



Rizzetta & Company

Connerton East Community Development District

**Board of Supervisors' Meeting
September 9, 2025**

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

Connertoneastcdd.org

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588
www.connertoneastcdd.org

District Board of Supervisors

Kelly Evans	Chair
Lori Campagna	Vice Chair
Sean Finotti	Assistant Secretary
Jacob Walsh	Assistant Secretary
Bradley Gilley	Assistant Secretary

District Manager	Scott Brizendine	Rizzetta & Company, Inc.
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District Counsel	John Vericker	Straley, Robin & Vericker
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District Engineer	Brian Surak	Clearview Land Design
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All Cellular phones and pagers must be turned off 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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
Connertoneastcdd.org

September 2, 2025

Board of Supervisors
**Connerton East Community
Development District**

AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on Tuesday, September 9, 2025 at 9:00 a.m., or immediately after the New Port Corners CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Board of Supervisors Meeting
Minutes for August 12, 2025 Tab 1
 - B. Ratification of Operation & Maintenance
Expenditures for July 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Steadfast Mulch Proposal Tab 3
 - B. Consideration of District Management Services Contract Tab 4
 - C. Discussion of Midge Flies in Ponds Tab 5
 - D. Presentation of Engineer's Report Tab 6
 - E. Presentation of Amended Master Assessment
Methodology Report (under separate cover)
 - F. Consideration of Resolution 2025-13; Declaring Special
Assessments Tab 7
 - G. Consideration of Resolution 2025-14; Setting Public
Hearing Tab 8

- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report
 - D. Field Inspection Services ReportTab 9
 - i. Contractor Response to Field Inspection Report
 (under separate cover)
 - E. District ManagerTab 10
- 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) 994-1001.

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.

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton East Community Development District was held on **Tuesday, August 12, 2025, 9:36 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Lutz, FL 33588.

Present and constituting a quorum:

Kelly Evans	Board Supervisor, Chairman
Lori Campagna	Board Supervisor, Vice-Chair
Bradley Gilley	Board Supervisor, Assistant Secretary
Jake Walsh	Board Supervisor, Assistant Secretary
Sean Finotti	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Angela Savinon	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
John Vericker	District Counsel, Straley, Robin Vericker
Brian Surak	District Engineer, Clearview Land Design
	<i>(via phone)</i>
John Toborg	FIS, Rizzetta & Company, Inc.

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order at 9:36 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no members of the audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Regular Board of

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
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**Supervisors Meeting Minutes for July
8, 2025**

On a Motion by Mr. Gilley, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved minutes of the regular Board of Supervisors meeting on July 8, 2025, as presented, for the Connerton East Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for June
2025**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for June 2025 (\$86,232.34), for the Connerton East Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Fountain Maintenance
Contract**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors ratified approval of the Cooper Pools, Inc. contract for fountain maintenance in the amount of \$250/month, for the Connerton East Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of SDNA Agreements

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors approved the SDNA Agreements with Gig Fiber, LLC for Connerton Village 3 Phase 2A and Connerton Village 4 Phase 2A, for Connerton East Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of District Engineering
Agreement**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors approved the District Engineering Agreement with Clearview Land Design, P.L., for the Connerton East Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on FY 2025/2026 Final
Budget**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Connerton East Community Development District.

There were no questions or comments put forward regarding the budget.

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On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Connerton East Community Development District.

i. Consideration of Resolution 2025-10; Adopting FY 2025/2026 Final Budget

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors adopted Resolution 2025-10, adopting fiscal year 2025/2026 final budget totaling \$3,168,259.32 (GF-\$1,625,543 & DSF- \$1,543,716.32), for the Connerton East Community Development District.

NINTH ORDER OF BSUINESS

**Public Hearing on FY 2025/2026
Levying O & M Assessments**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 O & M Assessments, for the Connerton East Community Development District.

There were no questions or comments put forward.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 O & M assessments, for the Connerton East Community Development District.

i. Consideration of Resolution 2025-11; Levying FY 2025/2026 O & M Assessments

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2025-11, levying fiscal year 2025/2026 O & M Assessments, for the Connerton East Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-12,
Setting FY 2025/2026 Meeting
Schedule**

A brief discussion was held regarding keeping the current schedule and the desire to hold the Connerton East meeting first due to field inspection attendance.

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors adopted Resolution 2025-12, setting fiscal year 2025/2026 meeting

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
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schedule, as discussed, for the Connerton East Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of 2024/2025 Goals and Objectives Report

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the scoring for the fiscal year 2024/2025 goals and objectives report and directed staff to post the results on the website for the Connerton East Community Development District.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

No report.

C. Aquatic Report

The Board reviewed the report. There were no comments on the report.

D. Fountain Report

The Board reviewed the report. There were no comments on the report.

E. Field Inspection Services

Mr. Toborg reviewed his report with the Board, noting how much better the turf looks since the replacement. He also pointed out several items in the report.

F. District Manager

Mr. Brizendine noted the next meeting will be on September 9, 2025, noting the time change to 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. He also presented the Website Compliance Report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans stated that food trucks are still parked overnight, and the 813-towing signs need to be installed for overnight parking (midnight to 6:00 a.m.) Staff to follow up on this.

Mr. Vericker stated that the Master Assessment needs to be completed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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On a motion from Ms. Evans, seconded by Mr. Finotti, the Board adjourned the meeting at 9:57 a.m. for the Connerton East Community Development District.

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Assistant Secretary/Secretary

Chairman / Vice-Chairman

DRAFT

Tab 2

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$89,307.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	100495	BG070825	Board of Supervisors Meeting 07/08/02	\$200.00
Cooper Pools Inc.	100510	2025-919	Monthly Commercial Fountain Service 07/25	\$150.00
Gig Fiber, LLC	100515	4721	Solar Equipment Lease 07/25	\$6,231.50
Gig Fiber, LLC	100515	4722	Solar Light Lease 07/25	\$2,729.50
Gig Fiber, LLC	100515	4723	Solar Light Lease 07/25	\$3,605.00
Gig Fiber, LLC	100515	4724	Solar Light Lease 07/25	\$2,523.50
Gig Fiber, LLC	100515	4725	Solar Light Lease 07/25	\$3,450.50
Jacob Walsh	100496	JW070825	Board of Supervisors Meeting 07/08/02	\$200.00
Jayman Enterprises, LLC	100511	4073	Dog Park Maintenance 07/25	\$1,200.00
Jayman Enterprises, LLC	100511	4109	Straighten Dead End sign 07/25	\$125.00
Kelly Evans	100497	KE070825	Board of Supervisors Meeting 07/08/25	\$200.00
Lori Campagna	100498	LC070825 563	Board of Supervisors Meeting 07/08/02	\$200.00
Pasco County Utilities	20250723-1	Utility Summary 06/25	Utility Summary 06/25	\$916.92
Rizzetta & Company, Inc.	100494	INV0000100505	District Management Services 07/25	\$5,470.00
Rizzetta & Company, Inc.	100503	INV0000101160	Mass Mailing - Budget Notice 07/25	\$1,052.01

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sean Michael Finotti	100499	SF070825	Board of Supervisors Meeting 07/08/02	\$200.00
Sitex Aquatics, LLC	100512	9995-b	Monthly Lake Management 07/25	\$2,219.00
Steadfast Contractors Alliance, LLC	100516	SA-13149	Landscape Maintenance 07/25	\$45,379.10
Steadfast Contractors Alliance, LLC	100516	SA-13517	Plant Installation and Mini Pine Bark 06/25	\$1,820.00
Steadfast Contractors Alliance, LLC	100516	SA-13519	Plant Installation 06/25	\$1,440.00
Steadfast Contractors Alliance, LLC	100516	SA-13537	Irrigation Repair 07/25	\$487.50
Straley Robin Vericker	100500	26808	Legal Services 06/25	\$3,097.80
Straley Robin Vericker	100500	26809	Legal Services 06/25	\$2,415.80
The Observer Group, Inc.	100501	25-01400P	Legal Advertising 07/25	\$199.06
The Observer Group, Inc.	100502	25-01444P	Legal Advertising 07/25	\$70.00
Withlacoochee River Electric Cooperative, Inc.	20250718-1	Electric Summary 06/25 ACH	Electric Summary 06/25	<u>\$3,725.50</u>
Report Total				<u>\$ 89,307.69</u>

Tab 3



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

ESTIMATE

DATE 3/19/2025 **DUE** 4/18/2025 **ESTIMATE #** EST-SCA1544

BILL TO

Connerton East CDD
C/O Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

SM1074
Connerton 219
Flourish Drive
Land O Lakes FL 34637 USA

DESCRIPTION	QTY	RATE	AMOUNT
This is a proposal to freshen the mulch beds of Connerton East. The areas included are the Common areas of:			
Village 2			
Village 4-1	1.00	0.00	0.00
Village 3B			
Village 3A-1			
Connerton BLVD (Flourish ? Gallantree)			
Pleasant Plains (Connerton BLVD - Wonderment Way)			
Mini/Nugget Mulch - Bagged - 3 cu ft bag	480.00	60.00	28,800.00

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.

TOTAL **28,800.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 4

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);



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- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. **TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. **FEES AND EXPENSES; PAYMENT TERMS.**



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A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.



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B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VII. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

VIII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

X. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District



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Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



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- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,



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attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a



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reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



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RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Connerton East Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



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the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

XXIII. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.

XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION. The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXV. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.

XXVI. COUNTERPARTS. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

XXVII. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes,



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- A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



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of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:



PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

August 8, 2025

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

- Exhibit A** – Scope of Services
- Exhibit B** – Schedule of Fees
- Exhibit C** – Municipal Advisor Disclaimer
- Exhibit D** – Public Records Request Policy
- Exhibit E** – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



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- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



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- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
 - 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
 - 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
 - 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
- 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
- 1. Prepare and follow risk management policies and procedures.
 - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - 4. Review insurance policies and coverage amounts of District vendors.
 - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

- A. Administer Prepayment Collection:
- 1. Provide payoff information and pre-payment amounts as requested by property owners.
 - 2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;

- a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
 Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,856.58	\$22,279
Administrative:	\$371.33	\$4,456
Accounting:	\$1,697.42	\$20,369
Financial & Revenue Collections:	\$318.25	\$3,819
Assessment Roll ⁽¹⁾		\$5,305
Continuing Disclosure:	\$500.00	\$6,000
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$4,853.58	\$63,548

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



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Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



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EXHIBIT E
Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "**Affiant**"):

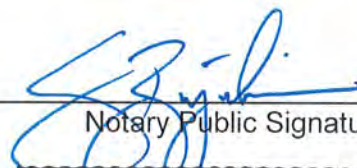
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Connerton East Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

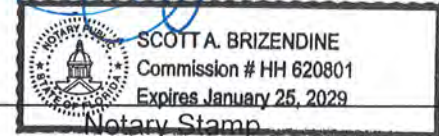
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on August 8, 2025


Notary Public Signature


Notary Stamp

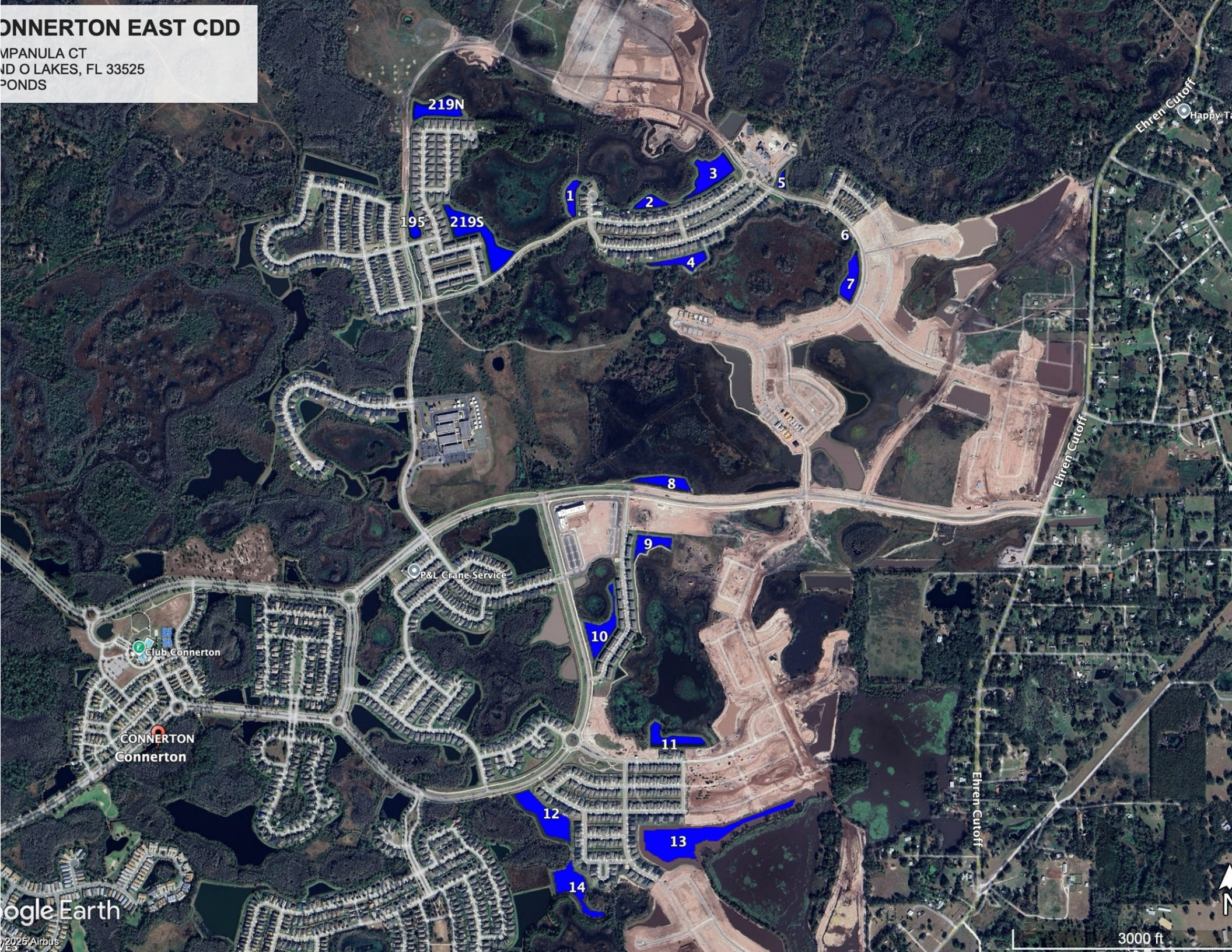


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Tab 5

CONNERTON EAST CDD
COMPANULA CT
WIND O LAKES, FL 33525
POND



Tab 6

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT
EXPANSION AREA**

PREPARED FOR:

BOARD OF SUPERVISORS
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609

Revised September 2025

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ENGINEER'S REPORT EXPANSION AREA

1. INTRODUCTION

The purpose of this report is to provide a description of the Capital Improvement Plan (“**CIP**”) including the herein defined Assessment Area Two Project and estimated costs of the CIP and the Assessment Area Two Project, for the Connerton East Community Development District (the “**District**”). This report is a supplement to our Master Engineer’s Report dated August 27, 2021.

2. GENERAL SITE DESCRIPTION

The Expansion Area (as described below) is part of the District located entirely within unincorporated Pasco County, Florida (“**County**”) and covers approximately +/-63 acres of land, more or less. **Exhibit A** depicts the boundaries of the Expansion Area (“**EA**”). EA is generally located on the northeast side of the District along Ehren Cutoff, north of Connerton Boulevard.

EA will have public access via Collier Parkway and Pondered Day Lane to the west and Farmhouse Way to the south. Utilities will be provided via Collier Parkway and Farmhouse Way.

3. CAPITAL IMPROVEMENT PLAN

The portion of the CIP associated with the Expansion Area is intended to provide public infrastructure improvements for the lands within the District, which are planned for 223 residential units, more or less (the “EA Project”). The EA Project is intended to be developed in multiple phases.

The following table shows the planned product types and land uses for the EA Project:

EA PROJECT PRODUCT TABLE

	40' FL	50' FL	42.5' Villas	Total
Parcel 4-6	14	0	0	14
Parcel 4-7	155	54	0	209
Combined Totals	169	54	0	223

The EA Project infrastructure includes:

Roadway Improvements:

- **Local Subdivision Roads:**

The EA Project includes local subdivision roads within EA. Generally, all local roads will be non-gated two (2) lane undivided roads. Such local roads shall include the roadway asphalt, base, subgrade, underdrain, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-lot lands. All local roads will be designed in accordance with County standards. The District will fund, construct, and/or acquire these improvements. After construction/acquisition, the District will maintain all non-gated local roads. Any gated local roads will be owned & maintained by the HOA or an entity other than the District, and the District will not finance any gated roads.

Stormwater Management System:

The stormwater management system is a combination of roadway curbs, curb inlets, stormwater pipe, stormwater ponds, control structures, and floodplain mitigation ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to the Cypress Creek stormwater basins. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District ("SWFWMD"), and the County, for stormwater/floodplain management systems. The District will finance, own, operate, and maintain the stormwater system. The Developer may elect to construct these stormwater improvements with reimbursement from the District.

NOTE: No private earthwork is included in the EA Project. Accordingly, the District will not fund any costs of mass grading of lots or the transport of fill to the private lots.

Utilities:

As part of the EA Project, the District intends to construct and/or acquire water, wastewater, and reclaimed infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Connerton Boulevard, Painted Sky Place, Carabiner Way, and Flourish Drive.

Wastewater improvements for the project will include an onsite gravity sewer collection system, offsite and onsite force mains, and onsite lift stations. The onsite force mains will connect to existing force mains at Connerton Boulevard. In addition, the EA Project includes off-site parallel force mains required in Pleasant Plains Parkway and Flourish Drive necessary to serve the District.

Similarly, the reclaimed water distribution system will be constructed to provide service for irrigation throughout the community. Reclaimed connections will be made at Connerton Boulevard, Painted Sky Place, Carabiner Way, and Flourish Drive.

The water, wastewater, and reclaimed water distribution and wastewater collection systems for all phases will be completed or acquired by the District and then dedicated to Pasco County for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct, install, and/or acquire landscaping, irrigation, and hardscaping elements within the District common areas and public rights-of-way. The irrigation system will consist of underground piping, valves, controllers, spray heads, rotors, and various irrigation elements. Moreover, hardscaping elements will consist of entry features, community signage, mail kiosks, project signage, docks, pavers, and various hardscape elements throughout the District.

The County has distinct design criteria requirements for landscape and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the minimum requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned and maintained by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County, will be maintained pursuant to a right-of-way license and maintenance agreement to be entered into with the County.

Passive Amenities & Trail Network:

The District will include passive recreational amenities and an extensive trail network that will be available for use by the general public.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the District will fund, construct, and/or acquire passive recreation areas within the District.

Trail Network: The District will include an extensive trail network. The District will fund, construct, and/or acquire the trail system. In general, the trail system will be owned & maintained by the District. In addition, The District shares a boundary with the SWFWMD Conner Preserve. The District may elect to enter a cost sharing agreement with SWFWMD to maintain trail systems and passive recreation amenities within Conner Preserve.

Street Lights and Undergrounding of Electrical Utility Lines:

The District intends to lease street lights through an agreement with Withlacoochee River Electric Cooperative, Inc. ("WREC") in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the EA Project.

The EA Project does, however, include the differential cost of undergrounding of electrical utility lines within rights-of-way and utility easements throughout the community. Any lines and

transformers located in such areas would be owned by WREC and not paid for by the District as part of the EA Project.

Professional Services:

The EA Project also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements:

No offsite utility improvements are required for the development of EA.

As noted, the District's CIP, including the EA Project, functions as a system of improvements benefitting all lands within the District. All of the foregoing improvements are required by applicable development approvals.

Ownership & Maintenance:

The following table shows who will finance, own, and operate the various improvements of the EA Project:

O&M TABLE

Facility Description	Ownership	O&M Entity
Roadways		
Local Subdivision Roads (Non-Gated)	CDD	CDD
Stormwater Management System	CDD	CDD
Utilities (Water, Sewer, Reclaimed)	Pasco	Pasco
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	WREC/CDD	WREC/CDD
Undergrounding of Conduit	WREC	WREC
Passive Recreational Amenities	CDD	CDD
Trail Network	CDD	CDD

- (1) The CDD will own and maintain the trail system, underdrain system, landscaping, and irrigation within Pasco County Collector Road Rights-of Way. Pasco County will not maintain sidewalks, oversized trails, landscaping, and/or irrigation with Pasco County Rights-of-Way.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the EA Project have either been obtained, or will be obtained in the ordinary course, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
Connerton V3 & V4 MPUD	MPUD	No. 7509	April 20, 2021	March 30, 2039
Connerton V3 & V4 Connectivity Plan	Connectivity Plan	No. 7509	April 20, 2021	March 30, 2039
Connerton Master Utility Plan	Master Utility Plan	PCU #20-110.00	September 1, 2022	September 1, 2028
Connerton Village 4 Phases 2A, 2B & 2C				
Village 4 Phases 2A-2C	Pasco Site Development Permit	SDP-2023-00142	September 8, 2023	Under Construction
Village 4 Phases 2A-2C	Planning & Development Approval	RESSUB-2022-00087	July 20, 2023	July 20, 2029
Village 4 Phases 2A-2C	Pasco Water & Sewer	PCU #20-110.06.A.1 PCU #20-110.07.A.1 PCU #20-110.08.A.1	February 14, 2024	Complete
Village 4 Phases 2A-2C	FDEP WW Permit	1827-51CS20-110.06 1828-51CS20-110.07	September 17, 2024	Complete

		1833-51CS20-110.08		
Village 4 Phases 2A-2C	FDEP Water Permit	1604-51CW20-110.06 1605-51CW20-110.07 1610-51CW20-110.08	September 17, 2024	Complete
Village 4 Phases 2A-2C	FDEP Reclaimed Permit	1827-51RW20-110.06 1828-51RW20-110.07 1833-51RW20-110.08	September 17, 2024	Complete
Village 4 Phases 2A-2C	SWFWMD ERP	43023534.068	May 31, 2023	May 31, 2028
Village 4 Phases 2A-2C	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Village 4 Phases 2A-2C	FDEP 404 Wetland – No Permit Required	0396249-002-NPR	November 16, 2021	
Village 4 Phase 2A	Record Plat	PB 95, Pages 102-111	August 7, 2024	No expiration
Village 4, Phases 2B & 2C	Record Plat	PB 96, Pages 36-48	September 4, 2024	No Expiration
Connerton Village 3 Phase 2A				
Village 3 Phase 2A	Pasco Site Development Permit	SDP-2022-00091	July 1, 2022	Under Construction
Village 3 Phase 2A	Planning & Development Approval	RESSUB-2021-00042	June 16, 2022	June 16, 2028
Village 3 Phase 2A	Pasco Water & Sewer	PCU #20-110.02.A.1	March 31, 2022	Under Construction
Village 3 Phase 2A	FDEP WW Permit	1663-51CS20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 2A	FDEP Water Permit	1500-51CW20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 2A	FDEP Reclaimed Permit	1703-51RW20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 2A	SWFWMD ERP	43023534.061	April 25, 2022	April 25, 2027
Village 3 Phase 2A	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Connerton Boulevard Extension				
Connerton Blvd. Ext.	Pasco Site Development Permit	SDP-2023-00141	September 8, 2023	Under Construction
Connerton Blvd. Ext.	Planning & Development Approval	SITEPLN-2022-00236	August 11, 2023	August 11, 2029
Connerton Blvd. Ext.	Pasco Water & Sewer	PCU #20-110.09.A.1	June 21, 2023	Complete
Connerton Blvd. Ext.	FDEP WW Permit	1867-51CS20-110.09	December 5, 2023	Complete
Connerton Blvd. Ext.	FDEP Water Permit	1640-51CW20-110.09	December 5, 2023	Complete
Connerton Blvd. Ext.	FDEP Reclaimed Permit	1867-51RW20-110.09	December 5, 2023	Complete

Connerton Blvd. Ext.	SWFWMD ERP	43023534.067	May 31, 2023	May 31, 2028
Connerton Blvd. Ext.	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Connerton Blvd. Ext.	R/W Use Permit	ROW-2024-00549	November 5, 2024	May 4, 2025
Connerton Blvd. Ext.	ACOE Permit	No permit required	May 16, 2024	

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below represents, among other things, the Opinion of Probable Cost for the EA Project. It is our professional opinion that the costs set forth in the table below are reasonable and consistent with market pricing, both for the EA Project CIP.

EA Project CIP COST TABLE

Facility Description	CIP Cost
Roadway - Local Roads	\$976,944
Stormwater Management System - Local Subdivision Roads (Non-Gated)	\$1,213,152
Utilities (Water, Sewer, Reclaimed)	\$1,849,734
Hardscape/Landscape/Irrigation	\$750,000
Amenities & Trails	\$250,000
Professional Services (7%)	\$352,788
SUBTOTAL:	\$5,392,618
CONTINGENCY (10%)	\$539,262
TOTAL:	\$5,931,880

The probable costs estimated herein do not include anticipated carrying cost, interest reserves, or other anticipated CDD expenditures that may be incurred.

Any Mobility Fee credits received as a result of the District financing any portion of the EA Project may be kept by the Developer provided the Developer contributes to the District public infrastructure at least equal to the market value of such mobility fee credits. In the alternative, the Developer may reduce the cost of any public infrastructure to be paid by the District by the market value of such mobility fee credits. Lastly, the Developer may transfer its rights to the mobility fee credits to the District.

The EA Project will be designed in accordance with current governmental regulations and requirements. The EA Project will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP, including the EA Project, will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in southwest Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the

improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the EA Project, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the EA Project is feasible; and (3) that the assessable property within the District will receive a special benefit from the EA Project that is at least equal to such costs. All public improvements constituting the EA Project shall be owned and maintained by the District or a unit of local government or such other unit of local government shall have a perpetual easement relating thereto.

Please note that the EA Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the EA Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 435 residential units within EA Project, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the EA Project, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Brian G. Surak, P.E. Date
FL License No. 59064

EXHIBIT A

ASSESSMENT AREA TWO FINAL PLATS

Tab 7

RESOLUTION NO. 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Connerton East Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the **Supplemental Engineer's Report, East Expansion Area, Revised February 2025** (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the **Master Special Assessment Methodology Report – Expansion Parcel dated 2025**, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$_____ (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$_____ of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on September 9, 2025.

Attest:

**Connerton East
Community Development District**

Printed Name: _____
☐ Secretary / ☐ Assistant Secretary

 Kelly Evans
 Chair of the Board of Supervisors

Tab 8

RESOLUTION NO. 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the "**Board**") of the Connerton East Community Development District (the "**District**") has previously adopted Resolution No. 2025-13 declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Rizzetta & Company, Inc, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. There is hereby declared a public hearing to be held on **Tuesday, October 14, 2025, at 9:00 a.m.** at the **Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558**, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days' written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on September 9, 2025.

Attest:

**Connerton East
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Tab 9

CONNERTON EAST

LANDSCAPE INSPECTION REPORT



September 1, 2025
Rizzetta & Company
John R Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, General Comments, Flourish

Summary, General Updates, Recent & Upcoming Maintenance Events

The following are action items for Steadfast Contractor's Alliance (SCA) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff and **Bold Black Underlined** is information or questions for the District BOS.

1. Several areas of turf (*east side of Flourish between Little Bluestem and Violet Periwinkle, north side of Violet Periwinkle between Flourish and Ashworth, east side of Ashworth just north of Little Bluestem, Ashworth/Campanula Park and several areas around the dog park entrance that were not already replaced*) were reported last month and the month before regarding being stressed, bare or completely dead. The response was that they had been treated for chinch bug and were being monitored weekly. They were also reported as being fertilized with an application of 24-2-11 high Nitrogen fertilizer starting the week of August 11th. I feel several of these areas (**red**) are now beyond the recovery stage and should be replaced by Steadfast. These photos do not encompass all areas. There are several more. (Pics 1a – h>)



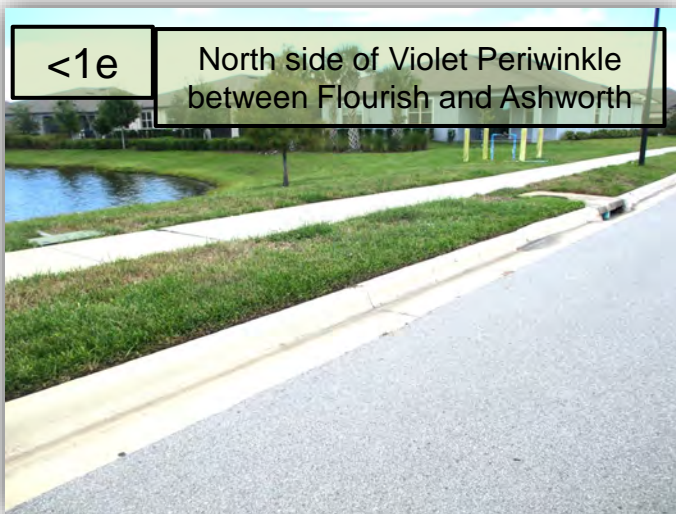
fertilized three weeks before this inspection.

2. In addition to the stressed/bare areas of turf, there are also still a lot of weeds in these areas, and I feel the turf is not as green as it should be. Although it was reported as being

3. Although the Flourish extension now has a silt fence running along the east ROW, foot crews should still maintain this fence line buffer so that when the construction is completed, we've not dug a lack of maintenance hole so deep we cannot get out of it.



Turf Issues



Dog Park, Campanula, Little Bluestem

4. Is turf still being monitored after the irrigation had been turned off. As will become obvious, there are several areas of turf, specifically along Little Bluestem that appear to be dry.

5. I first noticed this last month, but the Confederate Jasmine on the Campanula cul-de-sac outside the dog park is still extremely thin. How often does the irrigation run here? Is it 100% coverage? Does it receive fertilizer? (Pic 5)



6. There are several irrigation valve boxes with either missing or lids that are ajar at the front of the dog park. These need to be placed back on the boxes and left there. (Pic 6)



7. The dog park is still under water, including benches and dog stations. (Pic 7>)

8. Monitor the yellowing turf on the north side of Little Bluestem, east of Ashworth – this often is the precursor to fungal outbreaks. (Pic 8)



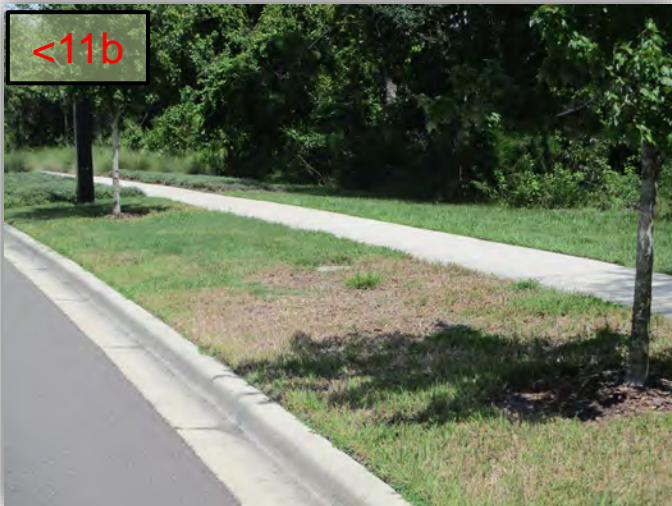
9. Monitor the browning Juniper in the beds along the north side of Little Bluestem. Diagnose the cause (twig blight?) and treat accordingly. Trim out brown.

10. The turf on the NW corner of Nyssa and Little Bluestem is beginning to thin. Diagnose and treat.

11. Mentioned earlier in the report, I am concerned with irrigation still being turned off as there are areas of new turf along Little Bluestem that appear to be dry. Is this being carefully monitored? Areas (in red) I feel are beyond the point of being able to recover and need to be replaced. (Pics 11a – e>)



Little Bluestem



13. Is there interest amongst the board to have any of these Pines flush cut and dropped in the wetland? These are on the north side of Little Bluestem west of Storybook Cabin Way. (Pic 13>)



12. There are no signs in place at these parallel parking spaces on the south side of Little Bluestem, between Nyssa and Storybook Cabin. (Pic 12>)



Rizzetta & Company
Professionals in Community Management

Little Bluestem, Storybook Cabin, Flourish

14. Remove spent Society Garlic flower stalks from the plants at the trailheads on both sides of Little Bluestem.

15. Crews need to treat the weedy, turf growth that takes over the trails before it gets to this point. Now, we have to look at a foot or more of dead growth. This now needs to be hand removed. (Pic 15)



16. Although the west ROW of Storybook Cabin south of Little Bluestem is nice and green, it is mostly green with weeds. This has been mentioned in previous reports. I've never seen any spray stakes here., Is this being monitored and treated? There are also bare areas where turf is thinning. (Pics 16a & b>)

17. There are browning Fakahatchee Grasses between the Storybook Cabin Way mail kiosk

and the adjacent house. These need to be inspected and probably thoroughly drenched for Spider Mites.

18. Make sure the Feijoa are not being allowed to grow too tall in the south ROW of the south leg of Storybook Cabin Way.

19. The lawn on the SE corner of Flourish and Storybook Cabin is slightly yellowing. Are crews monitoring this for the onset of fungus? Turf east of here was just replaced. (Pic 19>)

20. As a response to July's report, the dead Sabal Palms on the Flourish roundabout and Green Briar monument were supposed to have been replaced by August 21st. They have not been. (Pic 20>)



Flourish



21. Trucks continue to annihilate the Flourish roundabout. [SCA to keep up with irrigation repairs.](#) (Pic 21)



22. Inspect, and treat accordingly, browning ornamental grasses on the north side of the pond south of the new clubhouse. Remove all broken or loose lodge poles in this bed. (Pic 22)



23. Is Oleander Caterpillar treatment continuing? I am still seeing leaves being eaten not only along Flourish east, but also on Connerton Blvd. ROW as well as on the Pleasant Plains Parkway (PPP) roundabout.

24. At the parallel parking spaces at the mail kiosk at Sword Fern and Flourish, there are two "NO OVERNIGHT PARKING" signs installed, but there are also two commercial vehicles parked here. (Pic 24)



Connerton Blvd. West

25. I still feel the turf on the Connerton Blvd. median and south ROW between Flourish and PPP is still not as green as it should be – especially after just being fertilized a couple weeks earlier. (Pics 25a & b>)



29. As a reminder to the developer, there are still no landscape plants on the SE and SW corners of Connerton Blvd. and PPP that were under utility construction during the turnover. (Pics 29a & b)

26. But there are also still a lot of weeds in the south Row of Connerton Blvd. (Pic 26)



27. It was reported the cutbacks of the Society Garlic will commence the week of August 5th. Please note, the only thing I was requesting be removed are the dead stalks. If it did commence, there are many now on the ground.

28. Juniper is continuing to fail in several beds heading east on Connerton Blvd. heading toward PPP. Are these being monitored? Remove dead plants.



Connerton Blvd. East

30. The Perennial Peanut bed on the NW corner of Connerton Blvd. and PPP is full of grassy weeds.

31. Turf weeds are still very prevalent on the south ROW of Connerton Blvd. on the north side of the school.

32. I think crews are not maintaining the entire north side of the trail on the north side of Connerton Blvd. in the newest area. Some areas are mowed: some are full of tall grass and weeds. (Pic 32)



33. I feel two of the eight Sabal Palms in the first cluster on the north side of Connerton Blvd. in the newest area need to be replaced under warranty – previously photographed. There are other trees eastward as well. By what date will these be replaced?

34. Many tree straps on these newest trees are broken and blowing in the wind. These were probably line trimmed and need to be replaced.

35. This broken tree on the north side of Connerton Blvd. (previously photographed) is now shooting out epicormic growth. By what date will this be replaced? (Pic 35>)

36. I will continue to monitor this Oak that blew over and was exposed for a while on the north side of Connerton Blvd. (Pic 36)



37. Two out of the three Sabals in the last cluster are dead. By what date will these be replaced under warranty? (Pic 37)



Connerton Blvd. East

38. The south side of the trail on the south side of Connerton Blvd. in the newest area is beginning to get washed out in several areas. (Pics 38a & b)



It is being reported it was treated with a liquid application in June (not a fan of liquids – they are too short-lived – especially in the rainy season) but will also be treated with a granular in August. By what date should we see an improvement? (Pic 41)



39. This dead Crape Myrtle is still in place on the south side of Connerton Blvd. approaching Ehren Cutoff. BY what date will this be replaced under warranty? (Pic 39>)

40. The eastern-most Sabal in a cluster of eleven near Ehren Cutoff is dead. By what date will this be replaced under warranty? (Pic 40>)

41. I'm still very disappointed the turf on the RWOs of PPP from Connerton Blvd. south to and beyond Flourish and Gallantree has not improved in the many months since turnover.



Pleasant Plains Parkway, Fountain Park, Nebula Way

42. Turf on the east ROW of PPP north of Gallantree continues to look awful. No updates were provided. (Pic 42)



43. Remove dead plants in the PPP roundabout.

44. Turf is still very poor at the Gallantree lift station. (Pic 44)



45. Turf is also failing across from the Gallantree lift station.

46. This tree on the east side of PPP south of Gallantree needs to be replaced under warranty. (Pic 46>)

47. Turf is still in poor condition and color at the dead end of Nebula. (Pic 47>)

48. Treat the wholly aphids on the Muhly Grasses in the Flying Fish Court cul-de-sac. (Pic 48)



49. Monitor the Eagleston Holly on the Flying Fish cul-de-sac.



Fountain Park

50. The dead tree along the rear fence in Fountain Park still needs to be replaced. By what date will this be finished? (Pic 50)



Proposals

1. SCA to provide a proposal with two options: One - to flush cut this dead Red Maple on the north side of Little Bluestem west of Storybook Cabin Way and Two - to completely remove it (including stump grinding) and replace with a 2" caliper Sweet Gum "rotundiloba", *Liquidambar styraciflua* 'rotundiloba'. Proposal must include the construction of an 8" -10" earthen berm surrounding the rootball , a 30 Gal. Gator Bag with a flood bubbler attached to the opening to fill the bag every time the irrigation zone runs. (Pic 1)



2. SCA to provide a proposal to flush cut this large dead Pine behind the mail kiosk on the south leg of Storybook Cabin Way. (Pic 2)



3. SCA to provide a proposal to replace this Pine that is bent in half on the east ROW of PPP near Connerton Blvd. (Pic 3)



Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 14, 2025 @ 9am

District Manager's Report

September 09,

2025

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FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment
Balance:

\$979,536

Debt Service Fund Cash &
Investment Balance:

\$1,179,682

Capital Projects Fund Cash &
Investment Balance:

\$ 242,955

**Total Cash and Investment
Balances:**

\$2,402,173

General Fund Expense Variance:

\$159,840

Under Budget