



Rizzetta & Company

Connerton East Community Development District

Board of Supervisors' Meeting

February 10, 2026

**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
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary
Momo Bautista	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

February 3, 2026

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

FINAL AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on Tuesday, February 10, 2026 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 January 13, 2026 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for December 2025..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-04; Appointing Assistant Secretary..... Tab 3
 - B. Consideration of Resident Temporary Access Agreement..... Tab 4
 - C. Ratification of WREC Street Light Deposit Agreement Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report..... Tab 6
 - D. Field Inspection Services Reports Tab 7
 - i. Contractor Response to Field Inspection Report Tab 8
 - E. District Manager Report..... Tab 9
 - i. Review of 4th Quarter Website Audit Report Tab 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, January 13, 2026, 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	Chairman
Lori Campagna	Vice-Chair
Bradley Gilley	Assistant Secretary
Jake Walsh	Assistant Secretary
Momo Bautista	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Lisa Castoria	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin Vericker
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Brian Surak	District Engineer, Clearview Land Design
	<i>(via conf. call)</i>
John Toborg	FIS, Rizzetta & Company, Inc. (via conf. call)
Chris Wallen	Representative, Steadfast
Kevin Hiller	Representative, Steadfast

Audience	None
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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.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
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SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

THIRD ORDER OF BUSINESS

**Consideration of Regular Board of
Supervisors Meeting Minutes for
December 9, 2025**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the regular Board of Supervisors meeting on December 9, 2025, as presented, for the Connerton East Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for November 2025 (\$21,493.36), for the Connerton East Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors appointed Momo Bautista to Seat 5 for a term of 2021-2026, for the Connerton East Community Development District.

Ms. Bautista was sworn in and accepted compensation.

SIXTH ORDER OF BUSINESS

**Consideration of Field Services
Proposal**

A proposal for a second monthly inspection for an additional \$850.00 per month. Ms. Evans discussed the proposal with Mr. Toborg. Ms. Evans would like one report and second report with bullet point update.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Field Services Proposal, for the Connerton East Community Development District.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
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SEVENTH ORDER OF BUSINESS

**Ratification of Sitex Aquatic
Addendum**

Sitex Addendum #2 for an additional 21 ponds at an annual cost of \$29,352. Total ponds Sitex is managing is now 38. Total annual expense of \$55,980/year. The budget is for \$63,000.00

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors ratified Sitex Addendum #2 for 21 ponds at a cost of \$29,352/year, for the Connerton East Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Audit Engagement
Letter**

Berger Toombs for Fiscal Year 2025 audit for a cost of \$5,900 on a \$6,000 budget.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Berger Toombs Audit Engagement letter in the amount of \$5,900, for the Connerton East Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of WREC Streetlight
Deposit Agreement**

\$29,732 will be funded by Lennar to cover the streetlight deposit. This amount will be returned to Lennar when WREC refunds the deposit.

A deposit was made by Lennar to WREC. Rizzetta will track and record on the District's books.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the WREC Street Light Deposit Agreement, for the Connerton East Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03;
Adopting Final Terms of 2025 Bonds**

Ms. Hopkinson reviewed the resolution with the Board.

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved Resolution 2026-03; Adopting Final Terms of 2025 Bonds, for the Connerton East Community Development District.

ELEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Hopkinson stated that some plats and conveyances are being worked on for the District.

B. District Engineer

No report.

C. Aquatic Report

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

D. Field Inspection Services

Mr. Toborg reviewed his report with the Board. Mr. Wallen introduced the Steadfast team. Mr. Hiller provided the responses to the inspection.

Parents are parking on District property at the Charter School for school pick-up, damaging CDD property. The Board directed Staff to send an email to the Charter School demanding they no long park there. If the parking doesn't stop, District Counsel will draft letter.

E. District Manager

The next regular meeting will be on February 10, 2026, at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to hold the February 10, 2026 meeting at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558, for the Connerton East Community Development District.

Mr. Brizendine reviewed the results of a drive-through of the community with Ms. Castoria the week prior. A Discussion was held on the fountain splashing, Steadfast to provide remediation ideas. A resident (Gallentree Place) requested a discussion to install children at play signs/speed limit signs on Blazing Star Run, Nebula Way and Painted Sky Place. There is no speed limit sign at the Gallantree Place and Connerton Boulevard intersection. A two-way sign at the mail kiosk on Gallantree does not meet the statutory standards. The Board directed Staff to change towing sign at mail kiosk.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
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THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Evans, seconded by Ms. Campagna, the Board adjourned the meeting at 9:33 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 December 2025 For Board Approval

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

The total items being presented: **\$108,915.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	100575	BG090925 563	Board of Supervisors Meeting 09/09/25	\$ 200.00
Bradley Gilley	100575	BG101425 563	Board of Supervisors Meeting 10/14/25	\$ 200.00
Bradley Gilley	100575	BG111125-563	Board of Supervisor Meeting 11/11/25	\$ 200.00
Bradley Gilley	100582	BG120925 - 563	Board of Supervisors Meeting 12/09/25	\$ 200.00
Clearview Land Design, P.L.	100587	25-23434	Engineering Services 12/25	\$ 960.00
Cooper Pools Inc.	100569	2025-1388	Monthly Commercial Fountain Service 11/25	\$ 250.00
Gig Fiber, LLC	100570	5508	Solar Equipment Lease 11/25	\$ 2,523.50
Gig Fiber, LLC	100570	5509	Solar Equipment Lease 11/25	\$ 6,050.00
Gig Fiber, LLC	100570	5512	Solar Equipment Lease 11/25	\$ 3,450.50
Gig Fiber, LLC	100580	5510	Solar Equipment Lease 11/25	\$ 2,729.50
Jacob Walsh	100576	JW090925 563	Board of Supervisors Meeting 09/09/25	\$ 200.00
Jacob Walsh	100576	JW101425 563	Board of Supervisors Meeting 10/14/25	\$ 200.00
Jacob Walsh	100576	JW111125 - 563	Board of Supervisor Meeting 11/11/2025	\$ 200.00
Jacob Walsh	100583	JW120925 - 563	Board of Supervisors Meeting 12/09/25	\$ 200.00

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jayman Enterprises, LLC	100571	4282	Dog Park Maintenance 11/25	\$ 1,600.00
Jayman Enterprises, LLC	100590	4325	Dog Park Maintenance 12/25	\$ 1,600.00
Kelly Evans	100577	KE090925 563	Board of Supervisors Meeting 09/09/25	\$ 200.00
Kelly Evans	100577	KE101425 563	Board of Supervisors Meeting 10/14/25	\$ 200.00
Kelly Evans	100577	KE111125-563	Board of Supervisors Meeting 11/11/25	\$ 200.00
Kelly Evans	100584	KE120925 - 563	Board of Supervisors Meeting 12/09/25	\$ 200.00
Lori Campagna	100578	LC090925 563	Board of Supervisors Meeting 09/09/25	\$ 200.00
Lori Campagna	100578	LC101425 563	Board of Supervisors Meeting 10/14/25	\$ 200.00
Lori Campagna	100578	LC111125-563	Board of Supervisors Meeting 11/11/25	\$ 200.00
Lori Campagna	100585	LC120925 - 563	Board of Supervisors Meeting 12/09/25	\$ 200.00
Pasco County Utilities	20251224-1	23533027	22020 Nebula Way Reclaim D 11/25	\$ 214.12
Pasco County Utilities	20251224-1	23533029	22416 Pleasant Morning Dr Reclaim A 11/25	\$ 172.71
Pasco County Utilities	20251224-1	23533030	21989 Connerton Boulevard Reclaim 11/25	\$ 205.03
Pasco County Utilities	20251224-1	23533031	8363 Flying Fish Ct Reclaim B 11/25	\$ 11.11

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20251224-1	23533712	22629 Pleasant Plains Parkway 11/25	\$ 350.47
Pasco County Utilities	20251224-1	23533809	22228 Tucana Way Reclaim C 11/25	\$ 8.08
Pinnacle Holdings - XIV, LLC	100573	12/09/2025 BOS Meeting	12/09/2025 BOS Meeting	\$ 203.33
Pinnacle Holdings - XIV, LLC	100586	01/13/26 BOS Meeting	01/13/2026 BOS Meeting	\$ 203.33
Rizzetta & Company, Inc.	100574	INV0000105325	Accounting Services 12/25	\$ 6,303.58
Sitex Aquatics, LLC	100572	10442-b	Monthly Lake Management 11/25	\$ 2,719.00
Sitex Aquatics, LLC	100591	10540-b	Monthly Lake Management 12/25	\$ 2,719.00
Steadfast Contractors Alliance, LLC	100579	SA-16520	Flush cut the dead pine tree 10/25	\$ 1,500.00
Steadfast Contractors Alliance, LLC	100579	SA-16755	Remove the illegal dumping of two mattresses 10/25	\$ 800.00
Steadfast Contractors Alliance, LLC	100579	SA-16778	One time clean up 10/25	\$ 600.00
Steadfast Contractors Alliance, LLC	100579	SA-17015	Landscape Maintenance 11/25	\$ 52,542.10
Steadfast Contractors Alliance, LLC	100579	SA-17289	Irrigation Repair 10/25	\$ 198.75
Steadfast Contractors Alliance, LLC	100579	SA-17403	Irrigation Repair 11/25	\$ 125.00
Steadfast Contractors Alliance, LLC	100579	SA-17404	Irrigation Repair 11/25	\$ 192.82

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	100579	SA-17503	Flush cut the large pine tree 11/25	\$ 500.00
Steadfast Contractors Alliance, LLC	100581	SA-15065	Replace 10 Signs that were damaged 08/25	\$ 10,000.00
Steadfast Contractors Alliance, LLC	100581	SA-17464	Replace 1 Path Lighting for 3 Fountains 11/25	\$ 701.50
Steadfast Contractors Alliance, LLC	100581	SA-17504	Install sod and Replace part of Sidewalk 11/25	\$ 400.00
Straley Robin Vericker	100588	27622	Legal Services 11/25	\$ 1,856.85
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2221915-120425 ACH	10129 CAMPANULA CT 11/25	\$ 3,432.35
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2243217-120425 ACH	9033 LITTLE BLUESTEM DR 11/25	\$ 45.76
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2259463-120425 ACH	21567 VIOLET PERIWINKLE DR 11/25	\$ 40.80
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2262941-120425 ACH	8658 LITTLE BLUESTEM DR 11/25	\$ 44.81
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2262944-120425 ACH	9033 LITTLE BLUESTEM DR 11/25	\$ 48.40
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2262945-120425 ACH	9129 LITTLE BLUESTEM DR 11/25	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2262949-120425 ACH	22024 STORYBOOK CABIN WAY 11/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2286030-120425 ACH	10884 FLOURISH DR 11/25	\$ 41.64
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2354657-120425 ACH	9138 GALLANTREE PL 11/25	\$ 43.35

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2360062-120425 ACH	22979 Pondered Day Lane 11/25	\$ 87.16
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2360063-120425 ACH	9188 RUNAWAY BREEZE DR 11/25	\$ 65.00
Withlacoochee River Electric Cooperative, Inc.	20251219-1	2360066-120425 ACH	9338 RAISED TULIP LN 11/25	<u>\$ 95.36</u>
Report Total				<u>\$ 108,915.76</u>

Tab 3

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONNERTON
EAST COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Connerton East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Lisa Castoria is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2026.

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 4

TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT

This **Temporary Construction Access License Agreement** (“**License Agreement**”) is made and entered into as of the _____ day of _____, 2026, by and between the **Connerton East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (the “**District**”), and **JEREMY CLAYTON SIMS and MELANIE CHRISTINE SIMS** (the “**Homeowner(s)**”), whose physical address is 8704 Little Bluestem Drive, Land O’ Lakes, FL 34637 (“**Homeowner’s Property**”).

RECITALS:

WHEREAS, the Homeowner’s Property is located within the boundaries of the District.

WHEREAS, the District owns and maintains certain real property (“**District Property**”) titled CONNERTON VILLAGE 4 PHASE 1; TRACT “B-22” located directly North and North-West of Homeowner’s Property as shown in Plat Book 90, Pages 73-87 (attached hereto as **Exhibit A**) of the public records of Pasco County, Florida.

WHEREAS, Homeowner(s) desire to construct improvements on the Homeowner’s Property (the “**Improvements**”).

WHEREAS, (a) an inspection of the District Property has been completed by the District’s representative, (b) the homeowners association has conditionally approved the Improvements, and (c) the Homeowner(s) have paid a deposit to the District in accordance with Article 4 of this License Agreement; and

WHEREAS, the District has agreed to grant a temporary, non-exclusive License for access across District Property through TRACT B-22 by Homeowner(s) and their agents, in limited connection with the construction of the Improvements on Homeowner’s Property; and

WHEREAS, upon the termination of this License Agreement, the District’s representative shall conduct an inspection of the District Property; and

NOW THEREFORE, the District, for and in consideration of the mutual covenants contained herein and other valuable consideration, receipt of which is hereby acknowledged, and subject to the following terms and conditions set forth in this License Agreement, does hereby grant, to the Homeowner(s) a temporary, non-exclusive License for the sole purpose of access across the District Property.

ARTICLE 1. INCORPORATION OF RECITALS

The “WHEREAS” provisions cited above are true, correct and are incorporated herein by reference.

ARTICLE 2. TEMPORARY LICENSE FOR ACCESS ACROSS THE DISTRICT PROPERTY.

A. Homeowner(s) and their agents may cross the District Property to construct the approved Improvements on the Homeowner's Property.

B. Homeowners agree that they shall not use the District Property in any way or for any purpose which interferes with or is a nuisance or disruption to the District's use of the District Property, nor shall Homeowner(s) cause or allow to be caused any damage to the District Property or facilities located thereon. Upon completion of Homeowner's access of the District Property pursuant to this Agreement, Homeowner(s) shall ensure that any grading, sod, landscaping, irrigation, and any other facilities are restored to their original condition.

D. Homeowner(s) shall obtain any and all necessary permits, as may be required, in order to conduct its activities under this License Agreement and shall comply with all statutes, ordinances, orders, regulations and requirements of any governmental department, bureau, or body having jurisdiction over the Homeowner's activities on the District Property and the Homeowner's Property.

ARTICLE 3. TERM - TERMINATION

This License Agreement shall become effective on the date first written above ("**Effective Date**") and shall automatically terminate six (6) months after the Effective Date. The District reserves the right to terminate this License Agreement at any time should it determine, in its sole and absolute judgment, that continuation of the rights granted herein is no longer in the best interest of the District.

ARTICLE 4. INDEMNIFICATION/HOLD HARMLESS

Prior to any use of the District Property pursuant to the License Agreement, Homeowner(s) shall pay a refundable deposit to the District in the amount of **TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00)**. Upon termination of this License Agreement, the District's representative shall complete an inspection of the District Property. If no damages or costs are incurred by the District as result of this License Agreement, and if District Property has been restored to its original condition (grading to original condition included) by the Homeowner(s) or its agents, based solely on the determination and discretion of the District the deposit shall be returned to the Homeowner(s) within thirty (30) days.

Homeowner(s) agree and acknowledge that its use of the District Property pursuant to this License Agreement shall be at the sole risk and expense of the Homeowner(s) and that the Homeowner(s) shall indemnify, defend and hold the District, its agents, assigns, or employees, harmless from and against any and all losses, liability, claims, suits, injury, demands, costs and expenses, including attorney's fees, related to any injuries and/or damages to any person or persons, or property caused by or resulting from the Homeowner's use of the District Property. The District further acknowledges that in the event the District incurs any damages, or if, in the sole determination of the District, based on the recommendation of the District's professional representative, work is required to restore the District Property, the District will first use the deposit paid by the Homeowner(s), and if additional costs or damages are incurred, will assess such costs or damages to the Homeowner(s) and may place a lien on the Homeowner's Property, until such costs or damages are paid by the Homeowner(s).

ARTICLE 5. LIMITATIONS ON GOVERNMENTAL LIABILITY

Nothing in this License Agreement shall be deemed as a waiver of immunity or limits of liability on the District beyond any statutory limited waiver or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

ARTICLE 6. INSURANCE REQUIREMENTS

Homeowner(s) or Homeowner's Contractor performing the Improvements shall maintain throughout the term of this License Agreement, the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Homeowner's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Homeowner(s) or Homeowner's contractor without the consent of the District, and subject to the modification of this License Agreement.

The Connerton East Community Development District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Homeowner(s) shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

ARTICLE 7. RELATIONSHIP OF PARTIES

The relationship established between the parties to this License Agreement shall be strictly one of the District and the Homeowner(s). No estate shall pass from the District to the Homeowner(s), and this License Agreement is for permissive use only. No other relationship shall be implied, suggested or inferred by or through this License Agreement, and this License Agreement shall not operate to create or to vest any property rights in the Homeowner(s).

ARTICLE 8. NOTICE

Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed above and shall be deemed received upon actual receipt by mail.

ARTICLE 9. AMENDMENT

This License Agreement may only be amended in writing, dated subsequent to the date hereof, duly executed by the authorized representatives of the parties hereto.

ARTICLE 10. SURVIVABILITY

Any term, condition, covenant or obligation which requires performance by the Homeowner(s) subsequent to the termination of this License Agreement shall remain enforceable against the Homeowner(s) subsequent to such termination, including the Indemnification and Hold Harmless provisions and Limitations on Governmental Liability provisions set forth in Article 4 and Article 5 of this License Agreement.

ARTICLE 11. SEVERABILITY

If any one or more of the provisions of this License Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this License Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 12. ENTIRE AGREEMENT

The foregoing License Agreement represents the complete and entire agreement between the parties with respect to the subject matter contained herein.

IN WITNESS WHEREOF, the undersigned has executed this License Agreement as of the day and year first written above.

Homeowner(s)

**Connerton East
Community Development District**

By: _____

Name: Jeremy Clayton Sims

Address: 8704 Little Bluestem Drive

By: _____

Name: Kelly Evans

Title: Chair of the Board of Supervisors

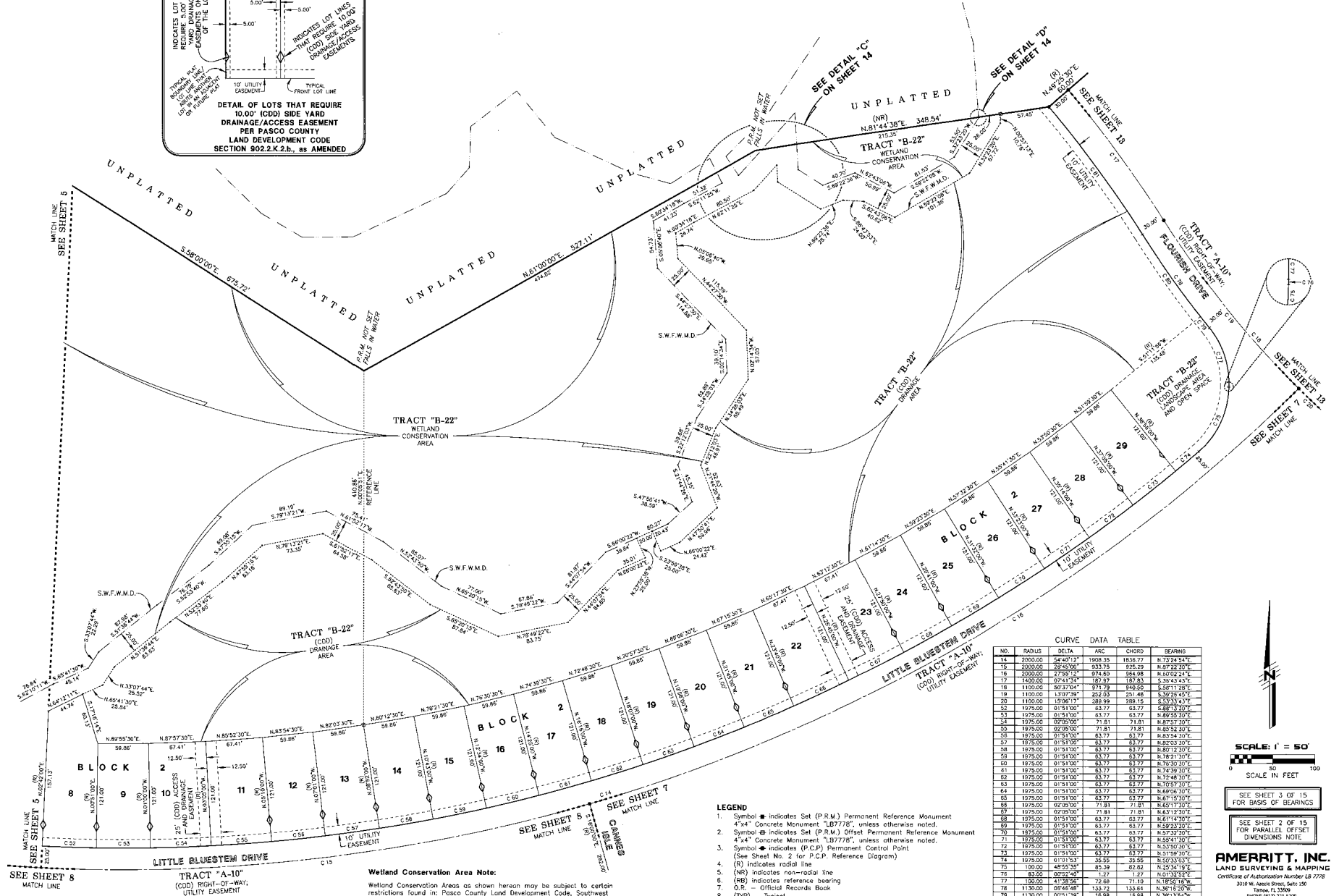
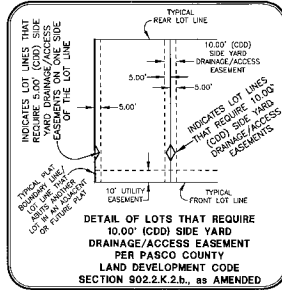
By: _____

Name: Melanie Christine Sims

Address: 8704 Little Bluestem Drive

CONNERTON VILLAGE 4 PHASE 1 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 18 EAST, AND IN SECTIONS 18 AND 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
90 78



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
14	2000.00	54.4012°	1908.35	1836.77	N.73.24.54"E
15	2000.00	28.4500°	933.75	825.29	N.87.22.20"E
16	2000.00	23.5914°	774.60	684.98	N.102.24.14"E
17	1400.00	07.41.34°	187.97	187.83	S.39.43.43"E
18	1100.00	36.7364°	671.79	640.50	S.50.11.28"E
19	1100.00	13.0938°	242.65	251.46	S.30.25.05"E
20	1100.00	19.9611°	289.99	289.15	S.33.33.43"E
21	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
22	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
23	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
24	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
25	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
26	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
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28	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
29	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
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33	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
34	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
35	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
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38	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
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50	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
51	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
52	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
53	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
54	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
55	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
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70	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
71	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
72	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
73	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
74	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
75	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
76	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
77	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
78	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
79	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
80	1975.00	01.5100°	63.77	63.77	N.89.25.30"E
81	1975.00	01.5100°	63.77	63.77	N.89.25.30"E

SCALE: 1" = 50'
 0 50 100
 SCALE IN FEET

SEE SHEET 3 OF 15
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Apollo Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5300

Tab 5

WREC Street Light Deposit Payment Agreement

This Connerton East Community Development District WREC Street Light Deposit Payment Agreement (the “**Agreement**”) is made effective as of December 12, 2025, by and between **Connerton East Community Development District** (the “**District**”) and **Lennar Homes, LLC**, a Florida limited liability company (“**Lennar**”).

RECITALS:

A. The District is authorized under Chapter 190, Florida Statutes, to lease and operate streetlights serving the public roads within the District (the “**Street Lights**”).

B. The Withlacoochee River Electric Cooperative, Inc. (“**WREC**”) will require a refundable deposit in the amount of \$29,232.00 (the “**WREC Deposit**”) in order to install the Street Lights within the District. The District desires to install the Street Lights, but it does not have sufficient funds in order to pay the deposit required for the installation of the Street Lights.

C. Lennar is the Developer of the District and desires to have the Street Lights installed in the community in order to provide lighting for the public streets serving the property that they own and continue to develop within the District.

D. The District and Lennar desire to enter into an agreement in which Lennar will advance the requisite **\$29,232.00** to the District for the refundable Street Light and WREC Deposit. When and if WREC refunds the WREC Deposit to the District, the District shall pay any amounts refunded to the District to Lennar.

NOW THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, the District and Lennar agree as follows:

1. Recitals Confirmed. The parties confirm that the above stated recitals are true and correct.

2. Street Lighting Installation and WREC Deposit. The parties agree and acknowledge that it is in the best interest of the District and the property owners in the community to install the Street Lights for the community. As Lennar is the Developer of the District, Lennar has requested the installation of the Street Lights that will benefit that area. Lennar will advance \$29,232.00 to the District for the refundable WREC Deposit. The District has entered into an agreement for the installation and operation of the Street Lights with WREC, dated November 17, 2025. When WREC refunds the WREC Deposit to the District, the District will pay the amount back to Lennar. In the event that WREC does not refund the full amount of the WREC Deposit, then the District shall refund a proportionate amount to Lennar based on the total amount advanced to the District to pay for the WREC Deposit.

3. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. Notices. All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

If to the District: Connerton East Community Development District
c/o Rizzetta, Attn: Scott Brizendine
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
sbrizendine@rizzetta.com

If to Lennar: Lennar Homes, LLC
4301 W. Boy Scout Blvd., Ste. 600
Tampa, FL 33607
keith.a.malcuit@lennar.com

With a copy to: Straley Robin Vericker, P.A.
Attn: Kathryn Hopkinson, Esq.
1510 West Cleveland Street
Tampa, Florida 33606
khopkinson@srvlegal.com

6. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. Term. This Agreement shall become effective as of December 10, 2025.

8. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

9. Attorneys' Fees. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution, and including fees incurred in appellate proceedings.

10. Assignment. This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other.

11. Limitations on Governmental Liability. Nothing in this Agreement shall be

deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Lennar represents that in entering into this Agreement, the Lennar does not use coercion for labor or services as defined in the statute. Lennar is required to provide an affidavit, signed by an officer or a representative of Lennar with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

13. Binding Effect; No Third Party Beneficiaries. The terms and provisions hereof shall be binding upon and shall inure to the benefit of the District. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

14. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

15. Execution in Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. Public Records.

As required under Section 119.0701, Florida Statutes, the parties shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that 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 completion of the contract if Lennar does not transfer the records to the District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of Lennar upon termination of the contract and 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 the information technology systems of the District.

IF ANYONE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LENNAR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY TELEPHONE AT (888) 208-5008, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.

IN WITNESS WHEREOF, the District and Lennar have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

**Connerton East
Community Development District**

Lennar Homes, LLC

By: Kelly Evans
Kelly Evans (Dec 22, 2025 13:53:32 EST)
Name: Kelly Evans
Title: Chair of the Board of Supervisors

By: Keith Malcuit
Keith Malcuit (Dec 22, 2025 14:13:34 EST)
Name: Keith Malcuit
Title: Vice President









Connerton East CDD _ WREC Street Light Deposit Payment Agreement with Lennar, 4913-4479-1424-1

Final Audit Report

2025-12-22

Created:	2025-12-22
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWg0I43FOdbu26N1jCuuxw12LK8Vpw0gD

"Connerton East CDD _ WREC Street Light Deposit Payment Agreement with Lennar, 4913-4479-1424-1" History

-  Document created by Diana Kronick (dkronick@rizzetta.com)
2025-12-22 - 6:52:48 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
2025-12-22 - 6:52:52 PM GMT
-  Document emailed to Keith Malcuit (keith.a.malcuit@lennar.com) for signature
2025-12-22 - 6:52:52 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
2025-12-22 - 6:53:18 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2025-12-22 - 6:53:32 PM GMT - Time Source: server
-  Email viewed by Keith Malcuit (keith.a.malcuit@lennar.com)
2025-12-22 - 7:13:08 PM GMT
-  Document e-signed by Keith Malcuit (keith.a.malcuit@lennar.com)
Signature Date: 2025-12-22 - 7:13:34 PM GMT - Time Source: server
-  Agreement completed.
2025-12-22 - 7:13:34 PM GMT

Tab 6



MONTHLY REPORT

FEBRUARY, 2026



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



SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.

Jan 27, 2026 at 2:31:08 PM



Pond #195 Treated for Algae and Shoreline Vegetation.

Jan 27, 2026 at 2:24:47 PM



Pond #219N Treated for Algae and Shoreline Vegetation.

Jan 27, 2026 at 12:48:00 PM



Pond #219S Treated for Algae and Shoreline Vegetation.

Jan 27, 2026 at 12:19:25 PM



Pond # Treated for Algae and
Shoreline Vegetation.

Jan 27, 2026 at 12:32:54 PM



Pond # Treated for Algae and
Shoreline Vegetation.

Jan 27, 2026 at 12:36:36 PM



Pond # Treated for Algae and
Shoreline Vegetation.

Jan 27, 2026 at 11:03:10 AM



Jan 27, 2026 at 12:07:31 PM



Jan 27, 2026 at 11:52:24 AM



Pond # Treated for Algae and Shoreline Vegetation.

Pond # Treated for Algae and Shoreline Vegetation.

Pond # Treated for Shoreline Vegetation.

Jan 27, 2026 at 10:39:26 AM



Pond # Treated for Algae and Shoreline Vegetation.

Jan 27, 2026 at 10:43:34 AM



Pond # Treated for Shoreline Vegetation.

Jan 27, 2026 at 10:26:57 AM



Pond # Treated for Shoreline Vegetation.

Tab 7

CONNERTON EAST

LANDSCAPE INSPECTION REPORT



February 2, 2026
Rizzetta & Company
John R Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, General Comments, Flourish, Violet Periwinkle

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. Just for reference, much of the turf and shrubs at Connerton East were affected by the recent freezing weather. As a reminder to SCA, do not trim back any of the freeze damaged plant material until mid-March. (Pic 1)



2. **Is there an anticipated date as to when the refurbishment of the Flourish extension will be completed? Some areas may hold water in the future if they are not graded out properly.** (Pic 2)



3. **Also referring to Pic 2, there remains a lot of limestone in the soil in the Flourish ROW as well as behind the trail. Any chance of getting that removed?**
4. **Note to file ... Society Garlic was not affected by the cold weather – AT ALL!!! ☺**
5. **Can SCA provide an update regarding a recent irrigation repair near the Bellflower monument? (Pic 5)**



6. Even some of the Japanese Blueberries around the Ashworth/Campanula pocket park have sooty mold. Make sure these plants get treated in the early spring when the insects producing this substance are on the move.
7. Inspect an Oak in the Ashworth/Campanula pocket park for ball moss. This epiphyte typically is present on trees with underlying stress conditions.



Dog Park, Little Bluestem

8. A couple of the irrigation valve boxes were repaired/replaced on the right side of the trail adjacent to the dog park, but there is still one on the left side near the house where a lid is still missing. (Pics 8a & b>)



9. Remove tree straps from a pine tree at the dog park entrance.
10. It was reported last month there was a broken drip line in the failing hedge line along the Little Bluestem PVC fence between Ashworth and Nyssa. We will need to monitor this hedge going forward. (Pic 10)



13. A traffic sign lying in the turf on the north ROW of Little Bluestem, west of Story Book Cabin. (Pic 13)



11. Just a reminder – do not touch these plants until March 'ish! (Pic 11>)
12. Remove loose tree straps on the pond bank east of Nyssa.



Story Book Cabin and Flourish, Connerton Blvd.

14. It may be coincidental, but the turf on the east side of Story Book Cabin Way, south of Flourish is becoming bare and weedy. At the same time, a Sandhill Crane was pecking away. Normally, these birds are after insects. Has this turf been inspected for any insects such as grubs, mole crickets, etc.? (Pic 14)



17. We'll need to monitor the newly-installed turf along Connerton Blvd. and other areas. It may be adversely affected by the recent freezing weather. It probably didn't have enough time to establish any roots. I would recommend to water lightly in the days to follow (1/2" weekly).

18. There are several new traffic signs missing – several in the newest areas in Honeysuckle.

19. When will these areas at Honeysuckle (Collier Parkway and Pondered Day) be turned over to the CDD? (Pics 19a & b>)



15. Can SCA inspect this partially defoliated Japanese Blueberry on the west side of Story Book Cabin Way on the south side of Flourish? (Pic 15)



16. Crews are leaving a lot of dirt and other debris on top of curbs after hard-edging. This is on the south side of Flourish, west of Little Bluestem. (Pic 16>)



Cairn Ct. Cul-de-sac, Runaway Breeze



22. There is water standing on the trail at the cul-de-sac at the end of Runaway Breeze. Is this simply runoff from a CDD-planted bed or is there an irrigation break? We may want to consider digging a trench on the down-side of the trail for drainage. (Pic 22 & below>)

<19b



20. The oblong cul-de-sac on Cairn Ct. is also landscaped. Unfortunately, there are already truck tire ruts on the north end of the cul-de-sac. Has irrigation been checked for damage here? (Pics 20a & b>)

20a



21. When will this park at Gladsome Way and Raised Tulip be turned over to the CDD? Many plants in this park have freeze damage. (Pic 21 & inset>)



<20b



<21

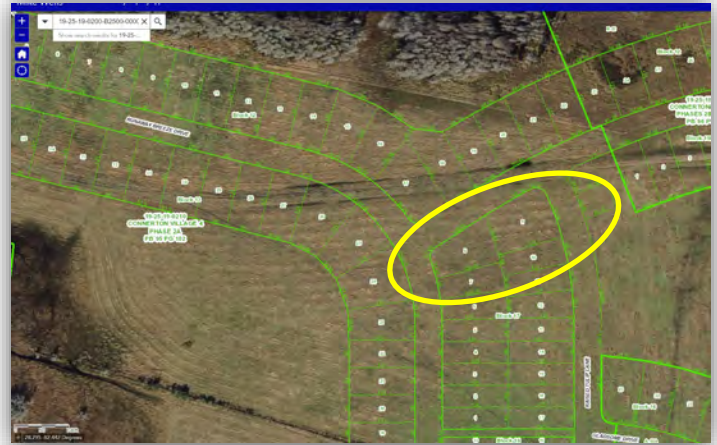


Gladsome Park, Runaway Breeze

<22

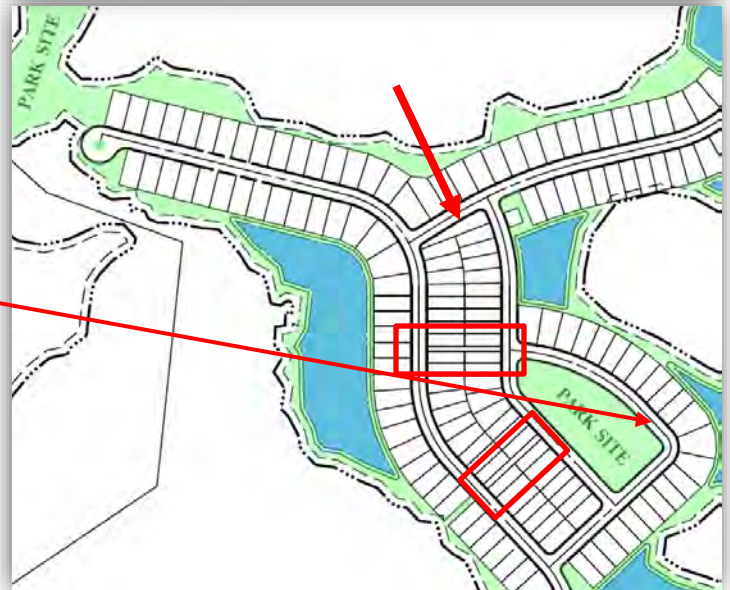


25. When will the roadway plantings on Runaway Breeze off Connerton Blvd. be turned over the the CDD?



23. Can we avoid a future problem in the perimeter of the Park Site at Gladsome and relocate this Elm that is already blocking a RIGHT TURN sign? (Pic 23)

23



24. We still do not have an updated maintenance exhibit. There are tracts that go between streets (off Runaway Breeze) between homes that are not showing up on the map as green. Additionally, at the intersection of Runaway Breeze and Flourish, there is a tract at the Flourish end of the block which appears it might be a CDD-owned tract. However, the PC Property Appraisers site has these lots privately owned. There are no street names. (Pic 24 and insets?)

<24



Runaway Breeze, Fernside, Painted Sky

26. Street names are missing at Runaway Breeze and Connerton Blvd. (Pic 26)

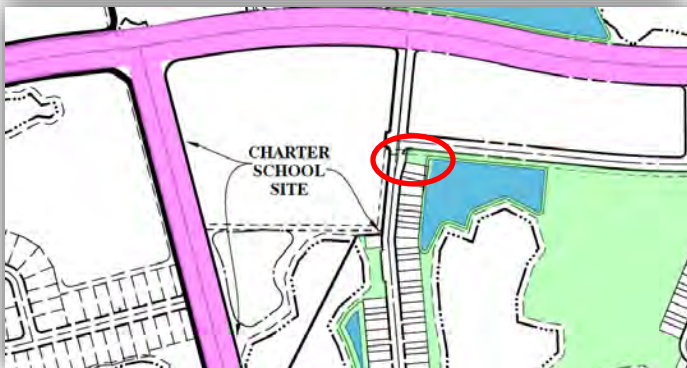


29. Remove lodge poles and stakes from the Hollies on Flying Fish Ct.

30. Does the developer wish to remove a two dead Pine trees on the pond behind the homes on Painted Sky Place? (Pic 30)



27. Can I get clarification that the CDD maintains the plantings and monument here on Gallantree inside Fernside as well as the median? (Pics 27a & b> & inset)



28. I will continue to watch a couple Sabal Palms behind the THs on the south end of Gallantree. (Pic 28>)



Fountain Park, Nebula Way

31. We may also have a couple new dead Sabal Palms in Fountain Park.
(Pics 31a & b)



32. Treat broadleaf weeds in the turf on the main roundabout.

33. Fence sections are missing at the emergency exit at the end of Nebula Way.
(Pic 33>)



Tab 8

CONNERTON EAST

LANDSCAPE INSPECTION REPORT



January 5, 2026
Rizzetta & Company
John R Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, General Comments, Flourish, Violet Periwinkle

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. **Has SCA used a water truck on this turf on the east side of Flourish between Little Bluestem and Violet Periwinkle? It continues to appear extremely dry and dead in several areas** (Pics 1a & b)



2. SCA has replaced a lot of turf throughout several areas of the community – Thank you! One of the areas replaced was north of this dead turf show (Pic 1b above) – why did it stop? (Pic 2>)

3. There are still a lot of thin turf and weeds in the north ROW of Violet Periwinkle between Flourish and Ashworth. (Pic 3)



4. The Confederate Jasmine still needs to be tipped surrounding the mail kiosks in Ashworth/Campanula Park.

5. Has the turf at the intersection of Campanula and Violet Periwinkle been inspected for chinch bugs. Symptoms exist. (Pic 5>)



Campanula Cul-de-sac, Dog Park, Little Bluestem

6. Eradicate the weeds between the pavers and curb on the Campanula cul-de-sac.

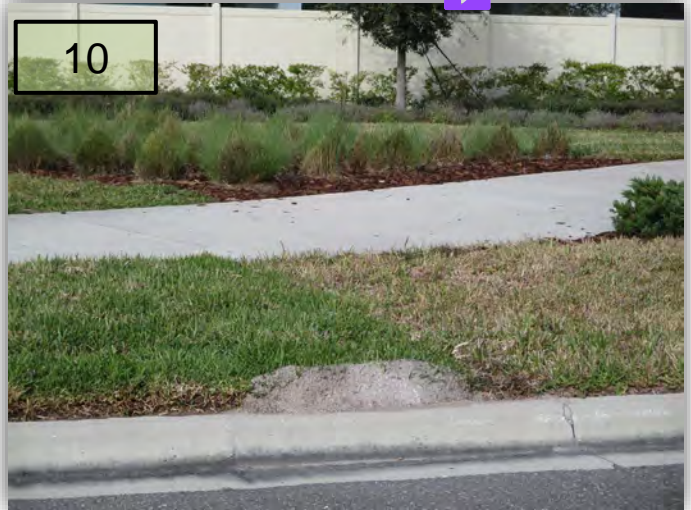
7. Have these Walter's Viburnum surrounding the dog park fencing been inspected for fungus. Many leaves are curling white and grey. Diagnose and treat accordingly. (Pic 7)



8. SCA has already replaced a lot of this turf at the dog park near the entrance – it is also very drought-stressed-looking. Is this area being supplemented with the water truck? (Pic 8>)

9. There also remain a couple irrigation valve boxes in this area that need to be replaced – the box has been damaged, and the lids no longer fit the box properly. (Pic 9>)

10. SCA to treat all active fire ant mounds. Once mound is dead, SCA to return to the mound and rake out all displaced soil to re-expose turf or mulch. (Pic 10)



Little Bluestem, Storybook Cabin Way

11. Make sure to maintain the hedges in front of the PVC fencing along the north side of Little Bluestem terracing the two plant materials by at least 12" if not 18". Currently they are not distinguishable. (Pic 11)



12. The response concerning the failing hedge in front of the PVC fence on the north side of Little Bluestem between Ashworth and Nyssa was that the irrigation department was being consulted regarding any irregularities. What was the outcome? The hedge continues to thin. (Pic 12)



13. Although the Lantana in many areas has defoliated, it is mostly due to the cold snaps – normal. DO not prune this material until going into March. (Pic 13)

14. There is still a lot of dead growth in the Flax Lillies on the south side of Little Bluestem. (Pic 14)



15. Treat all weeds in the turf on both sides of Little Bluestem between Nyssa and Storybook Cabin Way.

16. The Japanese Blueberries on Storybook Cabin cul-de-sac are still covered with black sooty mold. Many JB's throughout the community, especially along Flourish east of Little Bluestem, are also infested. Please treat these trees with the appropriate insecticide to rid them of either aphids or scale. Prune off any completely dead branches. (Pic 16>)

17. Keep this turf at Storybook Cabin and Flourish in the radar. It has had fungal issues in the past and is exhibiting symptoms. (Pic 17>)



Flourish, Little Bluestem, Connerton Blvd.

18. Are the Oleander along the PVC fence between Storybook Cabin and the Flourish lift station being monitored for Oleander Caterpillar after being treated with Bifenthrin? (Pic 18)



19. The two dead Sabal Palms at the Flourish/Little Bluestem roundabout and Green Briar monument have been removed but not replaced. What is the timeline for their replacement?

20. There is still a leaning lodge pole on a tree on the pond bank in front of the new amenity center that is not performing any function and needs to be removed. (Pic 20)




21. Treat weeds in the turf on the south side of Flourish opposite the new amenity. Also treat clover surrounding the lift station.
22. Coontie Palms on Flourish at Sword Fern are still covered with sooty mold. Are these also being treated with the proper insecticide?
23. Treat turf weeds in the south ROW of Connerton Blvd. soon after turning east off Flourish.
24. The south ROW of Connerton Blvd. looks so much better now that turf has been replaced.
25. Has anyone had an opportunity to observe this failing patch of turf on the Connerton Blvd. median near a curb cut between Flourish and Pleasant Plains Parkway (PPP)? (Pic 25>)
26. There are also large expanses of turf weeds on the north ROW of Connerton Blvd. east of



Connerton Blvd., Pleasant Plains Parkway

PPP. The turf is also quite off-color. (Pic 26)



27. Will there be any turf replacement take place in the south ROW of Connerton Blvd. on the north side of the school?  still looks quite bad as it also does on the west side of the school along PPP. (Pics 27a & b>)



28. Just like the east ROW of PPP adjacent to the school southward, there remain many areas of turf on the west side of PPP between Connerton Blvd. and Flourish that are no longer viable at all. Will these also be replaced? (Pics 28a & b)



Gallantree, Pleasant Plains Parkway, Fountain Park

29. Entering Gallantree off PPP, as Gallantree curves northward, the open lawn between the mail kiosk and the first townhome is bare and weedy. Is this on SCA's radar? (Pic 29)



30. Will there be any turf replacement take place at the lift station approaching the lift station on Gallantree? (Pic 30)



31. Many areas of turf inside Fountain Park are yellowing (even orange'ish). I know there are many areas that pond inside this park, and we need to keep a close eye on fungal outbreaks.
32. Reflecting on several emails from the past regarding the plants surrounding the fountain, during my inspection, most of the water was actually coming out of the fountain instead of into the lower pool. This will forever be a challenge in keeping plants alive.

33. Treat dollarweed in the median on Pleasant Morning Dr. in front of Fountain Park. Do we need to dial back the irrigation?

34. Are weeds being treated in the turf on both sides of PPP from the roundabout southward?

35. There are spots of non-existent turf on the west ROW of PPP near Emory Oak. (Pic 35)



Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 10, 2026 @ 9am
- **Proposed Budget:** May 12, 2026

District Manager's Report

February 10,

2026

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FINANCIAL SUMMARY

12/31/2025

General Fund Cash & Investment
Balance:

\$1,831,983

Debt Service Fund Cash &
Investment Balance:

\$3,041,734

Capital Projects Fund Cash &
Investment Balance:

\$255,849

**Total Cash and Investment
Balances:**

\$5,129,566

General Fund Expense Variance:

\$108,122

Under Budget

Tab 10



Quarterly Compliance Audit Report

Connerton East

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

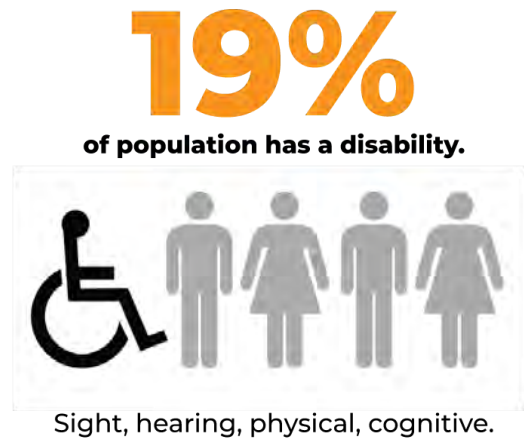
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web