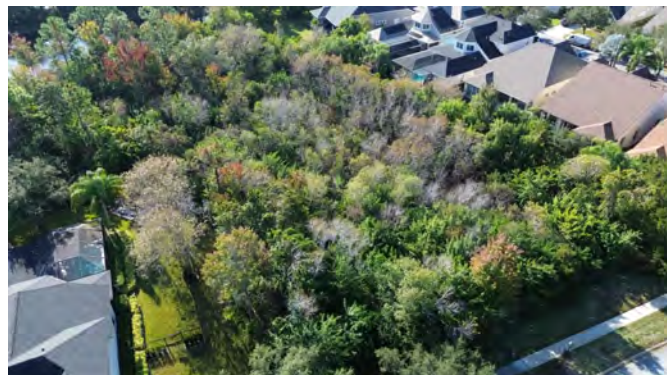
Comments:
Rating: 1
Species observed: Wild Grape (vines)

Site: 2



Comments:
Rating: 1
Species observed: Wild Grape

Site: 3



Rating: 2
Species observed: Brazilian Pepper

Site: 4



Comments:

Rating: 3
Species observed: Brazilian Pepper

Site: 5



Rating: 1
Species observed: Brazilian Pepper

Site: 6



Rating: 1
Species observed: Wild Grape

Site: 6



Area 6 continued



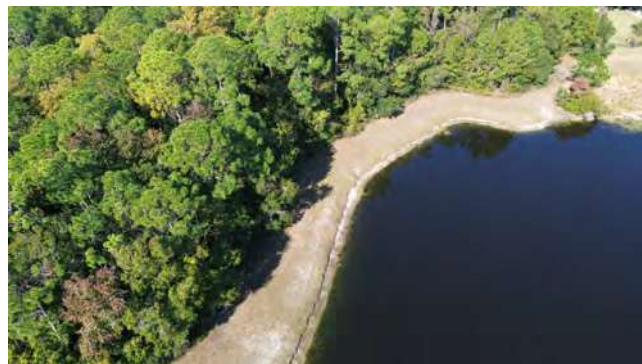
Site: 6



Area 6 continued



Site: 6



Area 6 continued

Site: 7



Rating: 1
Species observed: Wild Grape

Site: 7



Area 7 continued

Site: 8



Rating: 1
Species observed: Wild Grape

Site: 8



Area 8 continued

Site: 9



Rating: 1
Species observed: Brazilian Pepper

Site: 10



Rating: 0

Site: 11



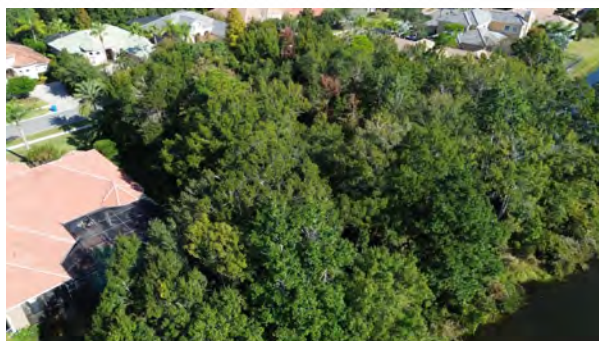
Rating: 0

Site: 12



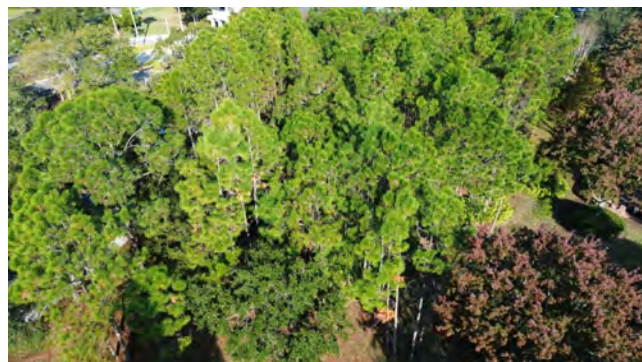
Rating: 0

Site: 13



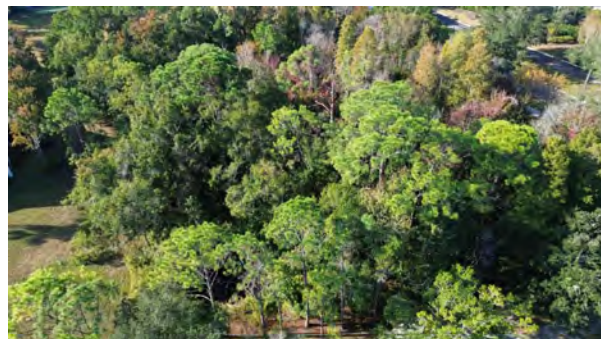
Rating: 1
Species observed: Brazilian Pepper, Wild Grape

Site: 14



Rating: 1
Species observed: Wild Grape

Site: 15



Rating: 1
Species observed: Brazilian Pepper, Wild Grape

Management Summary

All areas are rated 0-3.

0 - No invasives observed while collecting overhead photos or during drive-through inspection

1 - Minimal invasive growth observed. One or two sections throughout the conservation area; less than 1% coverage.

2 - Moderate invasive growth observed. Three or more sections or large patches within the conservation area; 5-10% coverage.

3 - Heavy invasive growth observed. Numerous sections of small to large patches; greater than 10% coverage.

Refer to the included map for approximate coverage area. Other growth may be present which was obscured from view by homes or tree cover.

Previous efforts made toward clearing invasive growth have been highly effective. Any full-grown Brazilian Pepper trees were deep inside conservation areas, out of reach of equipment and workers, or in areas where removal was declined. Any growth in the buffer zones consisted of saplings. Most vine coverage is not evident from overhead photos; it's more visible from the ground. This indicates it is not spreading quickly and could possibly be removed.

Recommendations / Action Items

Physical removal of Wild Grape and Brazilian Pepper in areas rated 2 or 3. Chemical treatments have a possibility to damage the native trees the vines are growing on.

Continued monitoring of areas rated 1 or 0. The very small density of growth in these areas will take quite some time before needing attention.



WATERCHASE CDD CONSERVATION AREAS

Waterchase Blvd, Tampa, FL 33626

Gate Code:





Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
11/24/2025	12/24/2025	EST-SCA2903

BILL TO

Waterchase CDD
2654 Cypress Ridge Blvd., Suite
101
Wesley Chapel FL 33544

SHIP TO

SE1079
Waterchase CDD
14401 Waterchase Blvd
Tampa FL 33626 USA

DESCRIPTION	QTY	RATE	AMOUNT
This line item is for repairing the erosion at Spot 1 on Pond #18.			
Steadfast crew will add and compact fill dirt, and then lay new bahia sod over top to stabilize and restore appearance.	1.00	870.00	870.00
This line item is for repairing the erosion at Spot 2 on Pond #18.			
Steadfast crew will first add and compact fill dirt into affected area. Erosion control matting will be staked over top to help retain fill, with new bahia sod laid over top of this to stabilize.	1.00	1,885.00	1,885.00
Low spot next to fence will also have some fill dirt added and compacted, with new sod laid over top. This will cut off the channel that the water is currently flowing through, and will hopefully force the water to disperse away from this affected area.			
This line item is for repairing the erosion at Spot 3 on Pond #18.			
Steadfast crew will add and compact fill dirt, and then lay new bahia sod over top to stabilize and restore appearance.	1.00	942.50	942.50
This line item is for repairing the erosion at Spot 4 on Pond #18.			
Steadfast crew will add and compact fill dirt, and then lay new bahia sod over top to stabilize and restore appearance.	1.00	942.50	942.50
NOTE: If resident pool is being emptied here, this needs to be addressed for repair to be successful.			



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
11/24/2025	12/24/2025	EST-SCA2903

BILL TO

Waterchase CDD
2654 Cypress Ridge Blvd., Suite
101
Wesley Chapel FL 33544

SHIP TO

SE1079
Waterchase CDD
14401 Waterchase Blvd
Tampa FL 33626 USA

DESCRIPTION	QTY	RATE	AMOUNT
This line item is for watering this newly installed Bahia Sod.			
Steadfast crewmember will water sod every other day for two weeks.	1.00	1,044.00	1,044.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **5,684.00**

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Waterchase CDD

Field Inspection Report - November - Landscape Maintenance Professional

Thursday, November 20, 2025

Prepared For Board Of Supervisors

26 Items Identified

18 Items Incomplete

Long Nguyen

District Inspection Coordinator

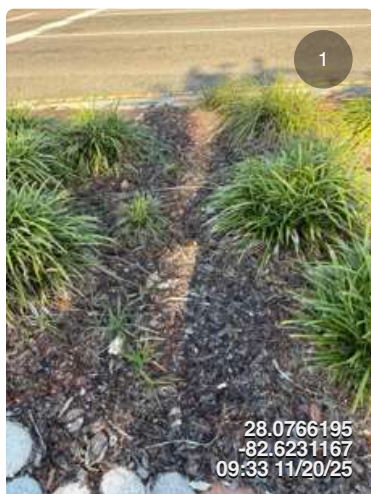


Items 1

Assigned To: LMP

Items Completed: Yes

Annuals are taking well at the medians on Racetrack.



Items 2

Assigned To: LMP

Weeds found in the mulch beds of the medians on Racetrack.

Please treat for weeds in the mulch beds and rock areas when finding.

Items 3

Assigned To: LMP

Tree rings are bare of mulch. Please propose to refresh the mulch in areas needed.



Items 4

Assigned To: LMP

Lots of damaged and kinked drip lines for irrigation found on the main median on Racetrack. Please investigate for more damage and mitigate accordingly.



Items 5

Assigned To: LMP

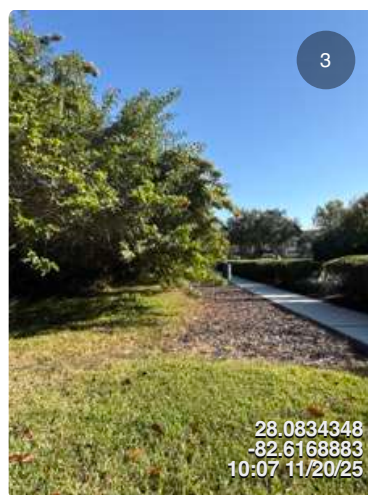
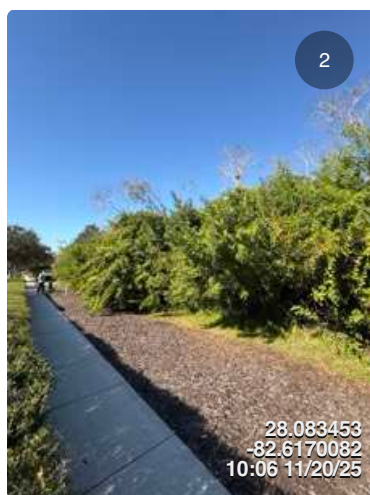
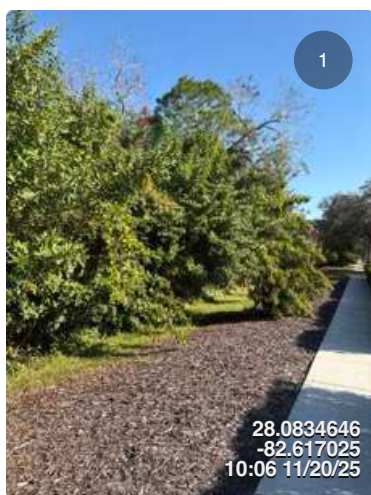
Evidence of overgrowth on valve covers found in the Racetrack median. Please provide better edge definition to minimize obstruction to covers.



Items 6

Assigned To: LMP

Brazilian peppers are beginning to encroach upon CDD property. Please cut back this plant found on Meridian Point Dr. between Chatsworth Manor and Turning Leaf ct.





Items 7

Assigned To: LMP

Please edge around the fountain controls for Pond 11 to provide a clean look and easy accessibility.



Items 8

Assigned To: LMP

The incline at the Double Branch Creek bridge is overgrown. Please trim down to the high water mark per coverage area.



Items 9

Assigned To: Steadfast

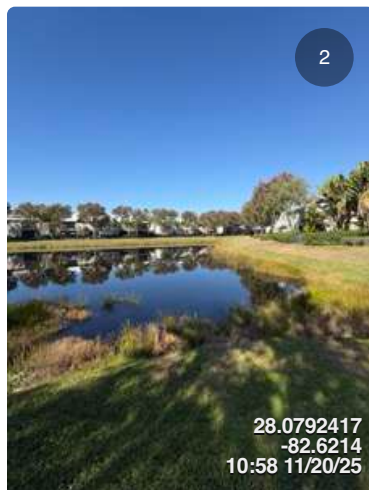
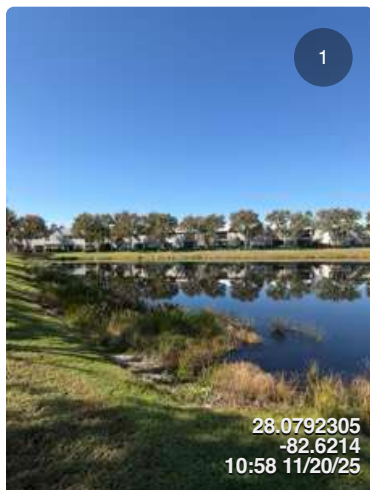
Treatment is taking properly for the overgrowth in Double Branch creek. Although water level is extremely low, treatment is not to be used outside of the water. Please provide service reports to Inframark when completed.

Items 10

Assigned To: Steadfast

Items Completed: Yes

Pond 23 appears healthy with no concerns to report. Vegetation on littoral shelf is thick and growing according to plan.

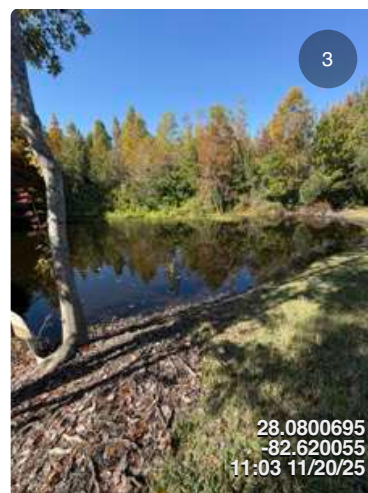


Items 11

Assigned To: Steadfast

Items Completed: Yes

Pond 4 appears healthy and properly maintained. Very minimal weeds, turbidity is fair, and both aerators are functioning.

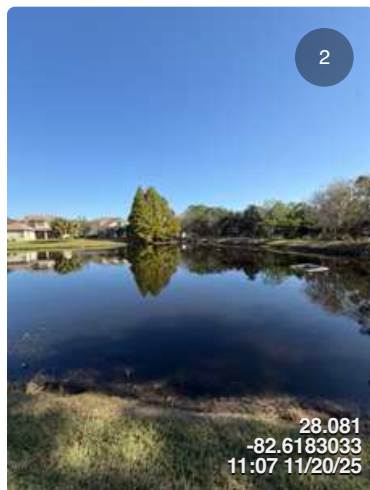
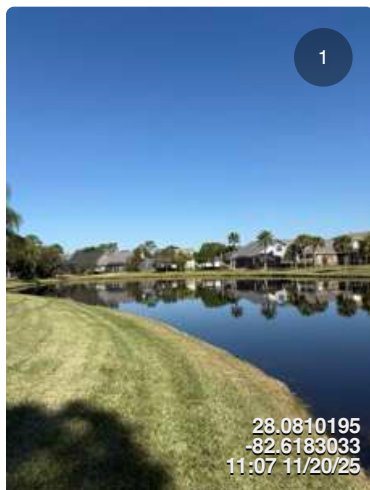


Items 12

Assigned To: Steadfast

Items Completed: Yes

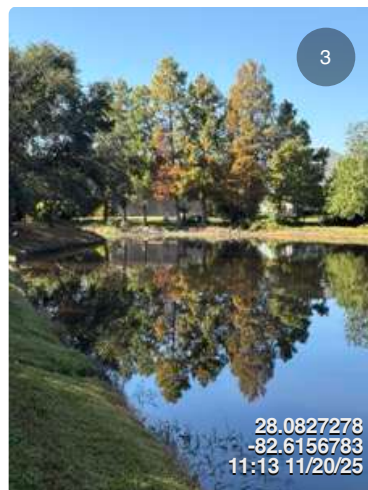
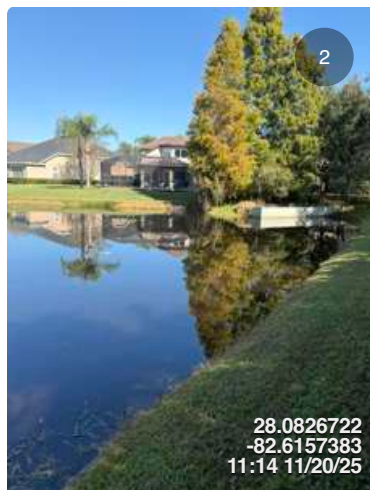
Pond 5 is in good overall condition. Some submerged vegetation found near the control station. Will continue monitoring for worsening conditions.



Items 13

Assigned To: Steadfast

Pond 6 is in good overall condition. Turbidity is fair and weeds are minimal. Trash found in pond. Please police for trash when servicing.



Items 14

Assigned To: Steadfast

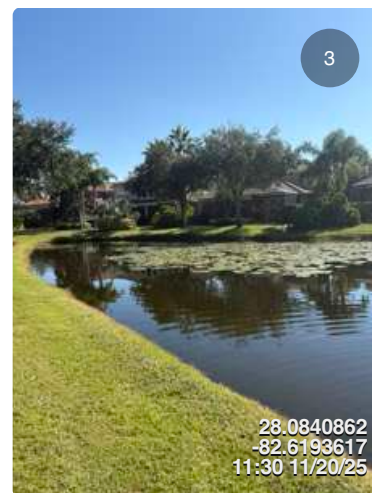
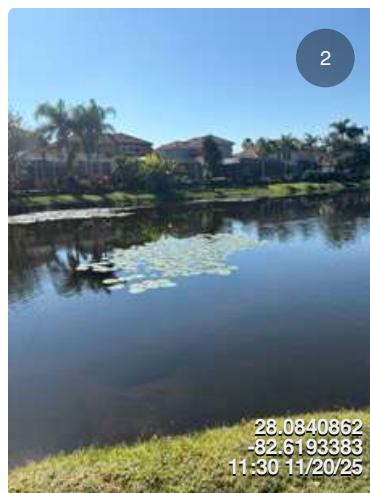
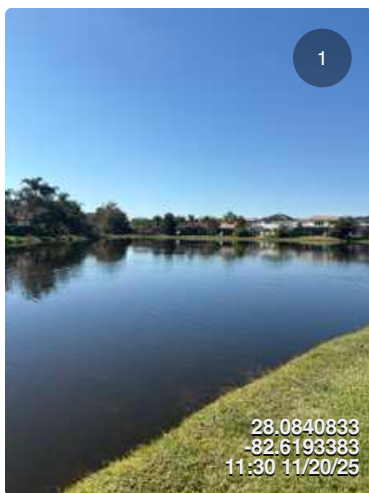
Water level in Pond 7 is almost nonexistent. Is there recourse to help overall aesthetic in this area?



Items 15

Assigned To: Steadfast

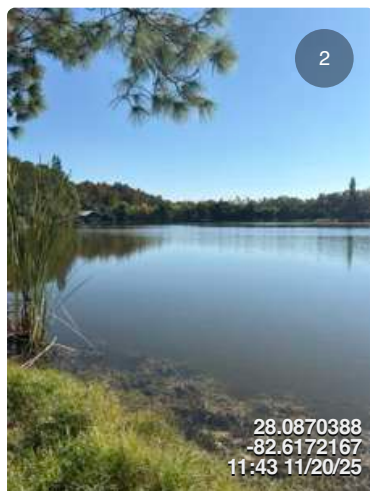
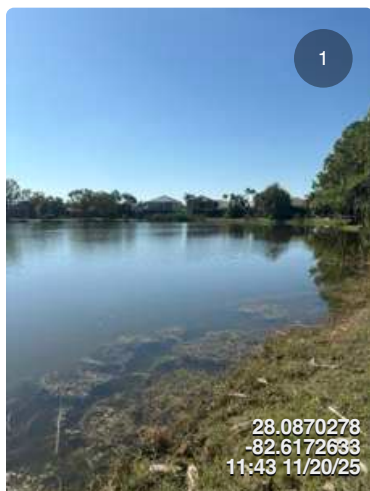
Pond 12 is clear of shore weeds and water turbidity is fair. Invasive vegetation found on east side of pond. Please propose for treatment before conditions worsen.



Items 16

Assigned To: Steadfast

Submerged weeds and cattails found on the north side of Pond 22. Please submit service report to confirm treatment of this pond.

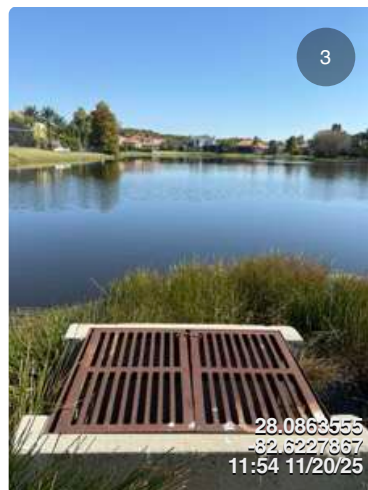
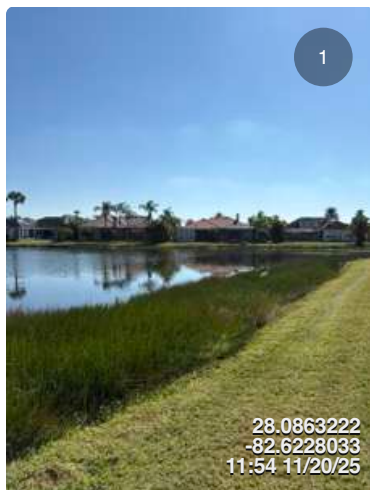


Items 17

Assigned To: Steadfast

Items Completed: Yes

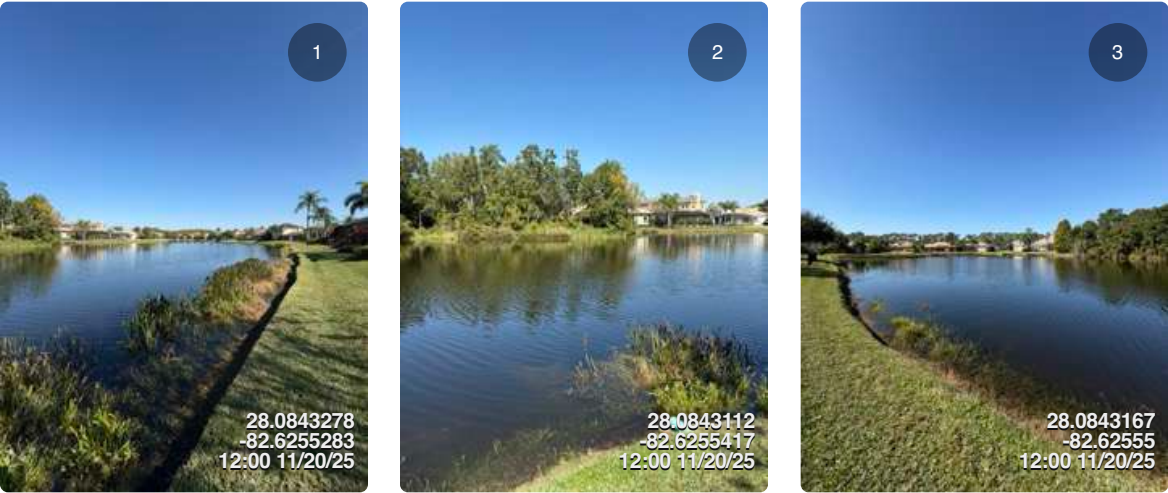
Pond 14 is in good overall condition. Vegetation on littoral shelf is thick and growing properly. Water turbidity is fair and drainage grate is clear.



Items 18

Assigned To: Steadfast

Overall quality of Pond 13 is fair. Evidence of submerged weeds found on the south bank.



Items 19

Assigned To: Steadfast

Evidence of submerged weeds and blooming algae found in Pond 8. Please also police for trash along shores when servicing.



Items 20

Assigned To: Board

Water level for Pond 18 is extremely low. Evidence of a washout found at south bank of pond.

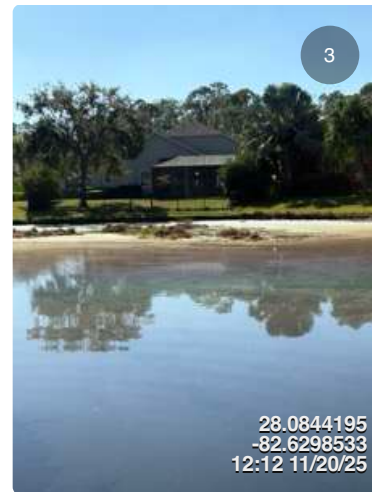
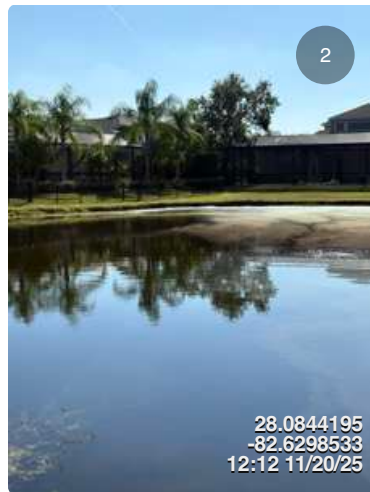


Items 21

Assigned To: Steadfast

Items Completed: Yes

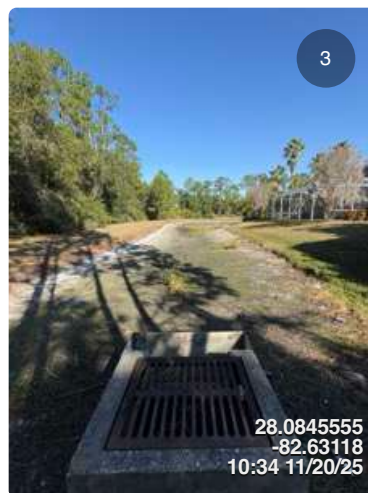
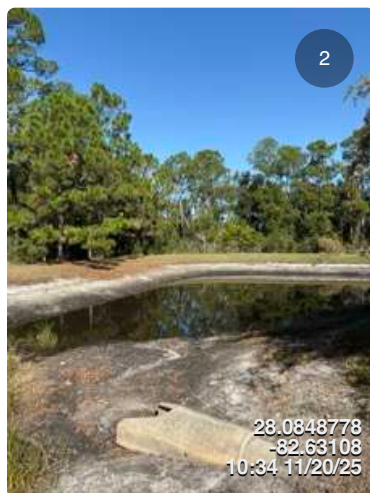
Pond 19 appears to have just been treated at time of my arrival. Will continue monitoring the weeds along shore for decline.



Items 22

Assigned To: Board

Water level for Pond 20 is extremely low. Drainage grate is clear. Evidence of washout found at NE corner of pond.

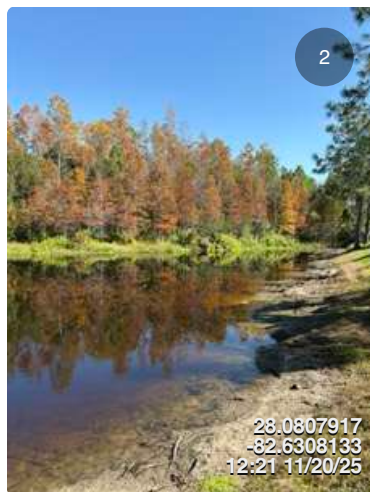


Items 23

Assigned To: Steadfast

Items Completed: Yes

Pond 17 is in good overall condition. Water turbidity is fair with minimal evidence of shore weeds.



Items 24

Assigned To: Board

Ruts found at the inbound and outbound sides of the Nine Eagle Dr. entrance. It is evident that drivers are cutting the corners and ruining the turf quality at these areas. Recommend turf restoration and posted signage to create obstacle/barrier from drivers.



Items 25

Assigned To: Steadfast

Items Completed: Yes

Pond 16 is in good overall condition. Water level is low. No concerns to report.



Items 26

Assigned To: LMP

Landscape berm at the end of Tudor Chase Dr. has weeds. Please treat this area at next service to prevent further growth.





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LLS Tax Solutions Inc.
1645 Sun City Center Pl,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 29, 2025

Waterchase Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr, #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Waterchase Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$8,129,000 Waterchase Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the seven-year calculation period beginning October 26, 2017, through the period ending October 25, 2024, is \$3,150, which is \$450 for each year. Our fee for performing the subsequent annual arbitrage rebate calculations is \$500, which will be performed each annual bond year until the bond is redeemed in full. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Waterchase Community Development District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held November 10, 2025 at 6:04 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairperson
Salvatore Mancini	Vice Chairperson <i>(via phone)</i>
Michael Acheson	Assistant Secretary <i>(via phone)</i>
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

Also present were:

Mark Vega	District Manager
John Weaver	District Manager
Nathaniel Montagna	Field Services

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order, and a quorum was established.

On MOTION by Mr. Rizzo seconded by Mr. Watson, with all in favor, authorizing Mr. Acheson to participate by phone. 3-0

SECOND ORDER OF BUSINESS

Audience Comments

- A resident discussed drainage issues on Meridian Drive and Nine Eagles Dr. Water.

On MOTION by Mr. Daniels seconded by Mr. Watson, with all in favor, authorizing Mr. Mancini to participate by phone. 4-0

- Board Consensus for District Engineer to write scope for culvert drainage issue.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Report

- Discussion Ensued.

B. Pond Report

i. Review of Aeration Maintenance Contract

- Discussion ensued on Pond 11 compressor needing the rubber grommets replaced.
- Mr. Hamilton will provide quiet drive pricing, a proposal for spraying of conservation area and double branch, and pricing for new compressors.

ii. Double Branch Creek and Canal Evaluation

- Ms. Stewart is actively working on the Double Branch Creek and Canal Evaluation, add to December Agenda for update.

C. District Engineer Report

- Ms. Stewart is actively working to address roof drainage down spouts issues.
- Ms. Stewart cannot locate the original landscape plans. Board consensus to leave the topic alone.
- Ms. Stewart stated the curb settling is aesthetic and does not need repair. Board consensus to leave the topic alone currently.

D. District Counsel Report

- Mr. Vega updated the Board on recent Rules and Procedure legislation and counsel will have more information at the December meeting.

E. Field Inspection Report

- Board discussed standing water in roadway, and for Mr. Montagna to obtain proposals once a scope is provided by the district engineer.
- Ponds are looking good, the front two ponds and pond 11 algae have been sprayed.

F. District Manager

- Mr. Vega introduced Mr. Weaver to the Board.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Grau & Associates Audit Engagement FY 2025

On MOTION by Mr. Rizzo seconded by Mr. Watson, with all in favor, the Grau & Associates Audit Engagement FY 2025 was approved. 5-0
--

B. Discussion of RFP for HOA Landscaping

- Discussion Ensued

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held October 17, 2025

B. Consideration of Minutes of the Workshop held October 27, 2025

On MOTION by Mr. Rizzo seconded by Mr. Acheson, with all in favor, the Business Administration items were approved. 5-0

SIXTH ORDER OF BUSINESS

Supervisors' Request

- Mr. Watson requested the FY2026 Meeting Schedule be provided to the Board.

SEVENTH ORDER OF BUSINESS

Adjournment

- There being no further business,

On MOTION by Mr. Rizzo seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:23 p.m. 5-0
--

Ian Watson
Chairperson