



Rizzetta & Company

Connerton East Community Development District

Board of Supervisors' Meeting

March 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.

District Counsel John Vericker Straley, Robin & Vericker

District Engineer Brian Surak Clearview Land Design

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

March 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, March 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 February 10, 2026 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for January 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-05; Adopting Golf Cart Policy Tab 3
 - B. Consideration of Resolution 2026-06; Designating Officers of the District Tab 4
 - C. Consideration of Lighting Inspection Proposals..... Tab 5
 - D. Ratification of the Landscape and Irrigation Maintenance Services Agreement Addendum #7 Tab 6
 - E. Ratification of Revised Proposal for Street Signs Tab 7

- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report..... Tab 8
 - D. Field Inspection Services Report..... Tab 9
 - i. Contractor Response to Field Inspection Report Tab 10
 - E. District Manager Report..... Tab 11
- 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, February 10, 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 (via phone)
John Toborg	FIS, Rizzetta & Company, Inc.
Chris Wallen	Representative, Steadfast
Kevin Hiller	Representative, Steadfast

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order at 9:02 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

49 **THIRD ORDER OF BUSINESS** **Consideration of Regular Board of**
50 **Supervisors Meeting Minutes for**
51 **January 13, 2026**
52

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 January 13, 2026, as presented, for the Connerton East Community Development District.

53 **FOURTH ORDER OF BUSINESS** **Ratification of Operation &**
54 **Maintenance Expenditures for**
55 **December 2025**
56
57

On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for December 2025 (\$108,915.76), for the Connerton East Community Development District.

58 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-04;**
59 **Appointing Assistant Secretary**
60
61
62

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adopted Resolution 2026-04 and appointed Lisa Castoria as an Assistant Secretary, for the Connerton East Community Development District.

63 **SIXTH ORDER OF BUSINESS** **Consideration of Resident Temporary**
64 **Access Agreement**
65
66

67 The Board reviewed and approved this agreement in substantial form. They would
68 like Steadfast to take before and after pictures and frequently inspect the area. They also
69 requested that plywood be placed over the sidewalk.
70

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the agreement for temporary access, in substantial form, for the Connerton East Community Development District.

71 **SEVENTH ORDER OF BUSINESS** **Ratification of WREC Street Light**
72 **Deposit Agreement**
73
74

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

75
76
77
78
79
80

81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116

EIGHTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

No report.

C. Aquatic Report

The Board reviewed the report. It was noted that there is trash in the pond at Honeysuckle. Mr. Hiller will send pictures to Ms. Castoria for her to forward to Sitex for cleanup.

D. Field Inspection Services

Mr. Toborg reviewed his report with the Board. It was noted that fence sections are missing at the emergency exit at the end of Nebula Way.

The Board requested monitoring and communication of landscaping since the freeze.

E. District Manager

The next regular meeting will be on March 10, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. The proposed budget is planned to be presented at the May 12th meeting. The fourth quarter website audit report was reviewed and noted to be in good shape. A public facilities report will need to be completed. Ms. Castoria will check into the exact requirements and deadline.

Ms. Castoria contacted the Pasco County Sheriff's office about the speed trailer request. They will have one on site by the middle of February. She also contacted the Charter School about golf cart parking. They were responsive and sent communication to families.

A proposal was presented for replacing community street signs from Jayman Enterprises, LLC in the amount of \$5,500.

<p>On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors approved Jayman Enterprises' proposal for Street Sign repairs and replacements in the amount of \$5,500, for the Connerton East Community Development District.</p>
--

117
118
119
120
121
122
123
124

125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142

143
144
145
146
147

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans requested a proposal for a monthly community drive-through to inspect all street lights and up lights; confirm landscaping hasn't overgrown fixtures, lights are aimed correctly, monuments are illuminated properly and fixtures are working. She would like an add on service to be added to the Jayman contract for trash can removal, as an addendum.

A discussion was held to switch Board Supervisor pay from 1099 to W2, so taxes are withheld throughout the year instead of catching up at tax time. Mr. Brizendine noted that the pay would run through ADP and would require workman's compensation insurance. All Board members agreed to this option. Mr. Brizendine and Ms. Castoria will work on getting this set up for future meetings.

TENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Evans, seconded by Mr. Walsh, the Board adjourned the meeting at 9:35 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 January 2026 For Board Approval

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

The total items being presented: **\$121,192.11**

Approval of Expenditures:

- _____ Chairperson
- _____ Vice Chairperson
- _____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	100605	BG011326 563	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Clearview Land Design, P.L.	100595	25-23732	Engineering Services 12/25	\$ 46.52
Cooper Pools Inc.	100592	2025-1511	Monthly Commercial Fountain Service 12/25	\$ 250.00
Cooper Pools Inc.	100599	2026-1044	Monthly Commercial Fountain Service 01/26	\$ 250.00
Gig Fiber, LLC	100593	5511	Solar Equipment Lease 11/25	\$ 3,500.00
Gig Fiber, LLC	100593	5717	Solar Equipment Lease 12/25	\$ 2,523.50
Gig Fiber, LLC	100593	5718	Solar Equipment Lease 12/25	\$ 6,050.00
Gig Fiber, LLC	100593	5719	Solar Equipment Lease 12/25	\$ 2,729.50
Gig Fiber, LLC	100593	5720	Solar Equipment Lease 12/25	\$ 3,500.00
Gig Fiber, LLC	100593	5721	Solar Equipment Lease 12/25	\$ 3,450.50
Gig Fiber, LLC	100603	5918	Solar Equipment Lease 01/26	\$ 2,523.50
Gig Fiber, LLC	100603	5919	Solar Equipment Lease 01/26	\$ 6,050.00
Gig Fiber, LLC	100603	5920	Solar Equipment Lease 01/26	\$ 2,729.50
Gig Fiber, LLC	100603	5921	Solar Equipment Lease 01/26	\$ 3,500.00

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gig Fiber, LLC	100603	5922	Solar Equipment Lease 01/26	\$ 3,450.50
Jacob Walsh	100606	JW011326 563	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Jayman Enterprises, LLC	100596	4312	Re-install stop sign 11/25	\$ 150.00
Jayman Enterprises, LLC	100596	4349	Repair Street Signs 12/25	\$ 250.00
Jayman Enterprises, LLC	100600	4360	Dog Park Maintenance 01/26	\$ 1,950.00
Kelly Evans	100607	KE011326 563	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Lori Campagna	100608	LC011326 563	Board of Supervisors Meeting 01/13/2026	\$ 200.00
Pasco County Utilities	20260128-1	23709935	22020 Nebula Way Reclaim D 12/25	\$ 324.21
Pasco County Utilities	20260128-1	23709936	22416 Pleasant Morning Dr Reclaim A 12/25	\$ 256.54
Pasco County Utilities	20260128-1	23709937	21989 Connerton Boulevard Reclaim 12/25	\$ 318.15
Pasco County Utilities	20260128-1	23709938	8363 Flying Fish Ct Reclaim B 12/25	\$ 10.10
Pasco County Utilities	20260128-1	23710623	22629 Pleasant Plains Parkway 12/25	\$ 381.78
Pasco County Utilities	20260128-1	23710718	22228 Tucana Way Reclaim C 12/25	\$ 16.16
Pinnacle Holdings - XIV, LLC	100598	01192026 Pinnacle 563	2/10/2026 BOS Meeting	\$ 203.33

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100594	INV0000106245	Accounting Services 01/26	\$ 5,703.58
Sitex Aquatics, LLC	100604	10640-b	Monthly Lake Management 01/26	\$ 5,165.00
Steadfast Contractors Alliance, LLC	100597	SA-17903	Landscape Maintenance 12/25	\$ 52,542.10
Steadfast Contractors Alliance, LLC	100597	SA-18230	Irrigation Repair 11/25	\$ 140.00
Steadfast Contractors Alliance, LLC	100601	SA-18694	Irrigation Repair 12/25	\$ 110.15
Steadfast Contractors Alliance, LLC	100601	SA-19087	Irrigation repairs 01/26	\$ 960.00
Steadfast Contractors Alliance, LLC	100601	SA-19154	Irrigation repairs 01/26	\$ 3,744.00
Steadfast Contractors Alliance, LLC	100601	SA-19226	Irrigation repairs 01/26	\$ 202.75
Straley Robin Vericker	100602	27810	Legal Services 12/25	\$ 2,867.70
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2221915-010726	10129 CAMPANULA CT 12/25	\$ 3,556.38
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2243217-010726	9033 LITTLE BLUESTEM DR 12/25	\$ 45.76
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2259463-010726	21567 VIOLET PERIWINKLE DR 12/25	\$ 40.80
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2262941-010726	8658 LITTLE BLUESTEM DR 12/25	\$ 45.12
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2262944-010726	9033 LITTLE BLUESTEM DR 12/25	\$ 48.71

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2262945-010726	9129 LITTLE BLUESTEM DR 12/25	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2262949-010726	22024 STORYBOOK CABIN WAY 12/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2286030-010726	10884 FLOURISH DR 12/25	\$ 41.64
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2354657-010726	9138 GALLANTREE PL 12/25	\$ 43.35
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2360062-010726	22979 Pondered Day Lane 12/25	\$ 45.18
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2360063-010726	9188 RUNAWAY BREEZE DR 12/25	\$ 57.48
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2360066-010726	9338 RAISED TULIP LN 12/25	\$ 79.59
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2384097-010726	22621 Pleasant Plains Pkwy 12/25	\$ 45.06
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2384099-010726	22146 Pleasant Morning Drive 12/25	\$ 144.97
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2384102-010726	2200 Nebula Way 12/25	\$ 45.41
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2384103-010726	8363 Flying Fish Ct 12/25	\$ 43.69
Withlacoochee River Electric Cooperative, Inc.	20260127-1	2384110-010726	8778 Gallantree Place 12/25	\$ 70.24
Withlacoochee River Electric Cooperative, Inc.	20260130-1	2385318-010726	22441 Rootstock Alley 12/25	\$ 108.81
Report Total				<u>\$ 121,192.11</u>

Tab 3

RESOLUTION NO. 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
ADOPTING POLICIES RELATING TO GOLF CARTS ON DISTRICT
PROPERTY; DESIGNATING CERTAIN DISTRICT ROADS AND AREAS
FOR GOLF CART USE; PROVIDING FOR CONFLICTS,
SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 316.212, *Florida Statutes*, a golf cart may be operated upon a public road which has been designated for golf cart use by the responsible local government entity;

WHEREAS, the Board of Supervisors (the "**Board**") of the Connerton East Community Development District (the "**District**") is authorized pursuant to Section 190.011(5), *Florida Statutes*, to adopt policies and resolutions for the conduct of District business, and to revise the same from time to time;

WHEREAS, the District owns several of the right-of-ways in the District;

WHEREAS, the Board determined that the operation of golf carts within the right-of-way of certain roads located within the District will not impede the safe and efficient flow of motor vehicular traffic;

WHEREAS, the Board determined that the speed, volume, and character of motor vehicular traffic using certain roads and designated areas located within the District will allow golf carts that may travel along or cross these roads and areas with reasonable safety;

WHEREAS, the Board determined that it is in the interests of the District, its residents, and the public to designate certain roads and additional areas for golf cart usage;

WHEREAS, the operation and use of golf carts on District roadways is a privilege and not a right; and,

WHEREAS, the Board has determined that it is necessary to implement a policy for the efficient operation and use of golf carts within the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Incorporation of Recitals. The recitals set forth above are incorporated herein in their entirety.

Section 2. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the adoption of this Resolution were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with

all legal requirements including, but not limited to, the requirements of Section 286.011, *Florida Statutes*.

Section 3. Designation of Certain Areas and Roadway.

- a. Golf carts may only be operated on District roadways.
- b. Golf carts may not be driven in playgrounds, amenity areas (other than parking lots), dog parks, conservation areas, ditches, tree preserves, grassy areas, and any other non-roadway or sidewalk area.

Section 4. Signage and Right of Way. Appropriate signage shall be placed to warn motorists that the operation of golf carts is allowed on roadway areas specifically designated for golf cart use. Pedestrians will have the right of way and golf cart operators will yield to such individuals.

Section 5. Golf Cart Hours of Operation.

- a. Golf carts with headlights, brake lights, turn signals and a windshield may be operated on the designated areas referenced herein at all hours of the day.
- b. Golf carts lacking the aforementioned equipment may be operated only during the hours between sunrise and sunset.

Section 6. Requirements for Golf Carts Operating on Designated Areas. All golf carts operating on designated areas referenced herein must:

- a. comply with all requirements of Section 316.212, *Florida Statutes*, and any other applicable Florida law;
- b. be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear;
- c. be in sound and safe working condition and maintained and repaired in accordance with manufacturer's requirements and recommendations;
- d. be operated in accordance with all manufacturer's requirements;
- e. not be used to carry more persons at one time than can be safely seated in designated seating areas, and seat belts are recommended when transporting children and where required by Florida law;
- f. have proof of proper Florida registration and insurance as required by Florida law;
- g. not exceed 20 miles per hour at any time.

Section 7. Requirements for Golf Cart Operators. Operators of golf carts on the designated areas referenced herein must:

- a. comply with all requirements of Section 316.212, *Florida Statutes*, and other applicable Florida law as they may be changed from time to time;
- b. have proper insurance, including liability insurance, and carry proof of insurance and provide a copy to the District upon request;
- c. obey all applicable traffic laws and posted signs, including speed limits;
- d. be parked in designated golf cart vehicle parking areas or motor vehicle parking areas. No golf carts shall be parked in a roadway, on a sidewalk, or in any manner blocking a sidewalk.
- e. be stored in an enclosed garage and otherwise comply with the policies, rules, and

regulations of any Homeowner Associations, as may be applicable.

Section 8. Use of Vehicles by District Supervisors and Staff. Notwithstanding anything contained herein to the contrary, District supervisors, staff, employees, and/or contracted vendors may use golf carts and utility vehicles owned and operated by District supervisors, staff, employees, and/or contracted vendors anywhere on District property in order to conduct District business and operations, including the inspection, operation, management, maintenance, and repair of District property.

Section 9. Assumption of Risk and Indemnification of the District.

- a. The owner of a golf cart and/or any person using or riding in a golf cart in the community assumes the risk of property damage, personal injury or death.
- b. The District shall not be liable for golf carts operated in the community or any liability arising from or related to the use of a golf cart in the community, whether or not in compliance with this policy and/or applicable law.
- c. By operating or riding in a golf cart on any District street or road, each person operating or riding in such golf cart agrees to indemnify, defend, and hold harmless the District, including its residents, supervisors, directors, officers, agents, managers, management company, attorneys, representatives, employees, agents, successors and assigns, from any *and all* causes of action, costs, damages, liabilities, suits, *claims*, losses, and/or harm (collectively, "**claims**"), of any *and every* kind or nature, including but *not* limited equitable and legal claims and claims for personal injury or property damage, arising from or related to operating, using, or riding in a golf cart in the community.

Section 10. Enforcement.

- a. Any violation of this Resolution, as determined by the Board, may result in suspension or revocation of privileges to operate the golf cart in the community and/or suspension of use of District recreation facilities.
- b. Any threat to safety may result in immediate contact to law enforcement and/or legal action. Safety violations and any violation of Florida motor vehicle and traffic laws, as well as other applicable federal, state, and/or local law, shall be reported to and enforced by the Pasco County Police Department or other applicable agency.

Section 11. Supersession of Prior District Policies and Resolutions. This Resolution is intended to supersede and replace all prior District policies and resolutions relating in any way to golf carts. All prior District policies or resolutions or parts thereof relating to golf carts are hereby repealed.

Section 12. Conflict with Jurisdiction or Authority of State, County, or City. To the extent that any provision of this Resolution is preempted by or conflicts with the jurisdiction or authority of the State of Florida, or Pasco County over the areas designated herein under any law, regulation, or ordinance, the conflicting provision(s) of this Resolution shall have no effect.

Section 13. Severability. The provisions of this Resolution are hereby declared to be

severable. If any provision of this Resolution is invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof.

Section 14. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and adopted on March 10, 2026.

Attest:

**Connerton East
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Tab 4

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The 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 desires to designate the Officers of the District.

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

Section 1. Kelly Evans is appointed Chairman.

Section 2. Lori Campagna is appointed Vice Chairman.

Section 3. Momo Bautista is appointed Assistant Secretary.
Bradley Gilley is appointed Assistant Secretary.
Jacob Walsh is appointed Assistant Secretary.
Lisa Castoria is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Susan Garcia is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF MARCH 2026.

**CONNERTON EAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 5

Proposal for Additional Services

February 17, 2026

Connerton East Community Development District

Pursuant to contract, the below requested services are requested above and beyond the current Landscape Inspection Services agreement. Below is a description of requested services, estimated required time frame, and estimated total cost of services.

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this proposal for professional Landscape Inspection Services (hereinafter referred to as “**Contract**”) is for the Consultant to provide additional professional landscape inspection services to the District. A detailed description of these services is provided below.

II. **The Service.** The Consultant agrees to provide the following:

Perform one (1) monthly night inspection of streetlights and subdivision monument lights throughout Connerton East CDD. Lights out and/or appearing to be damaged will be reported to solar or electric provider. The number on the light pole will be reported and an address nearest to streetlight (if possible) will be given to provider. Also, a monthly report listing outages, damages and any other notes necessary will be sent to District Manager for the monthly BOS meeting.

For monument lights, vendor will solicit a proposal for repair and forward to District for consideration.

Note: As the community grows and more streetlights and/or subdivision monuments are installed it may be necessary to increase monthly amount.

III. Estimated Time to Complete

Services:

6.5 / Hour(s)

IV. **Payment Amount.** The Client agrees to pay the Service Provider the following compensation for the Service performed under this Agreement:

- (\$1200.00/mo.) based on detailed services above – Part II. The Service.
- Plus: Mileage reimbursement based on an estimated 50-mile round trip, commensurate with IRS mileage reimbursement rate. Mileage includes travel within the community.

V. **Additional Terms & Conditions.** Fees will be billed monthly



Rizzetta & Company

VI. Entire Agreement. This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior contemporaneous agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all Parties. This agreement in no way modifies any other Contract for Professional Landscape Inspection Services or non-related Additional Services Proposals.

IN WITNESS WHEREOF, the Parties hereto agree to the above terms and have caused this Agreement to be executed in their names by their duly authorized officers.

Connerton East Community Development District

Client's Signature _____ **Date** _____

Print Name _____ **Print Title** _____

Rizzetta & Co., Inc.

Service Provider's Signature _____ **Date** _____

Print Name _____ **Print Title** _____



Rizzetta & Company

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
2/17/2026	1340

Name / Address
Connerton East CDD C/O Rizzetta & Co. 5844 Old Pasco Rd Wesley Chapel, Fl. 33544

			Project
Description	Qty	Rate	Total
<p>Monthly night inspection of street lights and subdivision monument lights throughout Connerton East CDD</p> <p>Lights out and/or appearing to be damaged will be reported to Electric provider (CDD to provide Vendor where damage and/or outage is to be reported) The number on the light pole will be reported and an address nearest to street light (if possible) will be given to provider. Once reported We will continue to monitor to make sure it has been repaired. Also, A monthly report will be sent to District Manager for monthly meeting with outages, damages, repairs, and any other notes necessary.</p> <p>For monument lights vendor will troubleshoot for repair or an estimate for repairs will be sent to District for consideration.</p> <p>Note: As the community grows and more street lights and/or subdivision monuments are installed it may be necessary to increase monthly amount.</p>		1,500.00	1,500.00
Client Signature		Total	\$1,500.00

Tab 6

**Addendum No. 7 (Village 4, Phases 2A, 2B, and 2C)
to the Master Landscape and Irrigation Maintenance Services Agreement**

This Addendum No. 7 (Village 4, Phases 2A, 2B, and 2C) to the Master Landscape and Irrigation Maintenance Services Agreement (this “**Addendum No. 7**”) is made and entered into as of February 10, 2026, by and between the **Connerton East Community Development District** (the “**District**”) and **Steadfast Contractors Alliance, LLC / HC Property Maintenance, Inc. DBA Steadfast**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Master Landscape and Irrigation Maintenance Services Agreement dated April 11, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District desires to add a new service area to the current contracted service area for landscape maintenance services. The parties now desire the Agreement to include the services for this area and to update the compensation accordingly. The Contractor submitted a proposal for such additional services.

The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum.
2. **Addition to Scope of Services**. Contractor agrees to provide landscape maintenance services for the additional service areas (Village 4, Phases 2A, 2B, and 2C) as more fully described and shown in the proposal and map attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Exhibit A.
3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for a total additional monthly amount of Eight Thousand Three Hundred Thirty-Three Dollars and Thirty-Three Cents (**\$8,333.33**) per month.
 - a. **Village 4, Phase 2a-c = \$8,333.33 per month**
 - b. NEW Total Contract Price Per Year = \$730,505.20
 - i. General Maintenance Services = \$606,229.60
 - ii. Irrigation Inspections = \$47,124.00
 - iii. Fertilization Plan \$77,151.60
 - c. NEW Total Contract Price Per Month = \$60,875.43
4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

**Steadfast Contractors Alliance,
LLC**



By: Chris Wallen

Title: Director of Maintenance

**Connerton East
Community Development District**



Kelly Evans (Mar 2, 2026 16:38:55 EST)

Name: Kelly Evans

Title: Chair of the Board of Supervisors

List of Exhibits:

Exhibit A: Contractor's Proposal and Map



Landscape Maintenance Proposal

Connerton East CDD Village 4, Phase 2a-c

January, 2026

Connerton East Community Development District

C/O Rizzetta & Company
3434 Colwell Avenue Ste 200
Tampa, FL 33614
Attn: Scott Brizendine

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Addendum Landscape Maintenance Contract Price

Service	Price Per Month	Price Per Year
General Maintenance Services	\$6,977.83	\$83,734.00
Irrigation Inspections	\$605.00	\$7,260.00
Fertilization Plan	\$750.50	\$9,006.00
Total	\$8,333.33	\$100,000.00

Current Total Contract Price

Service	Price Per Month	Price Per Year
General Maintenance Services	\$43,541.30	\$522,495.60
Irrigation Inspections	\$3,322.00	\$39,864.00
Fertilization Plan	\$5,678.80	\$68,145.60
Total	\$52,542.10	\$630,505.20

New Total Contract Price

Service	Price Per Month	Price Per Year
General Maintenance Services	\$50,519.13	\$606,229.60
Irrigation Inspections	\$3,927.00	\$47,124.00
Fertilization Plan	\$6,429.30	\$77,151.60
Total	\$60,875.43	\$730,505.20

Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD

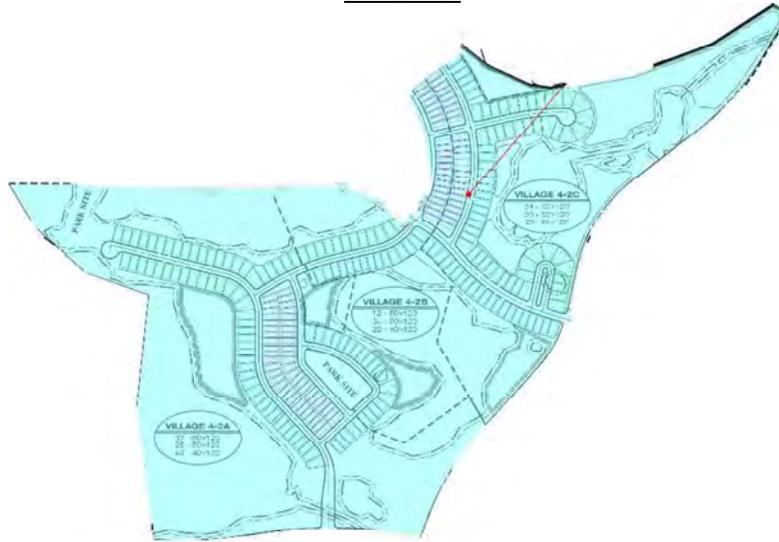
*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

Landscape Maintenance Program

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
2. **Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
3. **Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
4. **Pruning:** All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per calendar year to ensure the following:
 - a. Maintain all sidewalks to eliminate overhanging branches or foliage, which obstructs pedestrian or motor traffic.
 - b. Retain the individual plant's natural form and prune to eliminate branches, which are rubbing against walls and roofs.
 - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - d. Ground covers and vines maintain a neat, uniform appearance.
5. **Pest Control and Fertilization:** Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:** Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.

- Weeding:** Weeds will be removed from all plants, trees, and flower beds once a month during the non-growing season and twice a month during the growing season (12x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
- Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

Service Area



2026_01_Connerton Village4 Phase2a-c_Addendum_Steadfast_Executed

Final Audit Report

2026-03-02

Created:	2026-02-23
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3QgCX_T8bU4LREHU9P9VY9vPdXrAI1Va

"2026_01_Connerton Village4 Phase2a-c_Addendum_Steadfast_Executed" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2026-02-23 - 9:26:35 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
2026-02-23 - 9:26:41 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
2026-02-24 - 2:17:14 AM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
2026-03-02 - 9:38:35 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2026-03-02 - 9:38:55 PM GMT - Time Source: server
-  Agreement completed.
2026-03-02 - 9:38:55 PM GMT

Tab 7

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
2/3/2026	1330

Name / Address
Connerton East CDD C/O Rizzetta & Co. 5844 Old Pasco Rd Wesley Chapel, Fl. 33544

			Project
Description	Qty	Rate	Total
Purchase and Install 26 Street Signs noted below 1 Dawes Gap Ct 1 Painted Sky PL 1 Runaway Breeze Dr 3 Connerton Blvd 1 Gladsome Dr 1 Raised Tulip Ln 1 Adriatic Ln 2 Ashworth Pl 3 Little Bluestem Dr 2 Flourish Dr 4 Violet Periwinkle Dr 1 Wild Begonia Dr 2 Campanula Ct 1 Gallantree Pl 1 Red Bay Lp 1 Pleasant Plains Pkwy Purchase 1 Dead end Sign to be placed on existing pole at the end of Violet Periwinkle Purchase 1 small 12x12 Stop sign to be placed on pole along Connerton Blvd and Gallantree Pl Purchase and Install 1 stop sign with pole at Red Bay Lp 13 Cross Brackets and 8 U-Channel Brackets plus hardware are needed to install street signs 50% deposit is required before ordering signs \$3275. Remainder after final invoice is billed		6,550.00	6,550.00
		0.00	0.00
Client Signature		Total	
<i>Kelly Evans</i> <small>Kelly.Evans@JaymanEnterprises.com</small>		\$6,550.00	

Est_1330_from_Jayman_Enterprises_LLC_10760

Final Audit Report

2026-03-03

Created:	2026-03-03
By:	Stacey Gillis (sgillis@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATLwNWM8OvZVP-nZyGHcjlwaSX9MLYgo5

"Est_1330_from_Jayman_Enterprises_LLC_10760" History

-  Document created by Stacey Gillis (sgillis@rizzetta.com)
2026-03-03 - 3:20:14 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
2026-03-03 - 3:20:17 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
2026-03-03 - 7:26:05 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2026-03-03 - 7:26:29 PM GMT - Time Source: server
-  Agreement completed.
2026-03-03 - 7:26:29 PM GMT

Tab 8



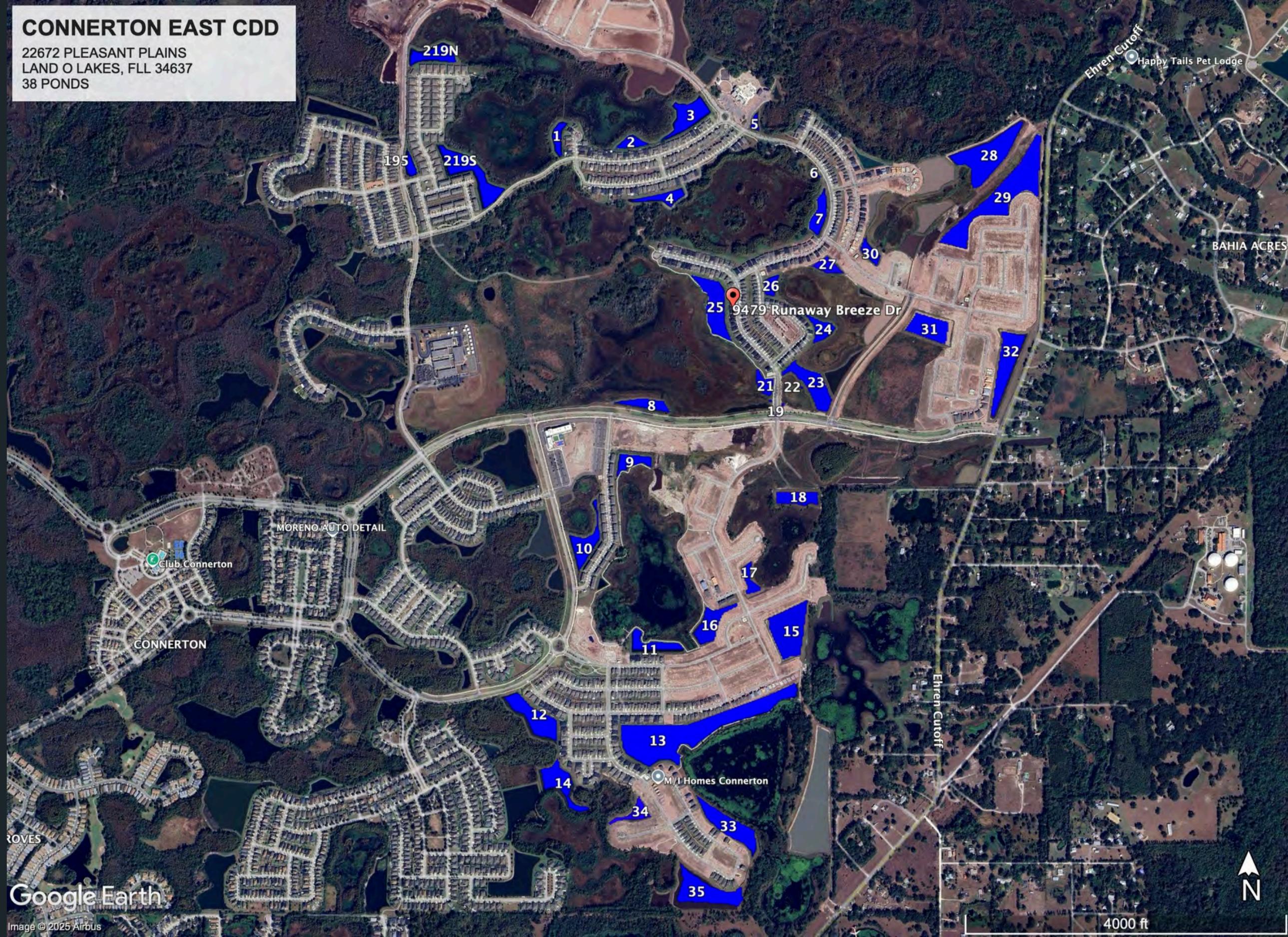
MONTHLY REPORT

MARCH, 2026



CONNERTON EAST CDD

22672 PLEASANT PLAINS
LAND O LAKES, FLL 34637
38 PONDS



SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!

Feb 20, 2026 at 1:07:38 PM



Pond #13 Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 1:26:44 PM



Pond #17 Treated for Algae and Shoreline Vegetation.

Feb 19, 2026 at 2:17:07 PM



Pond #16 Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 11:26:56 AM



Pond # Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 11:32:11 AM



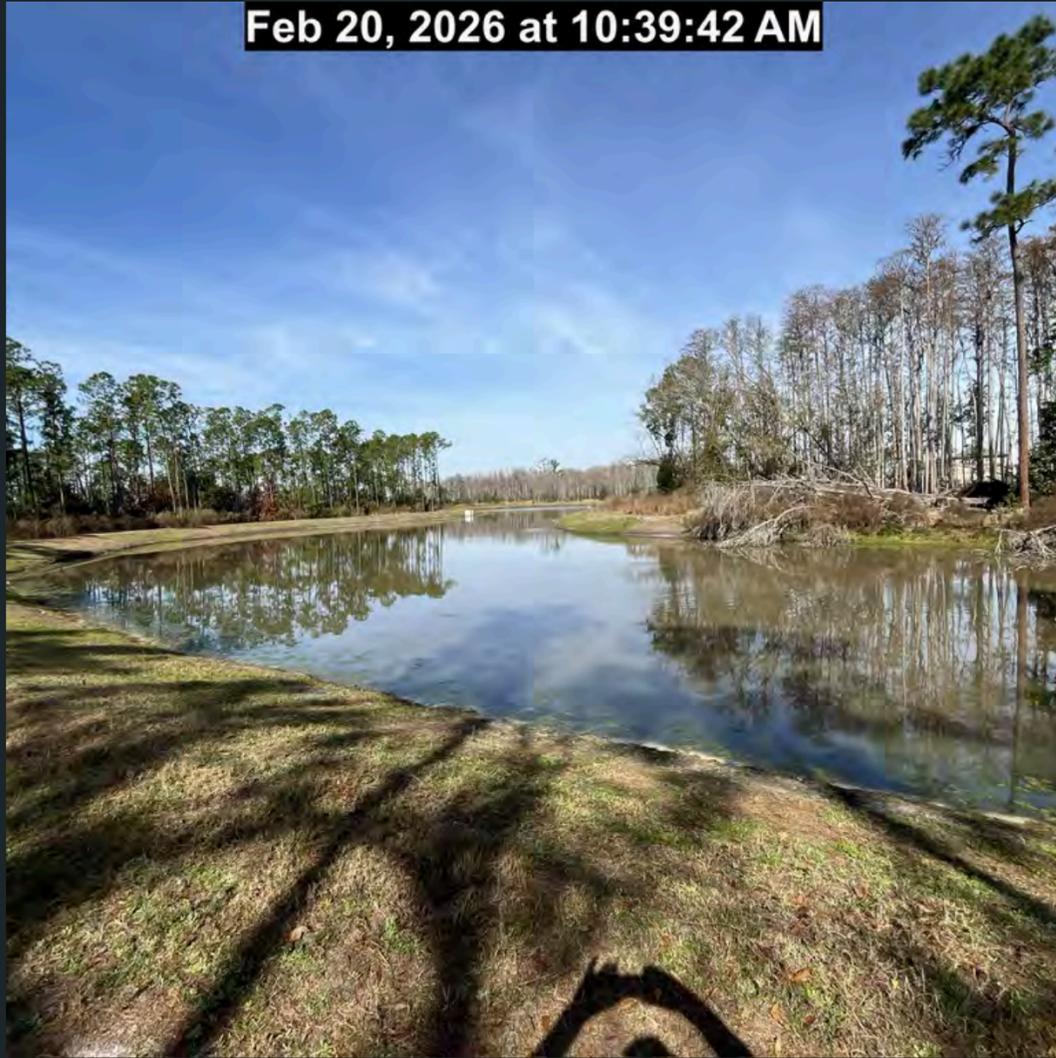
Pond #33 Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 11:35:10 AM



Pond #11 Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 10:39:42 AM



Pond #3 Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 11:21:00 AM



Pond #10 Treated for Algae and Shoreline Vegetation.

Feb 20, 2026 at 11:09:14 AM

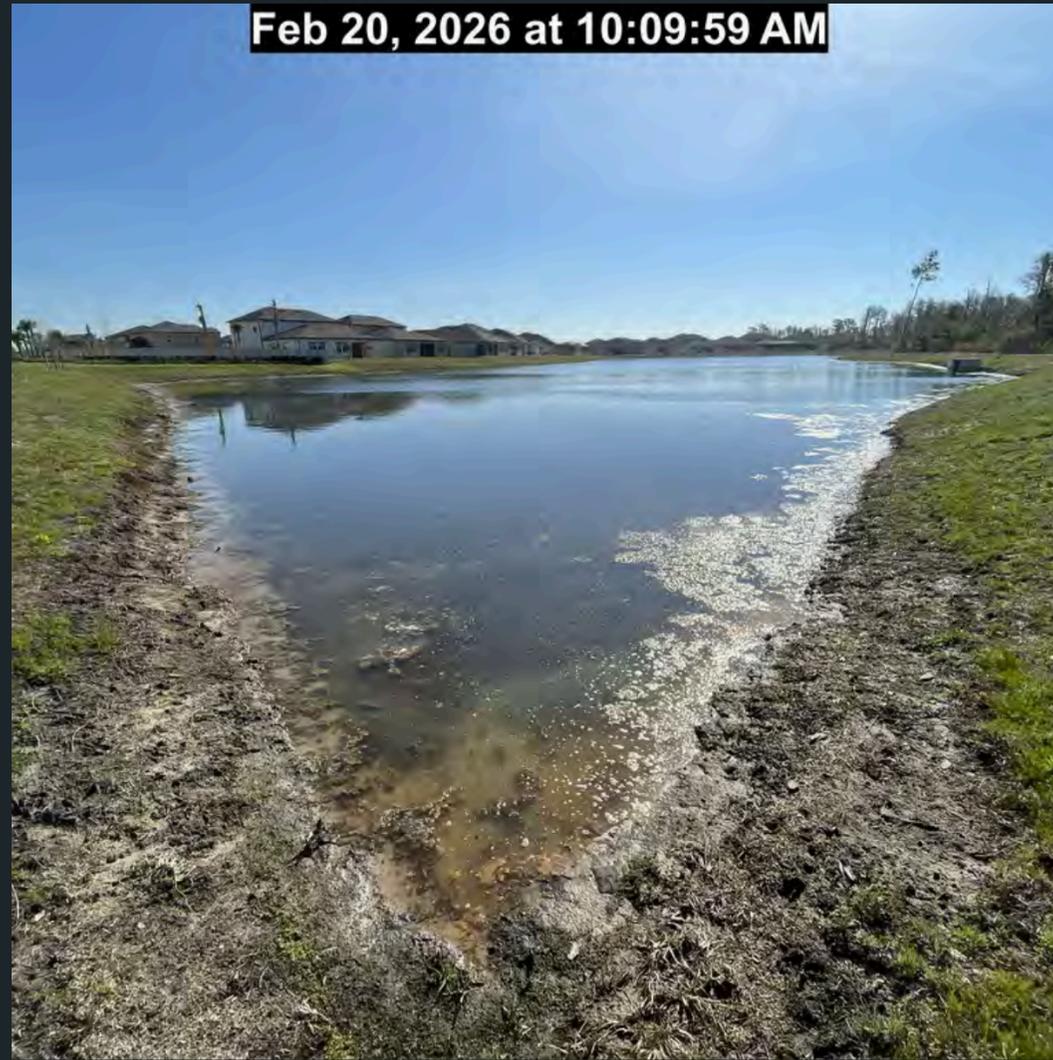


Pond #14 Treated for Shoreline Vegetation.

Feb 19, 2026 at 2:34:39 PM



Feb 20, 2026 at 10:09:59 AM



Feb 20, 2026 at 9:27:36 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #7 Treated for Shoreline Vegetation.

Pond #4 Treated for Shoreline Vegetation.

Feb 19, 2026 at 2:09:44 PM



Pond #195 Treated for Algae and Shoreline Vegetation.

Feb 19, 2026 at 2:27:58 PM



Pond #1 Treated for Shoreline Vegetation.

Feb 19, 2026 at 2:32:42 PM



Pond #2 Treated for Shoreline Vegetation.

Tab 9

CONNERTON EAST

LANDSCAPE INSPECTION REPORT



February 19, 2026
Rizzetta & Company
John R Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Flourish, Violet Periwinkle, Dog Park

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. Will we be able to have new sod installed at the irrigation "split" in front of the Bell Flower sign monument at Violet Periwinkle and Flourish by the end of March? (Pic 1)



2. Remove Spanish Moss from the trees and tall weeds and palm debris for the buffer between the homes on Campanula and the pond along Flourish.
3. I realize there was a lot of turf along the east side of Flourish between Little Bluestem and Violet Periwinkle that had been replaced late last season, however, if you recall, there were other patches in the same area that were NOT replaced and are currently down to the dirt. These will need to be replaced early this season.
4. Although it is true that lichens do not "kill" trees, you often find them on trees that do not appear to be healthy. That is because lichens and some types of mosses (ball moss) are opportunistic and move in when plants are under duress. Lichens need sunlight, clean

air and time to develop. These lichens (at least three types) are on the Crape Myrtles outside the dog park. These trees are young and lichen usually appear on older stressed plants. I would encourage SCA to regularly fertilize these trees (3 – 4 x per year) by sprinkling a complete fertilizer like 10-10-10 completely under the drip line of the tree. This will encourage new growth, which will force the trunk to grow and slough off the old bark. However, water management is also an important cultural practice to keep track of. (Pics 4)



5. Much of this sod outside the dog park was replaced last season. What is the frequency and duration of the irrigation system here? (Pic 5>)
6. Spray turf weeds along the curbing on the east side of Flourish between Violet Periwinkle and Little Bluestem.

Little Bluestem, Flourish

7. I've seen this on another Crape Myrtle at another property and the Crape Myrtle was unaffected for many years. It did, though, eventually die. I believe this is known to be a Burl. It usually shows up due to stress factors, most often the practice of "Crape Murder". However, not seeing any evidence of that practice on this tree on the north side of Little Bluestem between Ashworth and Nyssa, I can only recommend the same for this Crape Myrtle as those at the dog park – regular fertilization with a complete fertilizer under the dripline of the tree and careful water management. (Pics 7a & b>)



8. Please plan on cutting all Blue Daze on the property to the ground in March and then lightly fertilizing it to generate new growth. This plant will not generate new growth from the dead material above ground. (Pic 8>)



9. We will continue to monitor this Japanese Blueberry on the south side of Flourish west of Story Book Cabin, covered in sooty mold (a byproduct of Aphids – ewwww) and nearly defoliated. Many of the Japanese Blueberries are covered in sooty mold. (Pic 9)



Flourish, Little Bluestem, Carabiner Way

10. Although, they are difficult to see in this photo, the turf across from the new amenity center on Flourish is quite weedy. This is not limited to his turf area but is throughout the community. Now is an excellent time to spot treat all turf weeds as they stick out like a sore thumb amongst all the freeze-damaged/dormant turf. (Pic 10)



11. This large patch of weeds, though, by the Flourish/Little Bluestem lift station is very easy to pick out. (Pic 11)



12. Damage continues to occur on the Flourish/Little Bluestem roundabout. **Make sure these drip lines have not been damaged.** Our Petite Salmon Oleander throughout the community was hit by the freeze. It is hardy through Zone 9A & B (our zones), so it will probably come back from the roots, after it is cut to the ground. (Pic 12>)

13. Regarding Item 14 from the previous report, it was reported that no insect activity was found. Can SCA diagnose why the turf continues to fail in this area (notwithstanding the season)? (Pic 13)

13 Picture from February 2nd



14. May I confirm that this turf tract AND the trees are the CDD's to maintain? The trees continue eastward beyond this tract. (Pic 14> and below)



15. We will probably need to place this park's turf on a periodic closure throughout the year to minimize the effects of foot traffic. It is already quite compacted. Unaddressed, this will lead to no turf, compacted soils and a proliferation of spurge and Goose Grass. My suggestion would be to close this turf area 3-4 times per year, core aerate and apply soil additives to help with soil compaction and get nutrients, water and oxygen down into the root zone where it needs to be. (Pic 15 & inset))



16. In the previous report, I mentioned an Elm that had been planted in front of a PEDESTRIAN CROSSING sign on the NE side of the same park as mentioned in Item No. 15. There is also the same situation on the SW side of the park. Both these trees need to be relocated in the next month or two. (Pic 16>)



17. We have a new failing Sabal Palm on the west side of Runaway Breeze at Connerton Blvd. This will need to be replaced under warranty. (Pic 17>)

Connerton Blvd., Gallantree

18. The Petite Salmon Oleander on the north side of Connerton Blvd. was also greatly affected by the freezing weather. (Pic 18)



21. We'll need to monitor a palm in the trail access on the east side of Gallantree. It appears to be declining. (Pic 21)



19. Most plantings surrounding the Fernside monument as well as the Gallantree median are also greatly affected by the freezing weather. (Pic 19)



20. As has been mentioned before, there are often several cars parked on the west ROW of Gallantree causing extreme compaction to the soil and turf. Do we want to consider NO PARKING signage? (Pics 20a & b>)

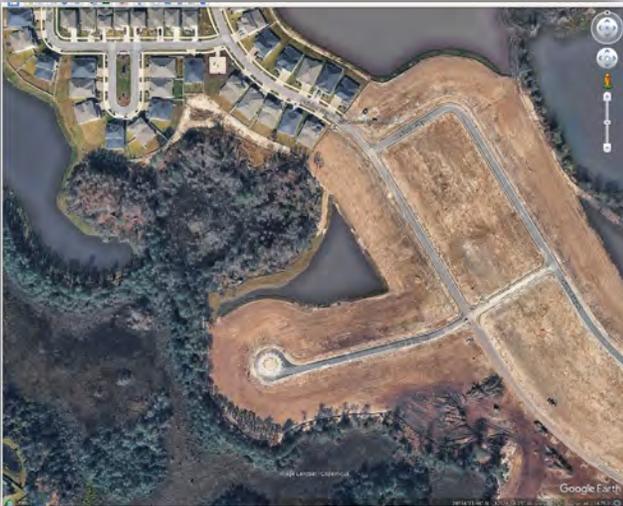


Nebula Way, Painted Sky

22. First reported last report, the PVC slats at the Nebula Way emergency exit are lying on the ground in front and in back of the fence. (Pic 22)



23. This needs to be blue on the map. There is a pond there. (Pic 23 a& below)



24. Also, at the end of Nebula Way, the turf weeds need to be treated in the open lawn between the last house and the PVC fence. (Pic 24>)



Proposals

1. SCA to provide a proposal to replace any Walter's Viburnum along the dog park fence lines that have died and been removed. There are two areas along two sides of the fence. Use 3 Gal., FULL plants, existing spacing. (Pics 1a & b)



Tab 10

CONNERTON EAST

LANDSCAPE INSPECTION REPORT



February 19, 2026
Rizzetta & Company
John R Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Flourish, Violet Periwinkle, Dog Park

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. Will we be able to have new sod installed at the irrigation "split" in front of the Bell Flower sign monument at Violet Periwinkle and Flourish by the end of March? (Pic 1)



2. Remove Spanish Moss from the trees and tall weeds and palm debris for the buffer between the homes on Campanula and the pond along Flourish.
3. I realize there was a lot of turf along the east side of Flourish between Little Bluestem and Violet Periwinkle that had been replaced late last season, however, if you recall, there were other patches in the same area that were NOT replaced and are currently down to the dirt. These will need to be replaced early this season.
4. Although it is true that lichens do not "kill" trees, you often find them on trees that do not appear to be healthy. That is because lichens and some types of mosses (ball moss) are opportunistic and move in when plants are under duress. Lichens need sunlight, clean

air and time to develop. These lichens (at least three types) are on the Crape Myrtles outside the dog park. These trees are young and lichen usually appear on older stressed plants. I would encourage SCA to regularly fertilize these trees (3 – 4 x per year) by sprinkling a complete fertilizer like 10-10-10 completely under the drip line of the tree. This will encourage new growth, which will force the trunk to grow and slough off the old bark. However, water management is also an important cultural practice to keep track of. (Pics 4)



5. Much of this sod outside the dog park was replaced last season. What is the frequency and duration of the irrigation system here? (Pic 5>)
6. Spray turf weeds along the curbing on the east side of Flourish between Violet Periwinkle and Little Bluestem.

Little Bluestem, Flourish

7. I've seen this on another Crape Myrtle at another property and the Crape Myrtle was unaffected for many years. It did, though, eventually die. I believe this is known to be a Burl. It usually shows up due to stress factors, most often the practice of "Crape Murder". However, not seeing any evidence of that practice on this tree on the north side of Little Bluestem between Ashworth and Nyssa, I can only recommend the same for this Crape Myrtle as those at the dog park – regular fertilization with a complete fertilizer under the dripline of the tree and careful water management. (Pics 7a & b>)



8. Please plan on cutting all Blue Daze on the property to the ground in March and then lightly fertilizing it to generate new growth. This plant will not generate new growth from the dead material above ground. (Pic 8>)



9. We will continue to monitor this Japanese Blueberry on the south side of Flourish west of Story Book Cabin, covered in sooty mold (a byproduct of Aphids – ewwww) and nearly defoliated. Many of the Japanese Blueberries are covered in sooty mold. (Pic 9)



Flourish, Little Bluestem, Carabiner Way

10. Although, they are difficult to see in this photo, the turf across from the new amenity center on Flourish is quite weedy. This is not limited to his turf area but is throughout the community. Now is an excellent time to spot treat all turf weeds as they stick out like a sore thumb amongst all the freeze-damaged/dormant turf. (Pic 10)



11. This large patch of weeds, though, by the Flourish/Little Bluestem lift station is very easy to pick out. (Pic 11)



12. Damage continues to occur on the Flourish/Little Bluestem roundabout. **Make sure these drip lines have not been damaged.** Our Petite Salmon Oleander throughout the community was hit by the freeze. It is hardy through Zone 9A & B (our zones), so it will probably come back from the roots, after it is cut to the ground. (Pic 12>)

13. Regarding Item 14 from the previous report, it was reported that no insect activity was found. Can SCA diagnose why turf continues to fail in this area (notwithstanding the season)? (Pic 13)

13 Picture from February 2nd



14. May I confirm that this turf tract AND the trees are the CDD's to maintain? The trees continue eastward beyond this tract. (Pic 14> and below)



15. We will probably need to place this park's turf on a periodic closure throughout the year to minimize the effects of foot traffic. It is already quite compacted. Unaddressed, this will lead to no turf, compacted soils and a proliferation of spurge and Goose Grass. My suggestion would be to close this turf area 3-4 times per year, core aerate and apply soil additives to help with soil compaction and get nutrients, water and oxygen down into the root zone where it needs to be. (Pic 15 & inset))



16. In the previous report, I mentioned an Elm that had been planted in front of a PEDESTRIAN CROSSING sign on the NE side of the same park as mentioned in Item No. 15. There is also the same situation on the SW side of the park. Both these trees need to be relocated in the next month or two. (Pic 16>)



17. We have a new failing Sabal Palm on the west side of Runaway Breeze at Connerton Blvd. This tree need to be replaced under warranty. (Pic 17>)

Connerton Blvd., Gallantree

18. The Petite Salmon Oleander on the north side of Connerton Blvd. was also greatly affected by the freezing weather. (Pic 18)



21. We'll need to monitor a palm in the trail access on the east side of Gallantree. It appears to be declining. (Pic 21)



19. Most plantings surrounding the Fernside monument as well as the Gallantree median are also greatly affected by the freezing weather. (Pic 19)



20. As has been mentioned before, there are often several cars parked on the west ROW of Gallantree causing extreme compaction to the soil and turf. Do we want to consider NO PARKING signage? (Pics 20a & b>



Nebula Way, Painted Sky

22. First reported last report, the PVC slats at the Nebula Way emergency exit are lying on the ground in front and in back of the fence. (Pic 22)



23. This needs to be blue on the map. There is a pond there. (Pic 23 a& below)



24. Also, at the end of Nebula Way, the turf weeds need to be treated in the open lawn between the last house and the PVC fence. (Pic 24>)



Proposals

1. SCA to provide a proposal to replace any Walter's Viburnum along the dog park fence lines that have died and been removed. There are two areas along two sides of the fence. Use 3 Gal., FULL plants, existing spacing. (Pics 1a & b)



Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 14, 2026 @ 9am
- **Proposed Budget:** May 12, 2026

District Manager's Report

March 10,

2026

C
O
N
N
E
R
T
O
N

E
A
S
T

C
D
D

<u>FINANCIAL SUMMARY</u>		<u>1/31/2026</u>
General Fund Cash & Investment Balance:		\$1,735,864
Debt Service Fund Cash & Investment Balance:		\$3,069,369
Capital Projects Fund Cash & Investment Balance:		\$256,591
Total Cash and Investment Balances:		\$5,061,824
General Fund Expense Variance:	\$106,857	Under Budget



Rizzetta & Company

- Damaged fence at the end of Nebula Way has been repaired.