



Rizzetta & Company

Prosperity Lakes Community Development District

Board of Supervisors' Meeting March 26, 2026

District Office:
5020 W. Linebaugh Avenue Suite 200
Tampa, Florida 33624
813.933-55721

prosperitylakescdd.org

Prosperity Lakes Community Development District
Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.prosperitylakescdd.com

Board of Supervisors	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company
District Counsel	KC Hopkinson	Straley, Robin, & Vericker, P.A.
Interim Engineer	Jeb Mulock	ZNS Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 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.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.prosperitylakescdd.org

**Board of Supervisors
Prosperity Lakes Community
Development District**

March 18, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Prosperity Lakes Community Development District will be held on **Thursday, March 26, 2026 at 11:00 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 26, 2026 Tab 1
 - B. Consideration of the Minutes of the Audit Committee Meeting held on February 26, 2026 Tab 2
 - C. Consideration of Operations & Maintenance Expenditures for January & February 2026 Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Temporary Construction Access Tab 4
 - B. Consideration of Resolution 2026-01; Re-Designating Officers of the District..... Tab 5
 - C. Consideration of Bond Related Matters:
 - i. Consideration of Engineer's Report (under separate cover)
 - ii. Consideration of Master Methodology Report (under separate cover)
 - iii. Consideration of Resolution 2026-02; Declaring Debt Assessments (under separate cover)
 - iv. Consideration of Resolution 2026-03; Setting Public Hearing on Debt Assessments (under separate cover)
 - D. Consideration of Resolution 2026-04; Bond Delegation (under separate cover)

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Sitex Aquatics Report Tab 6
- D. Field Inspection Services Report Tab 7
 - i. Contractor Response Report Tab 8
- E. District Manager..... Tab 9

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

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.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Prosperity Lakes Community Development District was held on **Thursday, February 26, 2026, at 11:04 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Chris Hall	Assistant Secretary
Ben Gainer	Assistant Secretary
Charlie Peterson	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company. Inc
Sam Stevens	District Manager, Rizzetta & Company. Inc
John Vericker	District Counsel, Straley, Robin & Vericker
Jeb Mulock	District Engineer, ZNS Engineering (<i>via phone</i>)
Haley Pryor	Field Services Manager, Rizzetta & Company, Inc. (<i>via phone</i>)

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Brizendine called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present.

46
47 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
48 **of Supervisors Regular Meeting Held**
49 **on January 22, 2026**
50

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on January 22, 2026, as presented, for Prosperity Lakes Community Development District.

51
52 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**
53 **Maintenance Expenditures for**
54 **December 2025**
55

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for December 2025 (\$135,128.47), for Prosperity Lakes Community Development District.

56
57 **FIFTH ORDER OF BUSINESS** **Staff Reports**
58

59 **A. District Counsel**
60 No Report.
61

On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board approved moving the April 23, 2026 Prosperity Lakes CDD meeting to April 30, 2026 at 11:00 a.m. at the Harrison Ranch Clubhouse, 5755 Harrison Rand Boulevard, Parrish, Florida 34219, for Prosperity Lakes Community Development District.

62
63 **B. District Engineer**
64 No report
65

66 **C. Sitex Aquatics Report**
67 The Board reviewed the report.
68

69 **D. Landscape Maintenance**
70 Ms. Pryor reviewed the report with the Board.
71

72 The Board reviewed the Contractor Response & Frost Damage Reports.
73

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the palm replacement near pond #17, for Prosperity Lakes Community Development District.

75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99

E. District Manager

Mr. Brizendine advised that the next meeting date is March 26, 2025, at 11:00 a.m. and reviewed the report.

Mr. Brizendine presented the website compliance report.

Mr. Brizendine informed the board that management posted an announcement on the CDD's website regarding the frost damage.

Mr. Brizendine stated we need to close the 2023 Construction Account. Lennar needs to provide an invoice and proof of payment for infrastructure so the District can acquire that completed infrastructure and close out the account, only \$6,031 remains in this account.

SIXTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gainer, seconded by Mr. Peterson, with all in favor, the Board unanimously approved to adjourn the meeting at 11:25 a.m., for Prosperity Lakes Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

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.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of Prosperity Lakes Community Development District was held on **Thursday, February 26, 2026, at 11:00 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Committee Member
Lori Campagna	Committee Member
Chris Hall	Committee Member
Ben Gainer	Committee Member
Charlie Peterson	Committee Member

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company. Inc
Sam Stevens	District Manager, Rizzetta & Company. Inc
John Vericker	District Counsel, Straley, Robin & Vericker
Audience	None

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Brizendine called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Consideration of Audit Proposal Instructions

The proposals will be for three (3) years.

On a motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Audit Committee approved the Audit Proposal Instructions, for Prosperity Lakes Community Development District.

41 **THIRD ORDER OF BUSINESS** **Consideration of Audit Criteria**

42

On a motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Audit Committee approved the Audit Criteria, for Prosperity Lakes Community Development District.

43

44 **FOURTH ORDER OF BUSINESS** **Establish of RFP for Audit Services**

45 **Advertisement**

46

On a motion by Ms. Campagna, seconded by Mr. Evans, with all in favor, the Audit Committee approved the Audit Services Advisement, for Prosperity Lakes Community Development District.

47

48 **FIFTH ORDER OF BUSINESS** **Adjournment**

49

On a motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Audit Committee unanimously approved to adjourn the meeting at 11:03, a.m., for Prosperity Lakes Community Development District.

50

51

52

53

_____ Secretary/Assistant Secretary	_____ Chairman/ Vice Chairman
--	----------------------------------

Tab 3

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented: **\$45,890.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	20260120-1	100226217-123025	13685 PROSPERITY LAKES BLVD 12/25	\$ 3,955.07
Manatee County Utilities Department	20260120-1	100227753-123025	12750 LILY QUARTZ LOOP 12/25	\$ 692.83
Manatee County Utilities Department	20260105-1	100248528-121525	11814 Sparkling Topaz 12/25	\$ 60.00
Matthew Such	100471	564-012026	Refund Resident for check meant for HOA	\$ 3.01
Peace River Electric Cooperative, Inc.	20260126-1	205086001-010526	11865 Prosperity Lakes Blvd Pump 01/26	\$ 1,497.84
Peace River Electric Cooperative, Inc.	20260126-1	205086002-010526	13310 Prosperity Lakes Blvd Pump 01/26	\$ 1,982.42
Peace River Electric Cooperative, Inc.	20260126-1	205086003-010526	12125 Prosperity Lakes Blvd Entry Monument 01/26	\$ 40.72
Peace River Electric Cooperative, Inc.	20260126-1	205086004-010526	12848 Ft Hamer Rd Monument/Fountain 01/26	\$ 39.62
Peace River Electric Cooperative, Inc.	20260126-1	205086005-010526	13685 Prosperity Lakes Blvd Monument/Fountain 01/26	\$ 36.46
Rizzetta & Company, Inc.	100468	INV0000106246	Accounting Services 01/26	\$ 5,702.68
Steadfast Contractors Alliance, LLC	100470	SA-17153	Landscape Maintenance 11/25	<u>\$ 31,879.50</u>
Total				<u>\$ 45,890.15</u>

PROSPERITY LAKES 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: **\$102,719.91**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Prosperity Lakes 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>
Benjamin D Gainer	100480	BG012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Charles Peterson	100481	CP012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Christopher James Hall	100482	CH012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Doug Danzey	100485	564-021026	Refund Resident- deposit for incidental damages while using district property	\$ 2,500.00
GHS Environmental LLC	100473	2026-112	Monthly Meter Readings 12/25	\$ 450.00
GHS Environmental LLC	100479	2026-162	Monthly Meter Readings 01/26	\$ 250.00
Gig Fiber, LLC	100474	6054	Solar Lights Ph1A 01/26	\$ 3,708.00
Gig Fiber, LLC	100474	6055	Solar Lights Ph2A-4A 01/26	\$ 6,950.00
Gig Fiber, LLC	100474	6056	Solar Lights Ph2B-4B 01/26	\$ 6,900.00
Gig Fiber, LLC	100474	6057	Solar Lights Mail kiosk 01/26	\$ 154.50
Gig Fiber, LLC	100474	6058	Solar Lights Ph 1B 01/26	\$ 3,141.50
Harrison Ranch CDD	100488	PL0226-01	Room Rental 01/22/26	\$ 200.00
Kelly Evans	100483	KE012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Lori Campagna	100484	LC012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Manatee County Utilities Department	20260219-1	100226217-012926	13685 PROSPERITY LAKES BLVD 02/26	\$ 4,492.05

Prosperity Lakes 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>
Manatee County Utilities Department	20260219-1	100227753-012926	12750 LILY QUARTZ LOOP 01/26	\$ 723.42
Manatee County Utilities Department	20260204-1	100242373-011326	100242373	\$ 30.00
Manatee County Utilities Department	20260204-1	100247252-011326	100247252	\$ 30.00
Manatee County Utilities Department	20260204-1	100248714-011326	100248714	\$ 30.00
Peace River Electric Cooperative, Inc.	20260224-1	205086001-020426	Energy Utility 01/26	\$ 1,339.54
Peace River Electric Cooperative, Inc.	20260224-1	205086002-020426	Energy Utility 01/26	\$ 1,938.54
Peace River Electric Cooperative, Inc.	20260224-1	205086003-020426	Energy Utility 01/26	\$ 39.14
Peace River Electric Cooperative, Inc.	20260224-1	205086004-020426	Energy Utility 01/26	\$ 40.47
Peace River Electric Cooperative, Inc.	20260224-1	205086005-020426	Energy Utility 01/26	\$ 37.79
Rizzetta & Company, Inc.	100472	INV0000106668	Accounting Services 02/26	\$ 5,702.68
Sitex Aquatics, LLC	100475	10625-b	Aquatic Maintenance 01/26	\$ 7,780.00
Steadfast Contractors Alliance, LLC	100476	SA-16781	Water Management Irrigation Inspection 10/25	\$ 1,307.42
Steadfast Contractors Alliance, LLC	100476	SA-18504	Monument Sign Conversion 12/25	\$ 12,907.60
Steadfast Contractors Alliance, LLC	100476	SA-18651	Monthly Water Management Check 01/26	\$ 2,281.89
Steadfast Contractors Alliance, LLC	100476	SA-18798	Landscape Maintenance 01/26	\$ 31,879.50

Prosperity Lakes 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>
Steadfast Contractors Alliance, LLC	100476	SA-18959	Remote Irrigation Monitoring 01/26	\$ 350.00
Straley Robin Vericker	100477	27843	Legal Services 12/25	\$ 225.00
Straley Robin Vericker	100486	27923	Legal Services 01/26	\$ 2,011.30
The Observer Group, Inc.	100487	26-00175M	Legal Advertising 02/26	\$ 63.44
U.S. Bank	100478	8015344	Trustee Fees S2023 12/25-11/26	<u>\$ 4,256.13</u>
Total				<u>\$ 102,719.91</u>

Tab 4

Prosperity Lakes Community Association Architectural Decision Letter

November 19th, 2025

Derrick and Demetri Foster
13145 Shimmering Amethyst Court
Parrish, FL 34219

RE: Architectural Decision for 13145 Shimmering Amethyst Court

Dear Derrick and Demetri Foster,

Please allow this letter to serve as evidence that the Board of Directors have reviewed and **Approved** your request for: Pool

Approval of your Application is subject to the following condition(s):

- Please complete work as stated on the application.
- Any ground mounted equipment must be shielded from view by landscaping.
- Landscaping shall be provided around the pool case and must be an integral part of the overall landscape plan.
- Owner is responsible for moving and replacing any existing irrigation pipes and existing landscape materials.
- Owner must comply with access requirements and gain appropriate written approval if access is needed to CDD property.
- Vendor advertisement signs are not allowed.

Please be aware that the property owner is responsible to determine whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code and ordinances: including, without limitation, zoning ordinances, subdivisions regulations and building codes. The Board of Directors shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any laws, rules, regulations, codes or ordinances.

In addition, you will have 6 months from the date of this letter to complete the approved project; or no later than **5/19/2026**. Should you need an extension or will not have the project completed within this time frame you will need to resubmit the application. If for any reason you decide not to proceed with this project as requested, please notify our office of such within the same 6-month period.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Architectural Request if you need to change your plans.

Best Regards,

Synara Black, LCAM

Licensed Community Association Manager
ICON Management
On behalf of the Board of Directors
Prosperity Lakes Community Association



North Side of home – looking west



North Side of home – looking northwest



North Side of home – looking south from adjacent CDD space

Prosperity Lakes

Architectural Request Form

This request form is to be completed by the homeowner and submitted to the ARC for approval **BEFORE** any work commences. Please refer to your Declaration of Covenants, Conditions and Restrictions for a description of the ARC and its purpose. The application decision will be returned via e-mail address listed below.

THIS SECTION TO BE COMPLETED BY HOMEOWNER

Date: 09.17.2025

Name: Derrick & Demetri Foster

Property Address: 13145 Shimmering Amethyst Ct.

Phone (Home): 443-790-0815 (Derrick) (Alternate): 443-996-8696 (Dee)

E-mail Address: dfdad@aol.com

DESCRIBE THE CHANGE / ADDITIONS/ INSTALLATION:

(i.e. Repaint exterior, Screen enclosure, Pool, Landscape change, Driveway, Change, Gutters, Storm Shutters, etc.)

1) ADD In-ground Swimming Pool & Screened (Cage) Enclosure to rear yard; Side Yard (rear) Pool Equipment/Pad(s) Alignment.

2) ADD Side Yard rough-in and pad only, for natural gas sourced Auxiliary Power Generator (to be installed in conjunction with Pool equipment and gas pool heater.

LOCATION:

(Attach a copy of a survey map, site plan with a suitable diagram showing where the addition is located)

SPECIFICATIONS:

(Attach copies of plans, estimates, pictures, paint color sample(s), & landscaping for pools)

Dimensions: Overall (Screened Cage Enclosure at rear of home): 22'-6" x 50'-1" (match full width of home)

Material(s): As per Prosperity Lakes Community Association Guidelines (Aluminum)

Color(s): As per Prosperity Lakes Community Association Guidelines (Bronze)

All requests must conform to all local zoning and building regulations and you must obtain all necessary permits if the ARC approves your request.

SECTION TO BE COMPLETED BY ARCHITECTURAL REVIEW COMMITTEE:

Date Approved: _____ Date Denied: _____ Needs Additional Information: _____

MANAGER'S SIGNATURE: _____

COMMENTS: _____

CONDITIONS: _____

Please Return Completed Form To:
Prosperity Lakes Master Association
Megan Provost, LCAM
MProvost@theiconteam.com



PROPOSAL DATE:
01/28/2025

Buyers Name: Foster Family

Pool Size: 10' x 38'
Deck Sq Ft: 692

Pool Sq Ft: 425
Screen Enclosure Size: 22'6" x 50'1"

Total Price: [REDACTED] Includes taxes

Included

1. Custom Pool design by: Amanda O'Key
2. Engineered Plans and Necessary Permits
3. Normal Grading and Removal of Sod from Pool Site & Deck Area
4. Removal of 3' x 6'6" Concrete Door Pad
5. Steel reinforced Gunite shell with Lifetime Warranty
6. Standard pool depth 3'6" to 5'
7. Choice of 6"x 6" Waterline Tile
8. VGB Main Drain
9. One set of Steps & Deep End Bench
10. 5' x 10' Sunshelf
11. 48" Return to Deck Handrail
12. Automatic Wide-Mouth Skimmer
13. Automatic Over Flow Protection
14. Electrical Hook Up
15. Dedicated Vacuum Line
16. Footers
17. Shuttle Dig Left Side
18. Capping Sprinklers
19. Alarms by Homeowner to meet code
20. Deluxe Maintenance Kit
21. Pool Orientation & Professional Start up
22. Site clean up with ground returned to original grade
23. Pavers on Pool Deck & Lanai
24. Deck drain
25. (2) LED Color Lights for Pool
26. Interior Finish Pebble Sheen w/ Lifetime Warranty , M&L
27. Jandy Variable Speed Pump
28. Jandy Cartridge Filter (CS)
29. Salt Chlorinator with iAquaLink App for Automation
30. Screen Enclosure with 2 doors
31. 5' x 10' Elite Pan (Composite) Roof

Options NOT Included in Above Pricing

JXI400 NG Heater (Gas Hookup not Included): Add [REDACTED]

JRT2000 Electric Heat/Chill Pump: Add [REDACTED]

JRT3000 Electric Heat/Chill Pump: Add [REDACTED]

TAMPA BAY POOLS
604 LITHIA
PINECREST RD.
BRANDON,
FLORIDA 33511

CPC 1460499

Phone:

(813) 819-4700 cell

(813) 684-3639 off

(813) 657-6693 fax

amanda@tampabaypools.com

*This proposal
expires in 30 days.*

This quote is
contingent on
property inspection.

Homeowner Responsibilities

1. Provide Clear Access - remove landscaping where necessary, fencing, yard obstructions
2. Obtain Neighbors permission for yard access if needed
3. Locate Gas and Electric lines in the Access area.
4. Obtain Gas lines, service and tank necessary for Gas heat, fire pit or fire bowls
5. Replace Sod, irrigation & landscaping
6. Pay for Wellpoints (pumps) which may be needed if we hit water when digging your pool
7. Pay to have Sidewalk or driveway repaired if needed
8. Pay any labor and disposal fees associated with underground obstacles other than soil

About Our Organization...

Tampa Bay Pools is the Western Florida Member of Aquatec - We're part of an exclusive society of top-notch pool builders from across the country who work together to share our knowledge and talents for the common good. Aquatec® will accept no builder other than those who meet their strict standards for quality construction, business ethics, and impeccable reputations.

Extensive Showroom - We have more than 200 tiles, pavers, water features, and other options on display in our showroom in Brandon. You can see, touch, and feel the materials before you make your choices.

Strong Warranties - Every pool comes with a Lifetime Warranty on the shell. The pump, filter, light, PDA, all come with a three-year warranty.

Low-Maintenance, Energy-Efficient Construction - From oversized plumbing and filters to energy-efficient pumps, lights and heaters - a pool from Tampa Bay Pools costs less to own and takes less time to maintain.

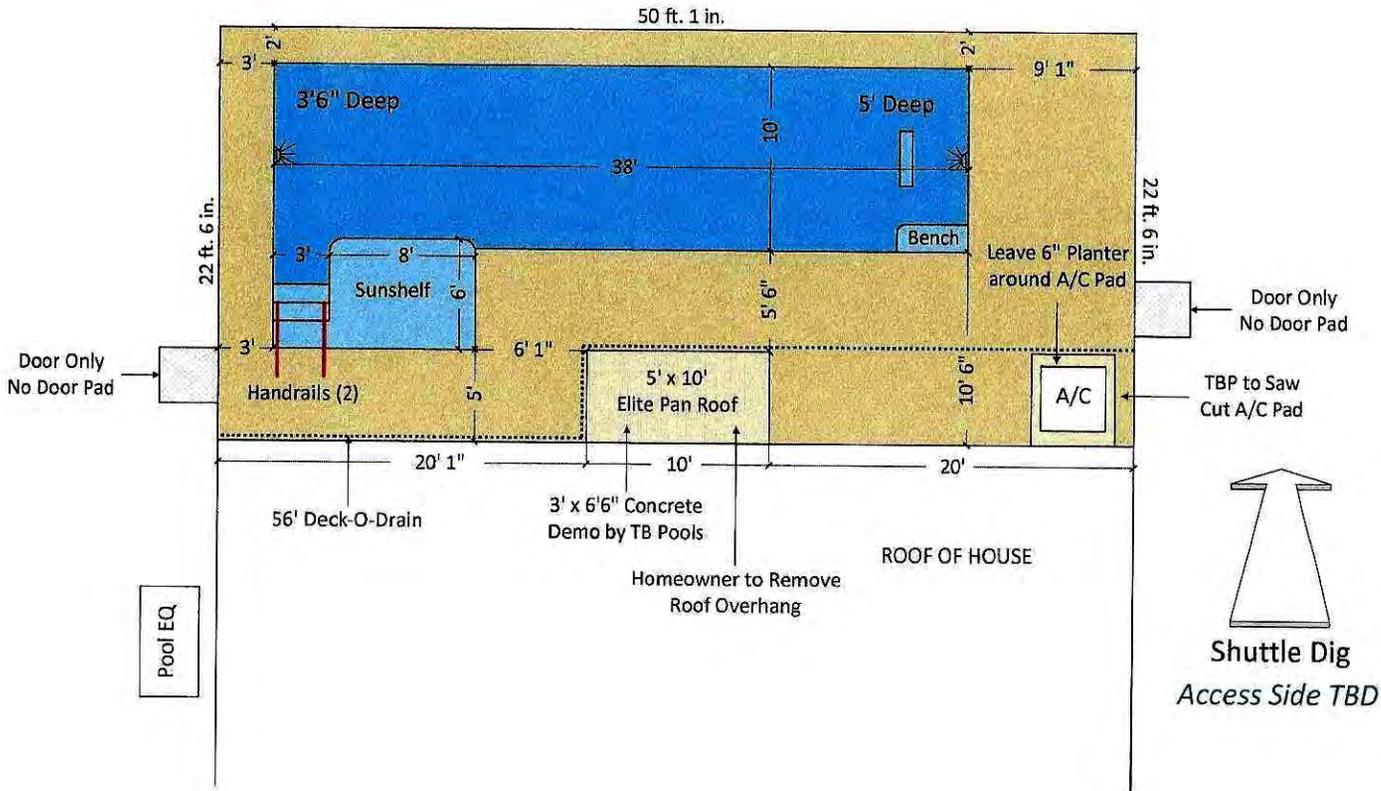
Tampa Bay Pools has built a reputation for customer service and customer satisfaction that no other pool builder in this area can touch.

Terms: \$5,000 deposit (if not purchasing fire-bowls)

Pool Financing. Go to Tampabaypools.com and click on the financing link to inquire



Scale 1/8" = 1'



POOL SPECS

SIZE: 10' x 38'	SQ. FT: 441
DEPTH: 3'6" - 5'	PERIMETER: 107 LF
EST GALLONS: 10,440	COPING: BNB
SWIM OUT: N/A	SKIMMER: 1
BENCH: 4' x 1'6"	RETURNS: 3
INTERIOR: Pebblesheen	RBB: N/A
CLEANER: Stub Out	RBB: N/A
LIGHTS: (2) Color	RBB: N/A
DRAINS: Channel	AUTO OFV: Yes
FILTER: Cartridge	CHILD SAFETY: Alarms by Owner
PUMP: Variable	SANITIZER: Salt Generator
HEATER: None	CONTROLS: iAquaLink App

DECK SPECS

TYPE: Pavers	SQ FT: 664
FOOTERS: 96 LF	DECK-O-DRAIN: 56 LF
MONO WALL: 24"	LANAI SQ FT: N/A
RISERS: N/A	OTHER: N/A

SCREEN SPECS

TYPE: Mansard	SIZE: 22'6" x 50'1" x 22'6"
HEIGHT: 1-Story	GUTTER: Yes - End of House
DOORS: 2-No Door Pads	OTHER: N/A

NOTES

- 6' x 8' Sunshelf / 5' x 10' Elite Pan Roof
- 2 x 48" Return to Deck Handrail
- TB Pools to CAP Sprinklers / Access Letter Needed
- 3' x 6'6" Concrete Demo by TB Pools
- TB Pools to Saw Cut A/C Pad
- H/O to Remove Roof Overhang
- OPTION: JRT2000 Heat Pump / JXI400 NG Heater

CUSTOMER INFO

NAME: Derrick & Dee Foster
 ADDRESS: 13145 Shimmering Amethyst Ct, Parrish 34219
 SUBDIVISION: Prosperity Lakes
 PHONE #: (443) 996-8696 (Dee) / (443) 790-0815 (Derrick)
 EMAIL: dfdad@aol.com
 PRINT DATE: 01/20/2025



**BOUNDARY SURVEY
(FINAL SURVEY WITH SELECTIVE SPOT ELEVATIONS)**
LOT 2260
PROSPERITY LAKES, PHASE II
SUBPHASE II-B-1, II-B-2, II-B-3 & II-B-4
MANATEE COUNTY, FLORIDA.

SEC. 09 TWP. 33 S, RNG. 19 E

BEARING BASIS:
NORTHEAST BOUNDARY OF SUBJECT LOT BEING S 53°53'56" E

PREPARED FOR AND CERTIFIED TO:
LENNAR TITLE, INC.
DOMA TITLE INSURANCE, INC.
LENNAR MORTGAGE, LLC, ISAQA/ATIMA
DERRICK ANTHONY FOSTER
DEMETRI CAPRI FOSTER



THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, ALSO SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND UNDERGROUND UTILITIES ARE NOT LOCATED OR SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND NOTES TAKE PRECEDENCE.

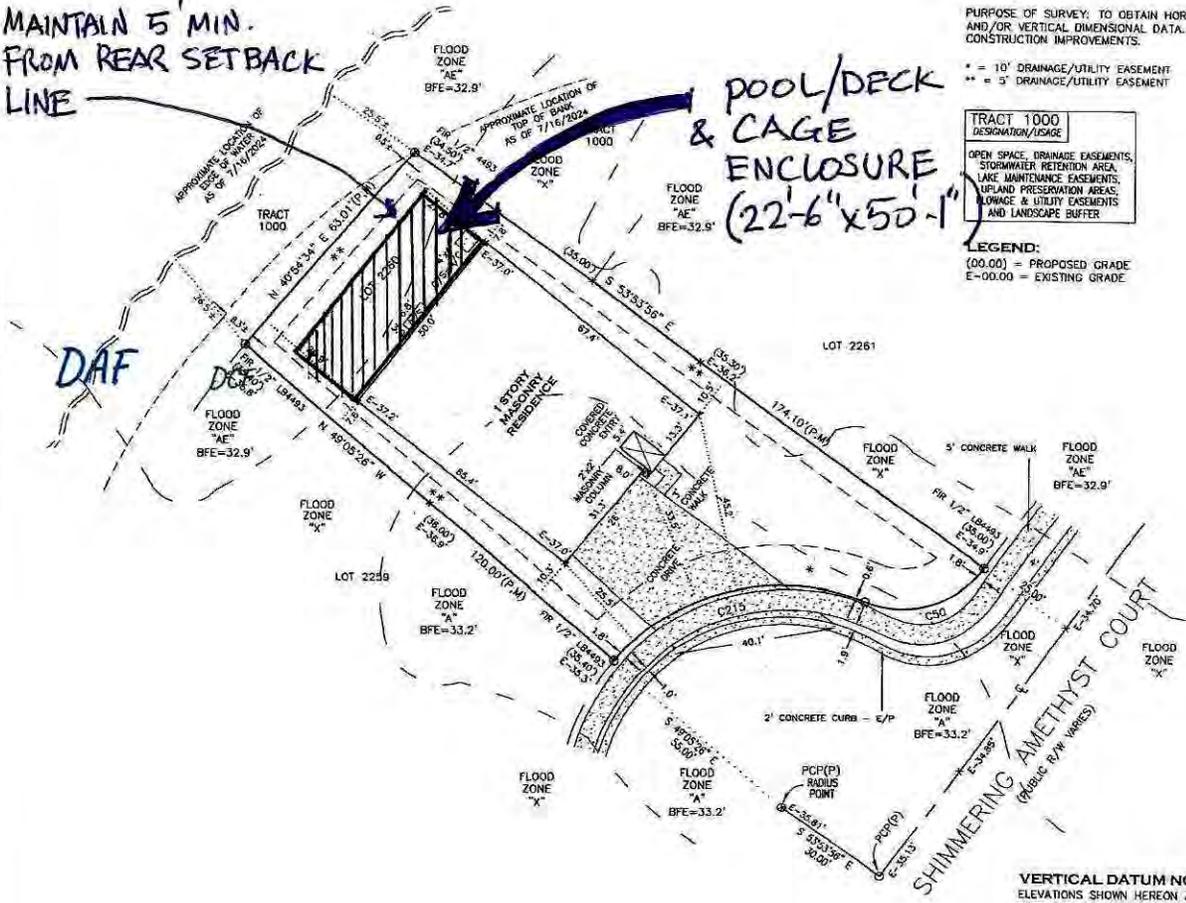
CERTAIN DATA SHOWN HEREON BASED ON ENGINEERING PLANS PROVIDED BY CLIENT.

STRUCTURE TIES SHOWN HEREON DENOTES MEASUREMENT FROM FORM BOARDS/FOUNDATION TO PROPERTY LINE.

PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL AND/OR VERTICAL DIMENSIONAL DATA, TO SHOW CONSTRUCTION IMPROVEMENTS.

MAINTAIN 5' MIN. FROM REAR SETBACK LINE

POOL/DECK & CAGE ENCLOSURE (22'-6" x 50'-1")



* = 10' DRAINAGE/UTILITY EASEMENT
** = 5' DRAINAGE/UTILITY EASEMENT

TRACT 1000 DESIGNATION/USAGE
OPEN SPACE, DRAINAGE EASEMENTS, STORMWATER RETENTION AREA, LAKE MAINTENANCE EASEMENTS, UPLAND PRESERVATION AREAS, LOWWAY & UTILITY EASEMENTS AND LANDSCAPE BUFFER

LEGEND:
(00.00) = PROPOSED GRADE
E-00.00 = EXISTING GRADE

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON NATIONAL GEODETIC CONTROL BENCHMARK "KANSAS", HAVING A PUBLISHED ELEVATION OF 25.69 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), NATIONAL GEODETIC CONTROL BENCHMARK "KENTUCKY", HAVING A PUBLISHED ELEVATION OF 44.38 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND NATIONAL GEODETIC CONTROL BENCHMARK "LOUISIANA", HAVING A PUBLISHED ELEVATION OF 42.05 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LOWEST FLOOR ELEVATIONS:
LIVING AREA: 37.83'
GARAGE AREA: 37.37'
ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, MEAN SEA LEVEL = 00.00 FT.

DESCRIPTION:
LOT 2260, MAP OR PLAT ENTITLED "PROSPERITY LAKES, PHASE II SUBPHASE II-B-1, II-B-2, II-B-3 & II-B-4", AS RECORDED IN PLAT BOOK 81, PAGES 182 THROUGH 208, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C50(P,M)	25.00'	32.95'	30.82'	S 73°51'44" W	75°31'21"
C215(P,W)	55.00'	67.88'	83.85'	S 76°18'09" W	70°42'51"

APPARENT FLOOD HAZARD ZONE: "X,A&AE" (BFE=33.2'&32.9') COMMUNITY PANEL NO. 12061C 01B1 F EFFECTIVE DATE: 8/10/21

Square Feet: 9833.49 ±

LENNAR HOMES

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C= CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV= COVERED, E/P= EDGE OF PAVEMENT, ESM'= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FCM NO ID= FOUND CONCRETE MONUMENT - NO IDENTIFICATION, FIR= FOUND IRON PIPE, FIR 1/2"= FOUND 1/2" IRON ROD, FIR 1/2" NO ID= FOUND 1/2" IRON ROD - NO IDENTIFICATION, FIR 5/8"= FOUND 5/8" IRON ROD, FIR 5/8" NO ID= FOUND 5/8" IRON ROD - NO IDENTIFICATION, FN&D= FOUND NAIL & DISK, FN&D NO ID= FOUND NAIL & DISK - NO IDENTIFICATION, LFE= LOWEST FLOOR ELEVATION, MAS.= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR= SET 1/2" IRON ROD & CAP No. 4483, SNA&D= SET NAIL & DISK No. 4483, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, V/F= VINYL FENCE, W/F= WOOD FENCE

JOHN R. BEACH & ASSOCIATES, INC.
SURVEYORS AND MAPPERS
911 WEST ST. PETERSBURG DRIVE
OLDSMAR, FLORIDA 34677
(813) 854-1276 FAX (813) 855-8370

Drawn By: SMS
Checked By: JRB
Scale: 1"=30'

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Date: FINAL 01/30/2025 RTM

Revisions: FORM BOARD TIE IN 9/25/24, 2ND FORM BOARD TIE IN 10/3/24 JMC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

John R. McDonald
3825.02.03 1302254-0290P

SIGNATURE
JOHN R. BEACH
FLORIDA REG. LAND SURVEYOR No. 2984

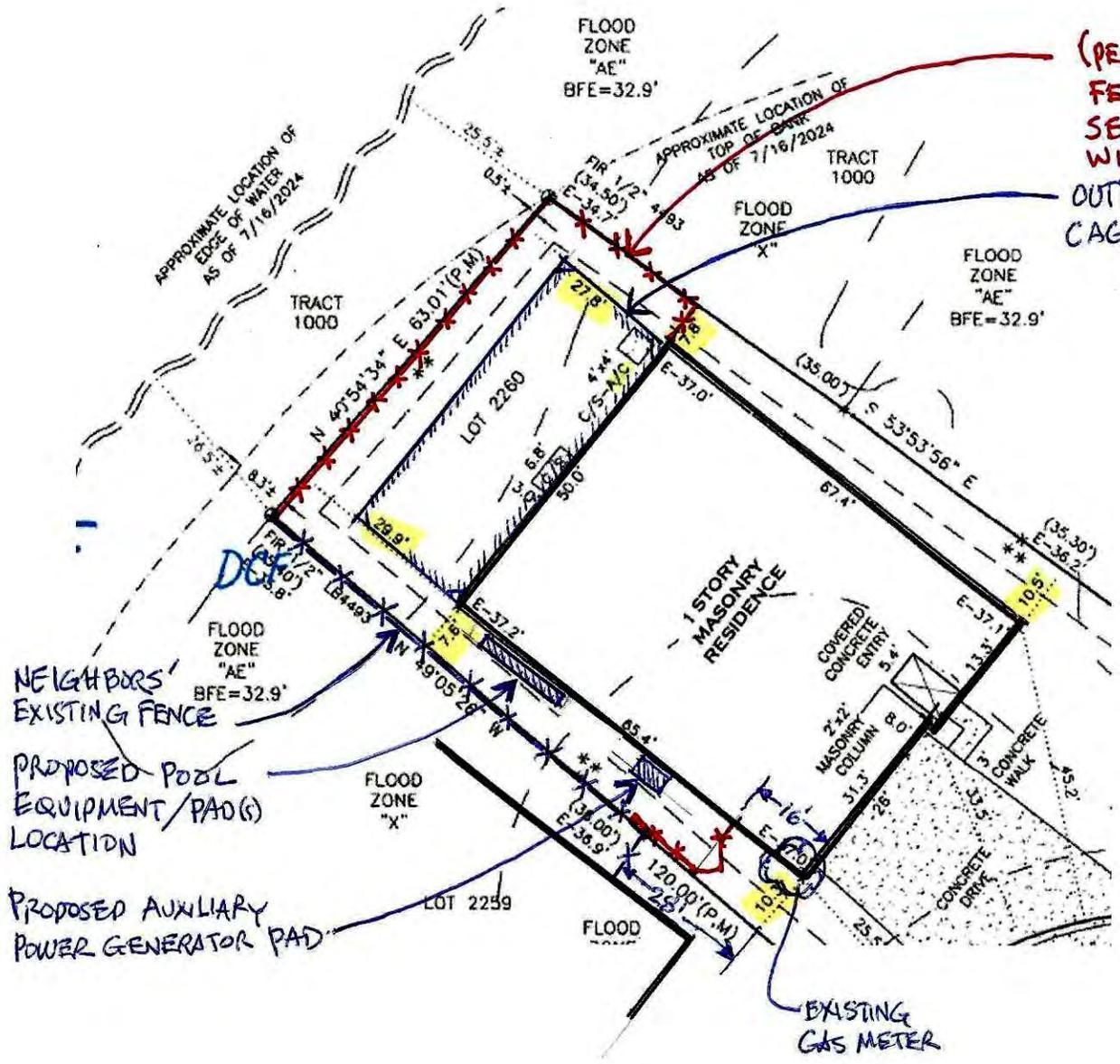
DATE
DATE

JOHN R. McDONALD
PROFESSIONAL SURVEYOR & MAPPER No. 6986

Prepared for and certified to:

LENNAR HOMES

DATE PLOTTED: 01/30/2025 10:00 AM; PLOTTER: HP PLOTTER; PLOT SCALE: 1"=30'; PLOT SHEET: 1 OF 1; PLOT TITLE: LOT 2260, MAP OR PLAT ENTITLED "PROSPERITY LAKES, PHASE II SUBPHASE II-B-1, II-B-2, II-B-3 & II-B-4", AS RECORDED IN PLAT BOOK 81, PAGES 182 THROUGH 208, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



(PENDING) PROPOSED NEW FENCING TO BE SUBMITTED SEPARATELY—ONCE COORDINATED WITH APPROVED POOL PLAN.

OUTLINE OF PROPOSED CAGE AND POOL/DECK.

NEIGHBORS' EXISTING FENCE
 PROPOSED POOL EQUIPMENT/PAD(S) LOCATION
 PROPOSED AUXILIARY POWER GENERATOR PAD

BOUNDARY SURVEY
 (LOT PLAN ENLARGEMENT)
 — D.FOSTER
 13145 SHIMMERING AMETHYST

Tab 5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Prosperity Lakes Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Kelly Evans is appointed Chairman.

Section 2. Lori Campagna is appointed Vice Chairman.

Section 3. Ben Gainer is appointed Assistant Secretary.

Chris Hall is appointed Assistant Secretary.

Charlie Peterson is appointed Assistant Secretary.

Sam Stevens is appointed Assistant Secretary.

Scott Brizendine is appointed as Secretary.

Susan Garcia is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of MARCH 2026.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

Chairman / Vice Chairman

ATTEST:

Assistant Secretary

Tab 6



MONTHLY REPORT

MARCH, 2026



PROSPERITY LAKES CDD

PROSPERITY LAKES BLVD
PARRISH, FL 34219
68 PONDS
3 DRAINAGE DITCHES



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!



Pond #42 Treated for Shoreline Vegetation.



Pond #41 Treated for Algae and Shoreline Vegetation.



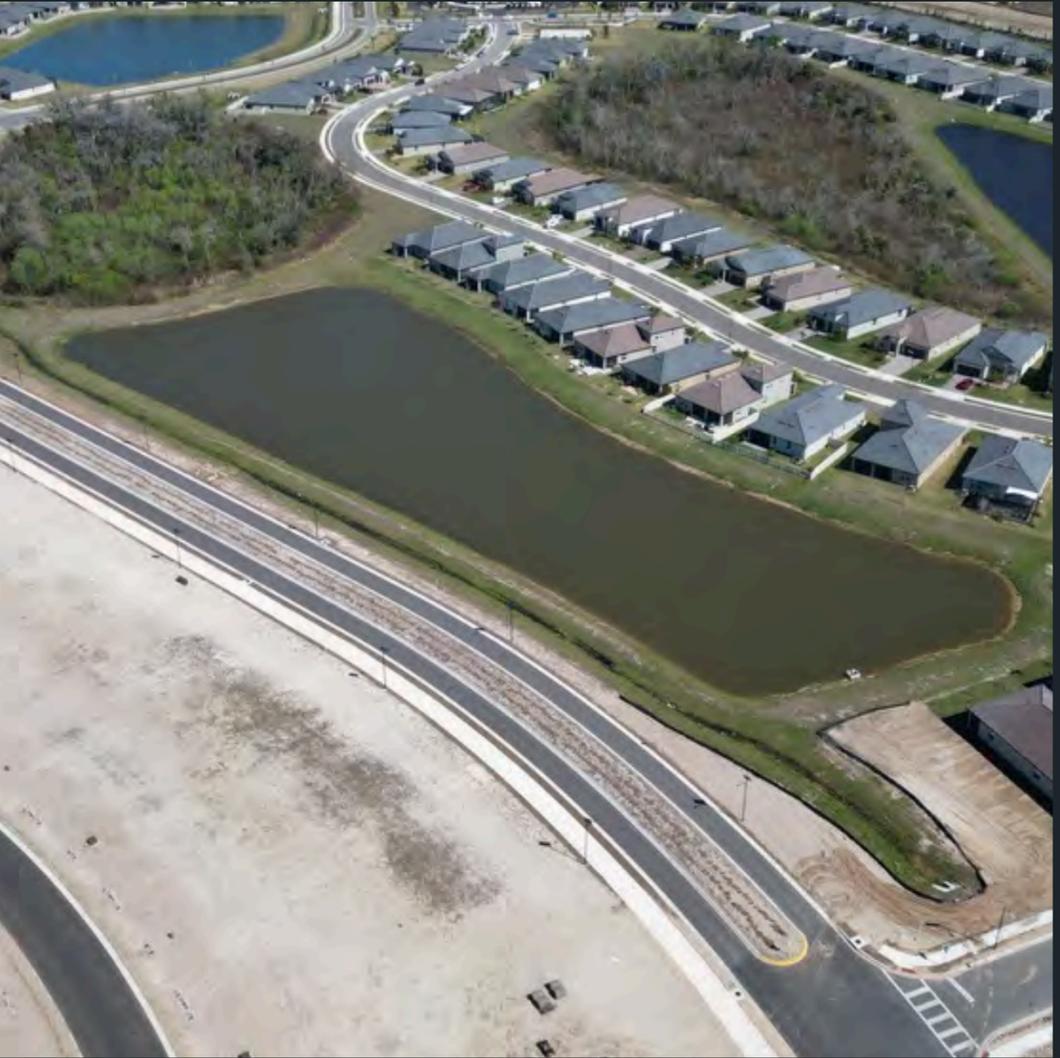
Pond #43 Treated for Shoreline Vegetation.



Pond #46 Treated for Shoreline Vegetation.



Pond #45 Treated for Algae and Shoreline Vegetation.



Pond #44 Treated for Shoreline Vegetation.



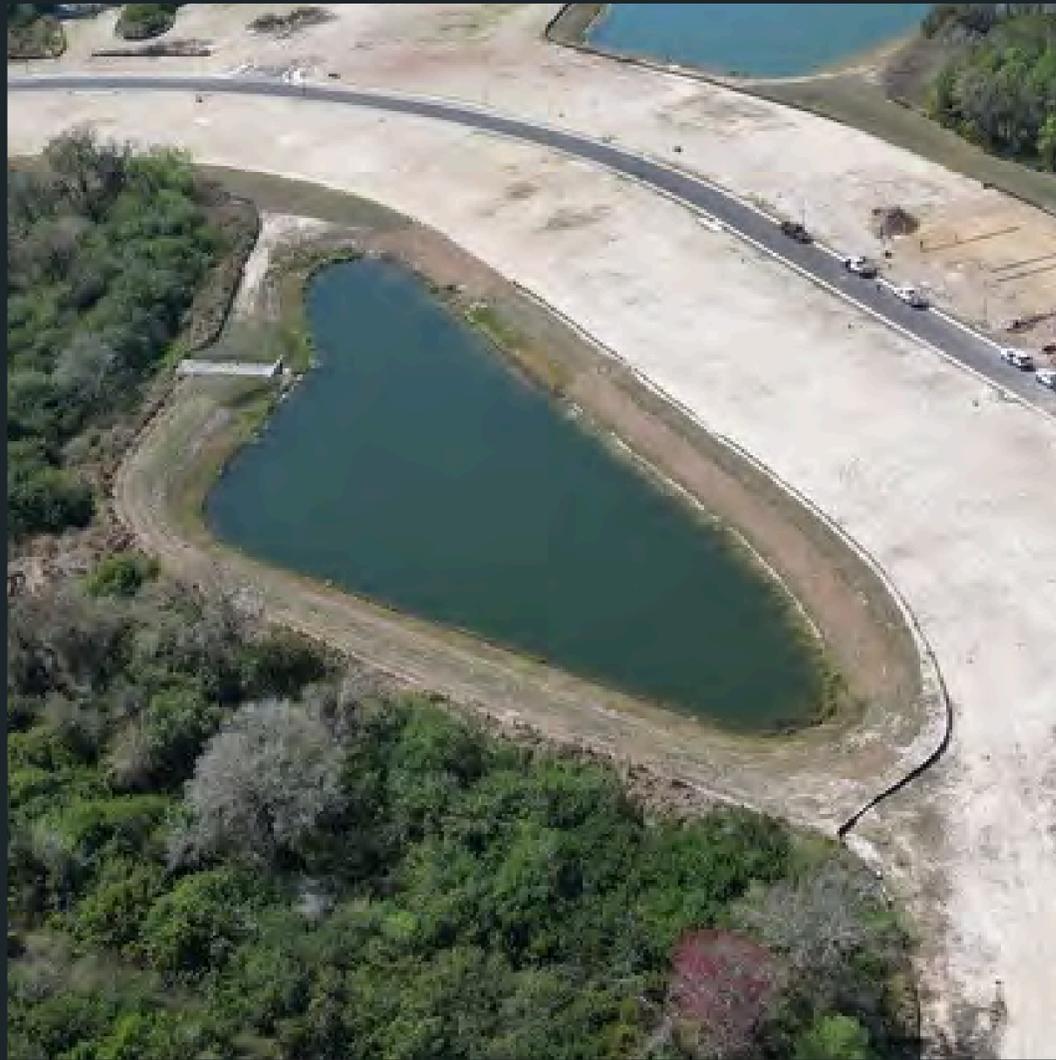
Pond #52 Treated for Shoreline Vegetation.



Pond #53 Treated for Algae and Shoreline Vegetation.



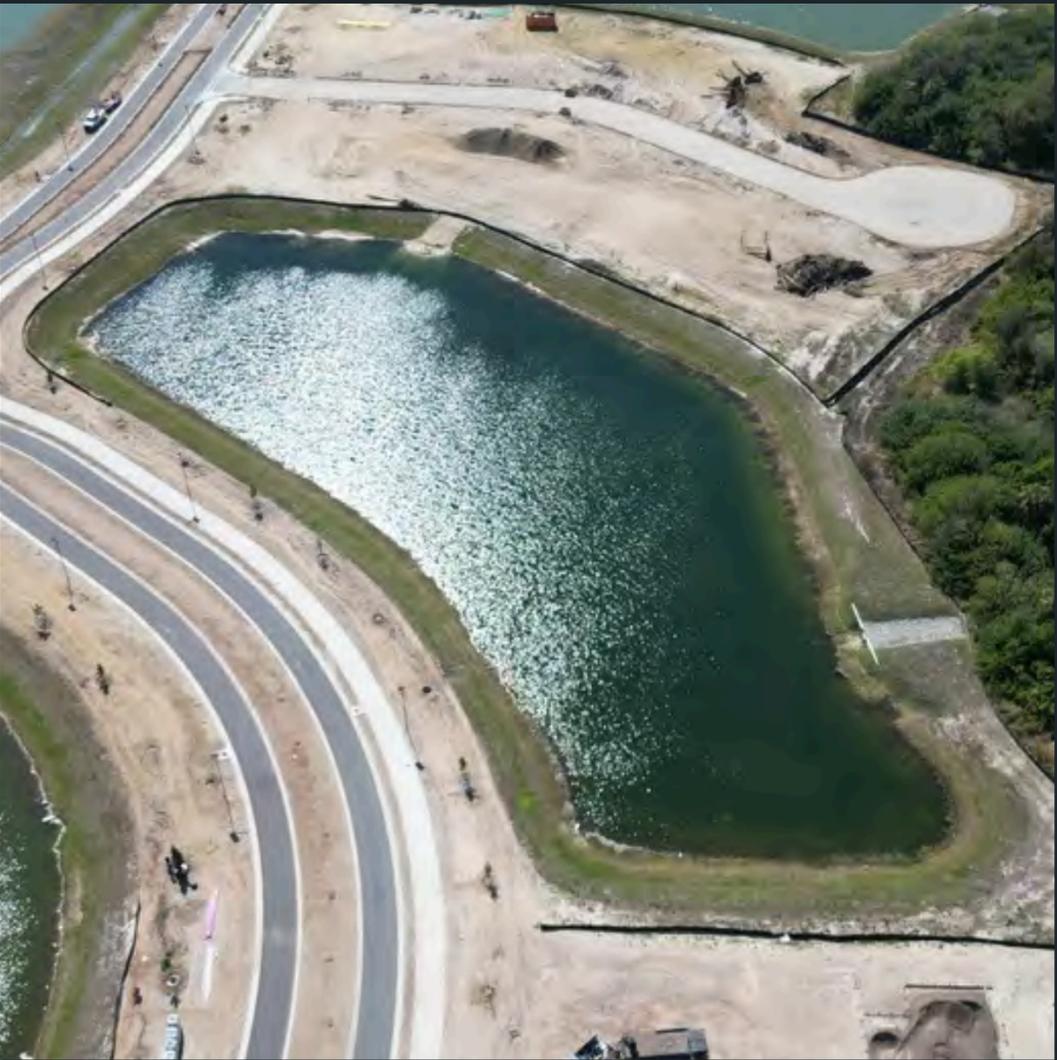
Pond #51 Treated for Shoreline Vegetation.



Pond #59 Treated for Shoreline Vegetation.



Pond #58 Treated for Shoreline Vegetation.



Pond #57 Treated for Shoreline Vegetation.



Pond #55 Treated for Shoreline Vegetation.



Pond #56 Treated for Shoreline Vegetation.



Pond #54 Treated for Algae and Shoreline Vegetation.

Tab 7

Prosperity Lakes

LANDSCAPE INSPECTION REPORT



March 04, 2026
Rizzetta & Company
Haley Pryor - Landscape Specialists
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Shimmering Amethyst Ct./Pond 17/US 301

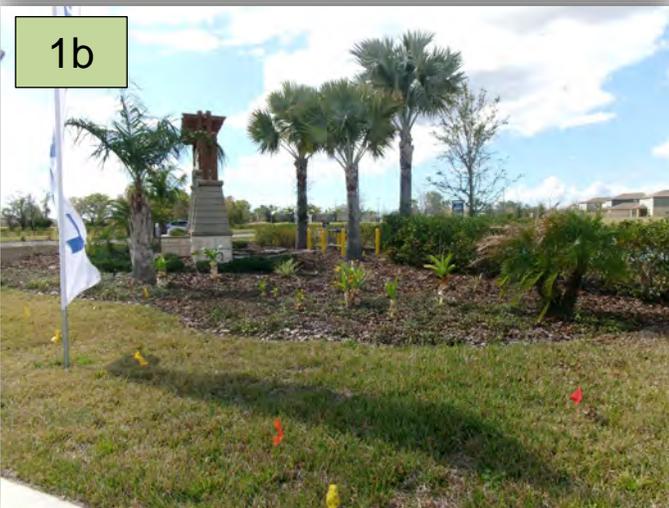
General Updates, Recent & Upcoming Maintenance Events

- ❖ New growth after cold damage is starting to show this month as expected.
- ❖ Lantana across the board did not do so well so multiple proposal requests will address removing and/or replacing landscape beds containing those sections.
- ❖ Pruning is still scheduled for March and final results and conclusions will be afterwards.

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. The Lantana surrounding both entrance monuments at HWY 301 has further declined since the cold spells in February. The majority of roots are dead and require removal and replacement. Please see the proposal page. The Jasmine and Lillies are showing new growth. (Pics 1a-c>)

2. The turf along Prosperity Lakes Blvd near the entrance could use replacement. We are still seeing tire marks from Teco utility trucks so it may be premature to invest in new turf. We need assurance that the utility work is done. (Pic 2)



Crystal Jade Way/Buckeye Rd./Ft. Hamer Rd.

3. The roundabout that joins Crystal Jade Way to Buckeye Rd. has the Foxtail trio with a struggling small member. Signs of decline were present in February and now, the condition is worse since a second hit of cold temperatures. The spear leaf on the small tree may have traces of green but it is uncertain. This one may need to be removed if the center leaf and fronds are dead. We will give this one a few more weeks before determining viability. (Pic 3)



5. Noting the Lantana at the Ft. Hamer and Buckeye Rd. monuments show hope for rejuvenation and new growth is evident since the last inspection. Please have detail crews trim out some of the dead twigs to make room for fresh blooms. (Pic 5)



4. The turf at this roundabout has weeds and needs to be treated. Please check irrigation function and timer for the turf and center palms. Ensure irrigation is adjusted for the sudden warmer temperatures. This could make or break the survival of these Foxtails. (Pic 4)



6. Both sides of the Buckeye monuments could use more plantings of Perennial Peanut. Adding more root systems would fill in much better than the current display and they are coming back to life after pruning. Please see the proposal page for enhancing these monument beds. (Pic 6)



7. The monument bed on the North ROW of PLB onto Buckeye Rd. has dead Ixora that will not be regenerating. Please inventory the plantings that need removal and have detail crews discard them. See the proposal page for replacements. (Pic 7>)

Buckeye Rd./Ft. Hamer/Prosperity Lake Blvd.

8. Noting the monuments on Buckeye and Ft. Hamer since last month. Cold damage recovery is evident. Peanut, Indian Hawthorne, Arboricola and Crinum Lillies already show new growth and color. Once dead Ixora are replaced and Jasmine is pruned, this section should look good. (Pic 8)



9. The median across from the West mailbox kiosk on PLB sustained tire damage from a vehicle running over it and through the Lantana. Several placements were already struggling and now a fraction are crushed. It's a good time to go ahead and remove these. Please see proposal page for enhancing or turfing over this median. (Pics 9a-c>)



Prosperity Lake Blvd/Lily Quartz Loop

10. The second median on PLB in the West has Lantana with new growth but this will be a splotchy display as 20% are dead in the center of the median. I recommend combining removal and replacements for all of the medians and getting rid of Lantana unless it is really thriving and consistent. (Pic 10)



12. The Jasmine past the gate on Lily Quartz Loop is struggling. For this to look pleasant, it can be removed and replaced with something else, or add more to fill in the gaps where it no longer thrives. Add to proposals if new growth is not seen before April. (Pic 12)



11. Include the Lantana in the median in front of Tahitian Pearl Cr. and the West Amenity Center for the combined proposal previously mentioned. This placement at the bullnose is not coming back so now is a good time to do something creative and get rid of plants that aren't working. Refer to #5 in the proposal section. (Pic 11)



13. Before the Lily Quartz gates, the Lantana at the Bizmarck Tree bed is not doing well. Now that other placements are showing new growth, it is clear these plants are gone. Please remove and replace with something compatible with the Arboricola in the outer layer of the bed. (Pic 13)



Pond 40/Tahitian Pearl Ct.

14. Behind the homeowner's land and adjacent to Pond 40, at Tahitian Pearl Ct., a resident laid out a patchwork of sod pieces on CDD land. It is highly recommended that the homeowner remove these before they kill the CDD turf underneath. (Pics 14a&b)



Proposals

1. Provide proposal to remove and replace Lantana from both 301 entrance monument beds at the start of Prosperity Lakes Blvd. Both sides have declining or dead Lantana with multiple hits of cold damage. These roots will not regenerate consistently as the majority are already dead. Regrowth will be limited and splotchy. Choose something compatible with the surrounding foliage to re-plant after Lantana removal. A few options for the board to choose from would be a good idea so think of color and texture as well as the physical alignment of the bed concept. (Pics 1a-c->)



2. Please provide a proposal to perform extensive pruning of Jasmine at the 301 monument beds. This will be out of the normal scope due to the amount of cold damage that needs clearing. With proper pruning, the Jasmine should rejuvenate. (Pic 2)



Proposals

3. Please provide a proposal to enhance both sides of the monument beds at the Buckeye Rd. and Ft. Hamer entrance. Perennial Peanut needs to be added to the current plantings and the exit side monument needs the dead Ixora removed and replaced. (Pics 3a&b)



4. Please provide a proposal to replant or turf over the empty tree rings at the Sapphire Sunset Ct. easement towards Pond 4. After the broken tree is removed, there will be 2 empty tree rings with bubblers. (Pics 4a&b)

5. Refer to item #9 of the report and remove Lantana at West median after vehicle damage. Replant something new or turf over. Provide proposal for options. (Pic 5)



Proposals

6. Provide proposal to remove and replace Lantana from the West PLB bed before the Lily Quartz Loop gates. This is the bed shared with the Bizmarck Palms and the Lantana appears to be 90% dead. (Pic 6)



Tab 8

Prosperity Lakes

LANDSCAPE INSPECTION REPORT



March 04, 2026
Rizzetta & Company
Haley Pryor - Landscape Specialists
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Shimmering Amethyst Ct./Pond 17/US 301

General Updates, Recent & Upcoming Maintenance Events

- ❖ New growth after cold damage is starting to show this month as expected.
- ❖ Lantana across the board did not do so well so multiple proposal requests will address removing and/or replacing landscape beds containing those sections.
- ❖ Pruning is still scheduled for March and final results and conclusions will be afterwards.

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. The Lantana surrounding both entrance monuments at HWY 301 has further declined since the cold spells in February. The majority of roots are dead and require removal and replacement. Please see the proposal page. The Jasmine and Lillies are showing new growth. (Pics 1a-c-²)

2. The turf along Prosperity Lakes Blvd near the entrance could use replacement. We are still seeing tire marks from Teco utility trucks so it may be premature to invest in new turf. We need assurance that the utility work is done. (Pic 2)¹



Summary of Comments on Slide 1

Page: 2

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:01:27 PM
I still see trucks parked there sometimes.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:00:34 PM
Our construction manager might be working to help come-up with a cold damage plan. He will be back from vacation soon and I will find out then.

Crystal Jade Way/Buckeye Rd./Ft. Hamer Rd.

3. The roundabout that joins Crystal Jade Way to Buckeye Rd. has the Foxtail trio with a struggling small member. Signs of decline were present in February and now, the condition is worse since a second hit of cold temperatures. The spear leaf on the small tree may have traces of green but it is uncertain. This one may need to be removed if the center leaf and fronds are dead. We will give this one a few more weeks before determining viability. (Pic 3)



5. Noting the Lantana at the Ft. Hamer and Buckeye Rd. monuments show hope for rejuvenation and new growth is evident since the last inspection. Please have detail crews trim out some of the dead twigs to make room for fresh blooms. (Pic 5)



4. The turf at this roundabout has weeds and needs to be treated. Please check irrigation function and timer for the turf and center palms. Ensure irrigation is adjusted for the sudden warmer temperatures. This could make or break the survival of these Foxtails. (Pic 4)



6. Both sides of the Buckeye monuments could use more plantings of Perennial Peanut. Adding more root systems would fill in much better than the current display and they are coming back to life after pruning. Please see the proposal page for enhancing these monument beds. (Pic 6)



7. The monument bed on the North ROW of PLB onto Buckeye Rd. has dead Ixora that will not be regenerating. Please inventory the plantings that need removal and have detail crews discard them. See the proposal page for replacements. (Pic 7>)

Page: 3

Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:04:07 PM
Detail is scheduled for next Tuesday and Wednesday.

Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:02:27 PM
The third of the triple could be removed without much disruption to the others.

Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:05:11 PM
I will get in touch with our construction manager when he is back to see where we are with cold weather the cold weather replacement plan.

Number: 4 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:03:30 PM
The irrigation is working fine here. Weed control should be happening soon.

Number: 5 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:08:32 PM
They will be removed during detail work next week.

Buckeye Rd./Ft. Hamer/Prosperity Lake Blvd.

8. Noting the monuments on Buckeye and Ft. Hamer since last month. Cold damage recovery is evident. Peanut, Indian Hawthorne, Arboricola and Crinum Lillies already show new growth and color. Once dead Ixora are replaced and Jasmine is pruned, this section should look good. (Pic 8) 



9. The median across from the West mailbox kiosk on PLB sustained tire damage from a vehicle running over it and through the Lantana. Several placements were already struggling and now a fraction are crushed. It's a good time to go ahead and remove these. Please see proposal page for enhancing or turfing over this median. (Pics 9a-c-) 



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:09:03 PM
Noted

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:09:47 PM
We will remove everything.

Prosperity Lake Blvd/Lily Quartz Loop

10. The second median on PLB in the West has Lantana with new growth but this will be a splotchy display as 20% are dead in the center of the median. I recommend combining removal and replacements for all of the medians and getting rid of Lantana unless it is really thriving and consistent. (Pic 10) ¹



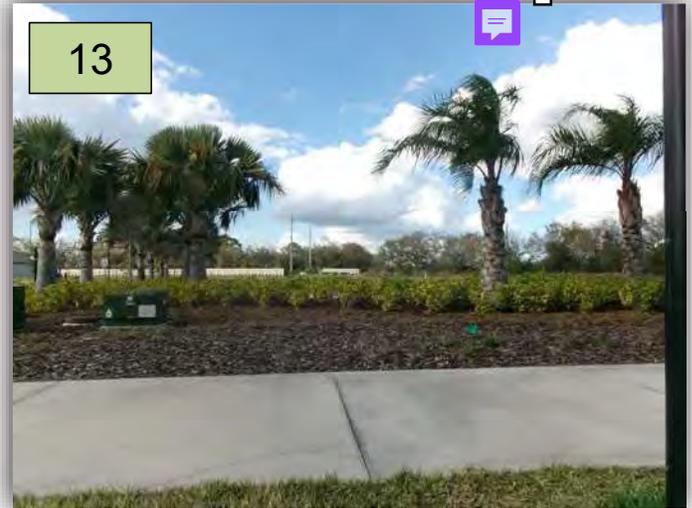
12. The Jasmine past the gate on Lily Quartz Loop is struggling. For this to look pleasant, it can be removed and replaced with something else, or add more to fill in the gaps where it no longer thrives. Add to proposals if new growth is not seen before April. (Pic 12) ²



11. Include the Lantana in the median in front of Tahitian Pearl Cr. and the West Amenity Center for the combined proposal previously mentioned. This placement at the bullnose is not coming back so now is a good time to do something creative and get rid of plants that aren't working. Refer to #5 in the proposal section. (Pic 11) ⁴



13. Before the Lily Quartz gates, the Lantana at the Bizmarck Tree bed is not doing well. Now that other placements are showing new growth, it is clear these plants are gone. Please remove and replace with something compatible with the Arboricola in the outer layer of the bed. (Pic 13) ³



Page: 5

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:10:23 PM
Noted

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:11:26 PM
This is a good Spring project.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:11:49 PM
Noted

 Number: 4 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:10:52 PM
I will review this with our construction manager.

Pond 40/Tahitian Pearl Ct.

14. Behind the homeowner's land and adjacent to Pond 40, at Tahitian Pearl Ct., a resident laid out a patchwork of sod pieces on CDD land. It is highly recommended that the homeowner remove these before they kill the CDD turf underneath. (Pics 14a&b)



14a



14b



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 1:12:22 PM
This has been removed by the homeowner.

Proposals

1. Provide proposal to remove and replace Lantana from both 301 entrance monument beds at the start of Prosperity Lakes Blvd. Both sides have declining or dead Lantana with multiple hits of cold damage. These roots will not regenerate consistently as the majority are already dead. Regrowth will be limited and splotchy. Choose something compatible with the surrounding foliage to re-plant after Lantana removal. A few options for the board to choose from would be a good idea so think of color and texture as well as the physical alignment of the bed concept. (Pics 1a-c)



2. Please provide a proposal to perform extensive pruning of Jasmine at the 301 monument beds. This will be out of the normal scope due to the amount of cold damage that needs clearing. With proper pruning, the Jasmine should rejuvenate. (Pic 2)



Proposals

3. Please provide a proposal to enhance both sides of the monument beds at the Buckeye Rd. and Ft. Hamer entrance. Perennial Peanut needs to be added to the current plantings and the exit side monument needs the dead Ixora removed and replaced. (Pics 3a&b)



4. Please provide a proposal to replant or turf over the empty tree rings at the Sapphire Sunset Ct. easement towards Pond 4. After the broken tree is removed, there will be 2 empty tree rings with bubblers. (Pics 4a&b)

5. Refer to item #9 of the report and remove Lantana at West median after vehicle damage. Replant something new or turf over. Provide proposal for options. (Pic 5)



Proposals

6. Provide proposal to remove and replace Lantana from the West PLB bed before the Lily Quartz Loop gates. This is the bed shared with the Bizmarck Palms and the Lantana appears to be 90% dead. (Pic 6)



Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** April 30, 2026 @ 11:00am
- **Proposed Budget Presentation:** May 25, 2026

District Manager's Report

March 26,

2026

P
R
O
S
P
E
R
I
T
Y

L
A
K
E
S

C
D
D

<u>FINANCIAL SUMMARY</u>		<u>02/28/2026</u>
General Fund Cash & Investment Balance:		\$1,745,149
Debt Service Fund Investment Balance:		\$969,936
Capital Projects Fund Investment Balance:		\$6,048
Total Cash and Investment Balances:		\$2,721,133
General Fund Expense Variance:	\$609,464	Under Budget



Rizzetta & Company

- Series 2023 Capital Projects Fund only has \$6,048 remaining. Please provide construction invoice(s) and proof of payment so the district can pay this remaining balance and close the account.