



Rizzetta & Company

# **Connerton East Community Development District**

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## **Board of Supervisors' Meeting**

### **December 9, 2025**

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

**[Connertoneastcdd.org](http://Connertoneastcdd.org)**

# **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588  
[www.connertoneastcdd.org](http://www.connertoneastcdd.org)

## **District Board of Supervisors**

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

<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
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<b>District Counsel</b>	John Vericker	Straley, Robin & Vericker
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<b>District Engineer</b>	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

December 4, 2025

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

## REVISED AGENDA

Dear Board Members:

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

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Regular Board of Supervisors Meeting  
Minutes for November 11, 2025 ..... Tab 1
  - B. Ratification of Operation & Maintenance  
Expenditures for October 2025 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Appointment of Open Board Seat 5 (2021-2026)
  - B. Ratification of WREC Lighting Agreement..... Tab 3
  - C. Consideration of Mulch Proposal..... Tab 4
  - D. Consideration of Water Truck Proposal..... Tab 5**
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatic Report..... Tab 6
  - D. Field Inspection Services Report ..... Tab 7
    - i. Contractor Response to Field Inspection Report  
(under separate cover)
  - E. District Manager ..... Tab 8
- 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, November 11, 2025, at 9:00 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Lutz, FL 33588.

Present and constituting a quorum:

Kelly Evans	<b>Board of Supervisor, Chairman</b>
Lori Campagna	<b>Board Supervisor, Vice-Chair</b>
Bradley Gilley	<b>Board Supervisor, Assistant Secretary</b>
Jake Walsh	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kathryn Hopkinson	<b>District Counsel, Straley, Robin Vericker</b>
John Vericker	<b>District Counsel, Straley, Robin Vericker</b>
John Toborg	<b>FIS, Rizzetta &amp; Company, Inc.</b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order at 9:00 a.m. confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience members present.

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**November 11, 2025 - Minutes of Meeting**  
**Page 2**

**THIRD ORDER OF BUSINESS**

**Consideration of Regular Board of  
Supervisors Meeting Minutes for  
October 14 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 October 14, 2025, as presented, for the Connerton East Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for  
September 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 September 2025 (\$122,590.80), for the Connerton East Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Arbitrage  
Engagement Letter**

Anti-Human trafficking affidavit will need to be attached to the engagement letter.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Arbitrage Engagement letter, for Connerton East Community Development District.

**SIXTH ORDER OF BUSINESS**

**Appointment of New Board  
Supervisor Seat 5 (2021-2026)**

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

Ms. Hopkinson stated they are obtaining signatures for bond issuance to close on November 18, 2025.

**B. District Engineer**

Not present.

**C. Aquatic Report**

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

**D. Field Inspection Services**

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**November 11, 2025 - Minutes of Meeting**  
**Page 3**

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87 Mr. Toborg reviewed his report with the Board and said Gallantree still looks bad, not  
88 seeing any progress with the turf.

89  
90 **E. District Manager**

91 The next regular meeting will be on December 9, 2025, at 9:00 a.m. at the  
92 Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz,  
93 Florida 33558.

94  
95 Mr. Brizendine has received complaints about midge flies on ponds 2, 3 and 25 at  
96 Little Bluestem and Runaway Breeze. The Board requested this to be discussed  
97 during the budget workshop.

98  
99  
100 On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of  
101 Supervisors approved to hold the December 9, 2025 meeting at 9:00 a.m. at the Hilton  
102 Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558,  
103 for the Connerton East Community Development District.

104  
105 **EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

106 Ms. Evans requested staff to turn the construction requisition around quickly and  
107 it gets paid after the bonds are issued on November 25, 2025.

108  
109 **NINTH ORDER OF BUSINESS**

**Adjournment**

110 On a motion from Ms. Evans, seconded by Ms. Campagna, the Board adjourned the  
meeting at 9:15 a.m. for the Connerton East Community Development District.

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

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



## 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 October 2025 For Board Approval**

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

The total items being presented:       **\$105,437.10**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clearview Land Design, P.L.	100556	25-22783	Engineering Services 09/25	\$ 2,268.75
Cooper Pools Inc.	100552	2025-1271	Monthly Commercial Fountain Service 10/25	\$ 250.00
Decort Electrical Solutions, Inc.	100551	93025	Mail Kiosk Lighting Repair 09/25	\$ 4,756.55
Gig Fiber, LLC	100557	5266	Solar Equipment Lease 10/25	\$ 2,523.50
Gig Fiber, LLC	100557	5267	Solar Equipment Lease 10/25	\$ 6,050.00
Gig Fiber, LLC	100557	5268	Solar Light Lease 10/25	\$ 2,729.50
Gig Fiber, LLC	100557	5269	Solar Equipment Lease 10/25	\$ 3,500.00
Gig Fiber, LLC	100557	5270	Solar Equipment Lease 10/25	\$ 3,450.50
Jayman Enterprises, LLC	100553	4234	Dog Park Maintenance 10/25	\$ 1,200.00
Jayman Enterprises, LLC	100553	4258	Trash can installation 10/25	\$ 4,500.00
Pasco County Utilities	20251022-1	Utility Summary 09/25	Utility Summary 09/25	\$ 862.65
Rizzetta & Company, Inc.	100549	INV0000103598	District Management Services 10/25	\$ 5,703.58
Rizzetta & Company, Inc.	100550	INV0000103710	Assessment Roll FY25-26	\$ 5,305.00
Sitex Aquatics, LLC	100554	10327-b	Monthly Lake Management 10/25	\$ 2,719.00
Steadfast Contractors Alliance, LLC	100548	SA-12545	Irrigation Repair 05/25	\$ 110.00

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100555	SA-15672	GFI Receptacle Replacement 09/25	\$ 360.00
Steadfast Contractors Alliance, LLC	100555	SA-15674	Irrigation Repair 09/25	\$ 2,072.16
Steadfast Contractors Alliance, LLC	100555	SA-15819	Landscape Maintenance 10/25	\$ 51,667.10
Steadfast Contractors Alliance, LLC	100555	SA-16100	Irrigation Repair 09/26	\$ 111.25
Straley Robin Vericker	100558	27273	Legal Services 09/25	\$ 1,571.00
Withlacoochee River Electric Cooperative, Inc.	20251017-1	Electric Summary 09/25 ACH	Electric Summary 09/25	<u>\$ 3,726.56</u>
<b>Report Total</b>				<u><b>\$ 105,437.10</b></u>

## Tab 3

**STREET/OUTDOOR LIGHTING AGREEMENT**  
**(New Lighting)**

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 13 day of November 2025, by and between **Withlacoochee River Electric Cooperative, Inc.**, a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 ("WREC"), and Connerton East CDD, whose address 12750 Citrus Park Ln. Tampa, Florida 33625 ("Customer").

**WITNESSETH:**

**WHEREAS**, Customer is in possession of the real property located at Connerton Village 3 Phase 6 (Collier Parkway) & Connerton Village 4-4 & 4-5 (Flourish Dr) and more particularly described in Exhibit A attached hereto (the "Property"); and

**WHEREAS** Customer desires WREC to construct, maintain and operate a street lighting system as more particularly described in Exhibit B attached hereto (the "System") on the Property.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

**1. SCOPE OF SERVICES**

(a) Pursuant to the terms of this Agreement and WREC's current rules and regulations, WREC shall construct, maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in Exhibit B and furnish all of the electric power and energy necessary for the operation of the System on the Property.

(b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.

(c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.

(d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is

a conflict between the terms and conditions of this Agreement and WREC's By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.

## 2. TERM; TERMINATION

(a) This Agreement shall become effective on the date first written above and shall remain in effect until five (5) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.

(b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property any equipment which WREC may have installed to provide service hereunder.

## 3. SYSTEM MALFUNCTIONS

(a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.

(b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

## 4. DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION

(a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.

(b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if

the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

(c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.

(d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

## 5. TERMS OF PAYMENT

(a) The initial billing period shall start when the Customer begins using electric power and energy, or ten (10) days after WREC notifies the Customer in writing that the System is available hereunder, whichever shall occur first.

(b) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.

(c) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedules shall be on file with the Florida Public Service Commission. Customer shall provide WREC with cash, a bond or letter of credit to secure the payment of the total amount of fixture and pole charges that remain owed to WREC in the event this Agreement is terminated within five (5) years of the start of Customer's initial billing period.

(d) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

## 6. ASSIGNMENT

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.



7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. ENTIRETY OF AGREEMENT

This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

**IN WITNESS WHEREOF**, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

CUSTOMER



Signature

Kelly Evans

Printed Name of Customer

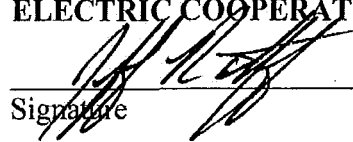
Chair

Title

November 17, 2025

Date

WITHLACOOCHIE RIVER  
ELECTRIC COOPERATIVE, INC.



Signature

Jeff Ratliff Engineering Technician

Printed Name and Title

**EXHIBIT A**

[Insert legal description of the Property]

**19-25-19-0230-49900-0000**

Assessed in Section 19, Township 25 South, Range 19 East  
of Pasco County, Florida

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CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 RIGHT OF WAY FOR  
COLLIER PARKWAY

**Legal Description**

**13-25-18-0000-00100-0010**

Assessed in Section 13, Township 25 South, Range 18 East  
of Pasco County, Florida

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THAT PORTION OF CONNERTON DEVELOPMENT PCL PER OR 4822 PG  
1941 LYING IN SEC 13 LESS THAT POR DESC IN OR 7176 PG 1756 & LESS  
POR LYING WITHIN CONNERTON VILLAGE TWO PARCEL 219 PB 85 PG  
105

**Legal Description**

**18-25-19-0000-00100-0010**

Assessed in Section 18, Township 25 South, Range 19 East  
of Pasco County, Florida

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THAT PORTION OF CONNERTON DEVELOPMENT PARCEL LYING IN SEC  
18 LESS THAT POR SWFWMD PRESERVE PCL II LESS THAT POR DESC IN  
OR 7176 PG 1756 & LESS THAT POR SW1/4 OF SE1/4 LESS THAT POR OF  
SEC 18 DESC IN OR 10175 PG 93 & LESS POR LYING WITHIN  
CONNERTON VILLAGE 4 PHASE 1 PB 90 PG 073

**EXHIBIT B**

<u>Type</u>	<u>Description</u>	<u>Quantity</u>
260	LED Shoe Box – Galleon	29
920	40' Black Concrete Slip – Fit Poles	29

## **EXHIBIT C**

<b><u>Type</u></b>	<b><u>Description</u></b>	<b><u>Monthly Rate</u></b>
<b>260</b>	<b>LED Shoe Box – Galleon</b>	<b>\$18.50</b>
<b>920</b>	<b>40' Black Concrete Slip – Fit Poles</b>	<b>\$6.00</b>

Your Touchstone Energy® Partner



Type	Stock Number	Item Description	Cost Per Item	Quantity	Total
920	6867	40' Concrete Pole	\$6.50	29	\$188.50
Pole					
260	6654	400W Equiv Shoebox LED	\$21.07	29	\$611.03
Fixture					
Total					
		Monthly Fuel Charge			\$86.77
		Monthly Rate			\$886.30
		2-Month Deposit			\$1,772.60
		5-Year Deposit			\$29,232.00

ALL RATES ARE SUBJECT TO CHANGE. LAST UPDATED JANUARY 1, 2016.



**WITHLACOOCHEE  
RIVER  
ELECTRIC  
COOPERATIVE, INC.**

**INVOICE**

## Customer

Name Connerton East CDD  
Address 12750 Citrus Park Ln.  
Tampa, FL 33625  
Attn: Kelly Evans

Date	11/14/25	WREC Work Order #	N/A
RE:	Connerton Village 3 Phase 6 (Collier Parkway) & Connerton Village 4-4, 4-5 (Flourish )		
Member Number	2221915		

<b>Qty</b>	<b>Description</b>	<b>Unit Price</b>	<b>TOTAL</b>
1	Five year lighting deposit for 29# LED Shoebox Galleon Fixtures & 29# Black Concrete slip fit poles.	\$27,459.40	\$27,459.40
1	Two months up front billing	\$1,772.60	\$1,772.60
<b>TOTAL</b>			<b>\$29,232.00</b>

**Please remit to:** W.R.E.C.  
Attn: Richard Lovett  
12013 Hays, Road  
Shady Hills, FL 34610

For questions regarding this statement, please contact: Richard Lovett at Extension # 2130  
Cost Estimates are valid for 60 Days from the date listed above

12013 Hays Road, Shady Hills, FL, 34610 Phone (727) 868-9465 / fax (727) 869-3652

## Tab 4





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 5



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

# ESTIMATE

DATE	DUE	ESTIMATE #
12/3/2025	1/2/2026	

## 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
Steadfast proposes to provide a water truck service to ensure successful establishment of newly laid sod located on Little Bluestem, Story Book Cabin Way, Pleasant Plains Parkway and North Connerton Blvd. Proper watering is essential to maintain healthy turf and promote root establishment. In addition to the newly installed areas, this proposal is to also water hot spots where as needed. This proposal is to help provide water in areas where we lose water pressure, drought stress as well as areas where water runs out.	1.00	0.00	0.00
Water Truck	10.00	1,000.00	10,000.00

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** **10,000.00**

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 6



# MONTHLY REPORT

DECEMBER, 2025





**CONNERTON EAST CDD**  
CAMPANULA CT  
LAND O LAKES, FL  
10 PONDS



Google Earth

Image © 2023 Maxar Technologies

Connerton Elementary School

Rivemile Creek

1000 ft



Prepared for: Debby Bayne Wallace

Prepared By: Devon Craig

## SUMMARY:

Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



Nov 20, 2025 at 1:50:47 PM



Pond #195 Treated for Algae and Shoreline Vegetation.

Nov 20, 2025 at 1:55:40 PM



Pond #219N Treated for Algae and Shoreline Vegetation.

Nov 20, 2025 at 1:32:10 PM



Pond #219S Treated for Algae and Shoreline Vegetation.



Nov 20, 2025 at 1:21:58 PM



Pond # Treated for Algae and Shoreline Vegetation.

Nov 20, 2025 at 1:27:23 PM



Pond # Treated for Algae and Shoreline Vegetation.

Nov 20, 2025 at 1:18:23 PM



Pond # Treated for Algae and Shoreline Vegetation.



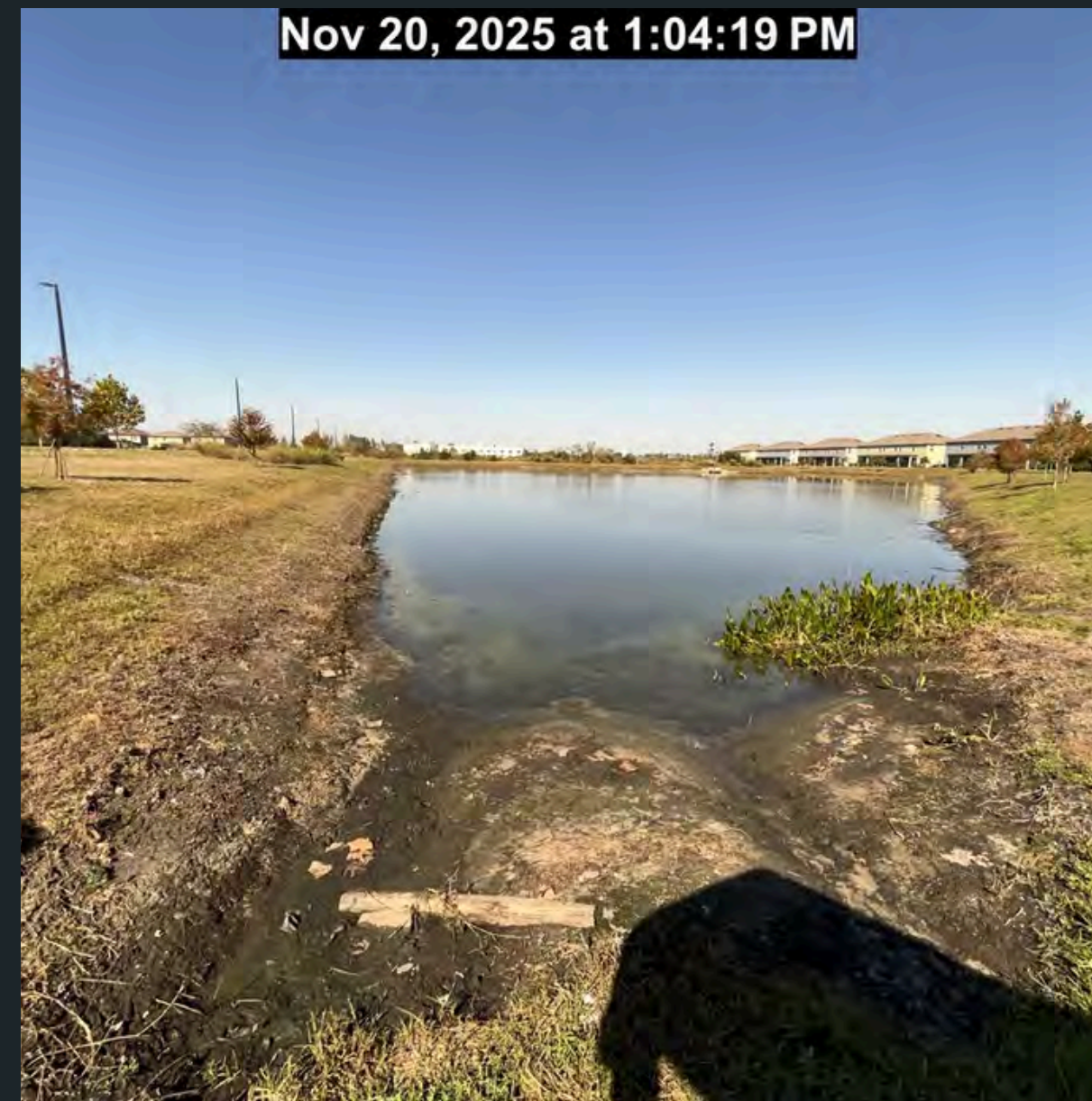
Nov 20, 2025 at 11:50:00 AM



Nov 20, 2025 at 12:59:33 PM



Nov 20, 2025 at 1:04:19 PM



Pond # Treated for Algae and Shoreline Vegetation.

Pond # Treated for Algae and Shoreline Vegetation.

Pond # Treated for Shoreline Vegetation.



Nov 20, 2025 at 11:15:48 AM



Pond # Treated for Algae and Shoreline Vegetation.

Nov 20, 2025 at 11:11:12 AM



Pond # Treated for Algae and Shoreline Vegetation.

Nov 20, 2025 at 12:09:02 PM



Pond # Treated for Shoreline Vegetation.



## **Tab 7**

# CONNERTON EAST

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## LANDSCAPE INSPECTION REPORT



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



Rizzetta & Company  
Professionals in Community Management

# Summary, General Comments, Flourish, Campanula/Ashworth

## 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. Item No. 4 was simply a request to the board for authorization to allow SCA to provide a proposal to perform a one-time cleanup of the fence line along the east side of Flourish where the new construction will soon be coming to an end. It was not a request to SCA to perform this one-time cleanup as the road construction work is not complete, although SCA reported their work was completed November 18<sup>th</sup>. It was not, nor should it have been. (Pics 1a & b>)



clearly, these actions are not working. Has anything been specifically identified as to the cause of the decline? Nothing lately has been mentioned regarding water. Are we still having issues? Regarding the approved use of water trucks, I received an email in late October stating ***“... moving effectively on watering PPP first thing this morning.”*** Is lack of water the issue in the east Flourish lawn? The Ashworth/Campanula Park lawn? Various areas along Little Bluestem, Connerton Blvd. ROWs? I know we received an email regarding long-time running of water at Violet Periwinkle & Flourish. Ironically, these townhomes' lawns are beautiful and green. Are they irrigating off the same water source as the CDD? If so, why are their lawns so much healthier looking than those maintained by the CDD? (Pics 2a – d>)

2. I'm not going to load up another report with pictures of failing turf, although, I could. I am getting responses regarding the treatments that are being applied - everything from ***“We continue to push the area with a combination of Granular fertilizers and a Liquid Nutrient along with both a Pre & Post emergent herbicides. The application on Oct. 29th. was 20-0-20 w/Atrazine.”*** to ***“We also treated for Chinch.”*** I have no reason to believe these treatments are not being applied. However, there is no improvement to these areas, so

3. Clean up the buffer between the homes on Campanula and Flourish along the pond bank, including palm boots, weeds and trimming of some shrubs.





# Flourish, Campanula Park



4. It appears a car didn't make the turn at Little Bluestem and Flourish and crashed into our Juniper bed. Has SCA inspected this area for any irrigation damage? Trim out all damaged plants. (Pic 4)

5. This is the turf inside Campanula - Ashworth pocket park as mentioned earlier in Item No. 2. A large patch beneath the STOP sign (pic last month) at Violet Periwinkle and Ashworth is completely dead and WILL NOT recover!





# Campanula, Dog Park, Little Bluestem

6. Has anything been determined to be the cause of the defoliating Confederate Jasmine on the Campanula cul-de-sac? Do we know how often and for how long the irrigation runs here? (Pic 6)



7. Eradicate weeds between the curb and the pavers on the same cul-de-sac as above.
8. This turf at the dog park was recently replaced by SCA – it is looking as dry and dying as it was before it was replaced. Again, is the water truck coming to the dog park? (Pic 8)



9. There are some browning Juniper branches at the dog park – inspect for spider mite and treat accordingly, if present. Trim out brown twigs several inches into healthy wood.

9. MUCH, but not all, of the Blue Daze throughout the community appears to be failing – from the PVC fence on the north side of Little Bluestem between Flourish and Nyssa to beds near Story Book Cabin Way. What is occurring with these beds? Most are nearly black. **But in this same picture, the failing hedge along the fence has lengthened drastically since I first photographed it last month. What is occurring with this hedge? Has irrigation been checked for clogs? Are there fungal issues? The only remedies listed in the response were chemical applications – do we know this is insect or disease related? Or could it be water-related?** (Pics 9a & b)





# Little Bluestem, Story Book Cabin, Flourish

10. Not only is failing turf areas expanding again in the south Little Bluestem ROW, but the amount of weeds is increasing.

11. The bed of Flax Lily between the parallel parking spaces along the south side of Little Bluestem are very full of dead material that needs to be removed.

12. The street sign is still lying in an ornamental grass bed on the SW corner of the intersection of Story Book Cabin and Little Bluestem. (Pic 12)



13. No improvement to the condition of the turf on the west ROW of Story Book Cabin south of Little Bluestem.

14. I'm concerned with the turf condition again on the south side of Flourish east of Story Book Cabin. Much of this turf has been recently replaced. Are the same conditions beginning to make it fail again? (Pic 14>)

15. If the scale and/or aphids on many of the Japanese Blueberries and Coontie Palms have been treated with XDS.Biofin, Bandit as reported, the next time the water truck visits the site (soon, I hope) please hose these off to knock off a lot of the sooty mold that has built up. (Pic 15>)

16. Much of the Lantana appears to be defoliating. Other than being drought stressed, this may also be exacerbated by the couple cold snaps we've had. DO not prune this defoliated material off until very early spring.





# Little Bluestem, Storybook Cabin, Flourish, Connerton Blvd.

17. We are also still experiencing an Oleander Caterpillar issue on almost all the Petite Salmon Oleander. Is SCA keeping up with the aggressive applications of insecticides? (Pic 17)



21. Much of the turf AND the landscape plants on both sides of Connerton Blvd. east of PPP are yellowing. Has CSA inspected this to diagnose the cause and treat accordingly? (Pic 21)



18. Turf on the south ROW of Connerton Blvd. between Flourish and Pleasant Plains Parkway (PPP) continues to fail – largely! I'm limiting the pics to one this time, but I could photograph a large percentage of the south ROW. (Pic 18)



19. Can SCA haul off this large hose of some sort? It was here in this same spot last month on the north ROW of the school at PPP & Connerton Blvd. (Pic 19>)

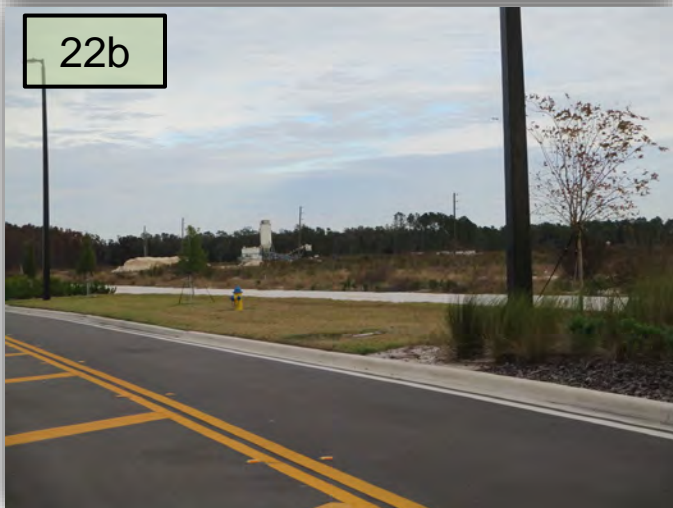
20. Turf is basically non-existent on the south ROW of Connerton Blvd. on the north side of the school. (Pic 20)





# Connerton Blvd., Runaway Breeze Sideyard Tracts

22. Turf on both sides of Connerton Blvd. between Gallantree and Runaway Breeze is extremely dry looking. When was the last time a water truck was used here?  
(Pic 22a & b)

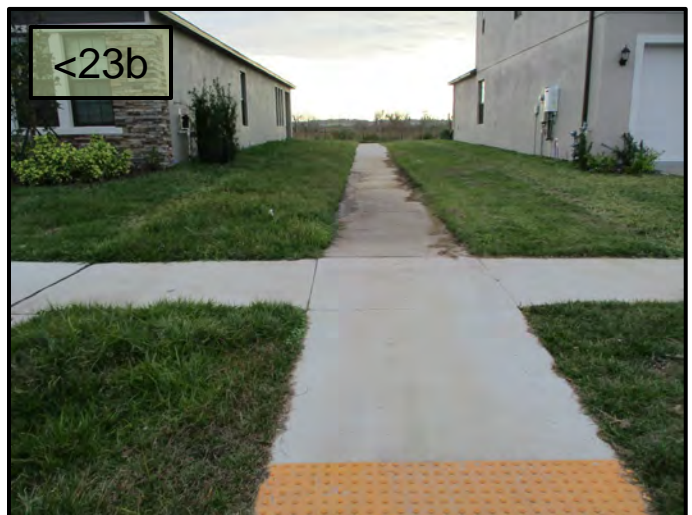


25. Turf is now being replaced on the east side of PPP starting at the school and continuing south to the roundabout. (Pics 25a & b>)



23. There are two tracts that are CDD-owned and maintained that run between the homes on Runaway Breeze and Raised Tulip. One portion is not being maintained consistently. **However, no areas north of Connerton Blvd. (other than the planted area in the ROW) have been turned over to the CDD.** Please make sure these areas are being regularly line trimmed and swept off.  
(Pics 23a & b>)

24. There appear to be several dead Podocarpus on the north side of Connerton Blvd. about 1000' east of the school. Diagnose and treat.



# Pleasant Plains Parkway

<25b



26. I'm happy about turf being replaced on the east side of PPP, but the west ROW is still in a pretty poor condition since being installed. I feel SCA needs to step up their agronomics program and place this turf on an improvement program – starting with soil samples.

27. I'm concerned with the ornamental grasses being cut to low mounds already! New growth, which pruning encourages, is easily damaged and can often kill the entire plant.

28. Is Flying Fish Ct. cul-de-sac turf receiving any water? It is straw-colored.

29. The Texas Sage on the west side of PPP south of the roundabout needs to be trimmed to encourage a full, compact growth habit. But do not hard prune – lightly tip in the spring. (Pic 29>)

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## Tab 8



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 13, 2025 @ 9am

## District Manager's Report

December 9,

# 2025

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### FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment  
Balance:

\$662,563

Debt Service Fund Cash &  
Investment Balance:

\$1,186,172

Capital Projects Fund Cash &  
Investment Balance:

\$ 245,336

**Total Cash and Investment  
Balances:**

\$2,094,071

**General Fund Expense Variance:**

**\$45,532**

**Under Budget**