



Rizzetta & Company

Connerton East Community Development District

Board of Supervisors' Meeting

June 9, 2026

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

Connertoneastcdd.org

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway,
Lutz, FL 33558

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

June 2, 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, June 9, 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 May 12, 2026 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for April 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-08; Setting Landowner's Election..... Tab 3
 - B. Consideration of Updated Towing Policy USC
 - C. Consideration of Sitex Midge Fly Proposal..... Tab 4
 - D. Ratification of Phase 4-4 to 4-7 Solar Lighting Agreement..... Tab 5
 - E. Ratification of Steadfast Gold Lantana Proposal Tab 6
 - F. Ratification of Steadfast Plant Replacement Proposal Tab 7

- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Monthly Lighting Report..... Tab 8
 - D. Aquatic Report..... Tab 9
 - E. Community Asset Management Report..... USC
 - i. Contractor Response to Community Asset Management Report USC
 - F. District Manager 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, May 12, 2026, at 9:00 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chairman
Lori Campagna	Vice-Chairman
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.
Kyle Belcher	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.

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 April**
51 **14, 2026**
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On a Motion by Mr. Gilley, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved minutes of the regular Board of Supervisors meeting on April 14, 2026, for the Connerton East Community Development District.

53 **FOURTH ORDER OF BUSINESS** **Ratification of Operation &**
54 **Maintenance Expenditures for March**
55 **2026**
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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 March 2026 (\$189,953.87), for the Connerton East Community Development District.

58 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-07;**
59 **Approving FY 26-27 Proposed Budget**
60 **and Setting Public Hearing**
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63 The Board reviewed and approved the proposed budget for FY 26-27 as
64 presented. The public hearing was scheduled for July 14, 2026 at 9:00 a.m.
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On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors adopted Resolution 2026-07; Approving the FY 26-27 Proposed Budget, Setting the Public Hearing for July 14, 2026 at 9:00 a.m., for the Connerton East Community Development District.

66 **SIXTH ORDER OF BUSINESS** **Consideration of Cost Share**
67 **Agreement with Lennar for**
68 **Stormwater Management**
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71 The Board reviewed and discussed the agreement presented for Stormwater
72 Management. It was noted that Lennar will pay 40% of the total cost of maintaining the
73 District's drainage system, including all repairs to the drainage system starting 6/1/2026.
74 The CDD shall invoice Lennar on September 1st of each year 40% of the budgeted cost
75 for the stormwater management system.
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On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors approved the Cost Share Agreement, as presented, with Lennar for Stormwater Management, for the Connerton East Community Development District.

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D. Aquatic Report

The Board reviewed the report. There were no questions or concerns at this time.

E. Field Inspection Services

Mr. Toborg reviewed his report with the Board. It was noted that Mr. Hiller will provide an updated proposal for the resident request to remove the dead tree. It was also noted that the resident at 8704 Little Bluestem has paid their deposit and signed the agreement.

F. District Manager

The next regular meeting will be on June 9, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

i. Review of 1st Quarter Website Audit Report

Mr. Brizendine presented this report and informed the Board that all areas passed.

ii. Presentation of Voter Registration Count.

Mr. Brizendine informed the Board that there are currently 1,379 registered voters in the District and that the first General Election will be held in November 2028.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Evans, seconded by Mr. Gilley, the Board adjourned the meeting at 9:41 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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$106,872.81**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easy pay	20260423-1	ADP FEE	ADP Fee 04/26	\$ 372.00
Clearview Land Design, P.L.	100643	26-30664	Engineering Services 03/26	\$ 480.00
Coastal Mechanical Inc.	100644	2169	Repaired section of vinyl fence and gate Repair 03/26	\$ 270.00
Gig Fiber, LLC	100647	6584	Solar Equipment Lease 04/26	\$ 6,050.00
Gig Fiber, LLC	100647	6585	Solar Equipment Lease 04/26	\$ 2,729.50
Gig Fiber, LLC	100647	6586	Solar Equipment Lease 04/26	\$ 3,500.00
Gig Fiber, LLC	100647	6587	Solar Equipment Lease 04/26	\$ 2,523.50
Gig Fiber, LLC	100647	6588	Solar Equipment Lease 04/26	\$ 3,450.50
Jacob Walsh	20260427-1	JW041426 563	Board of Supervisors Meeting 04/14/26	\$ 184.70
Jacob Walsh	20260427-1	JW041426 563 Ethics Training	Board of Supervisors Meeting Ethics Training 04/14/26	\$ 184.70
Jayman Enterprises, LLC	100648	4488	Dog Park Maintenance 04/26	\$ 1,950.00
Jayman Enterprises, LLC	100648	4489	Light Inspection maintenance report and monitoring 04/26	\$ 1,500.00
Jayman Enterprises, LLC	100648	4520	No Parking between signs 04/26	\$ 550.00
Kelly Evans	20260403-1	BG031026 563	Board of Supervisors Meeting 03/10/2026	\$ 184.70

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LLS Tax Solutions, Inc.	100641	004107	Arbitrage Rebate Calculation Series 04/26	\$ 500.00
Lori Campagna	20260413-1	BG031026 563	Board of Supervisors Meeting 03/10/2026	\$ 184.70
Pasco County Utilities	20260422-1	24250827	22020 Nebula Way Reclaim D 03/26	\$ 336.33
Pasco County Utilities	20260422-1	24250828	22416 Pleasant Morning Dr Reclaim A 03/26	\$ 282.80
Pasco County Utilities	20260422-1	24250829	21989 Connerton Boulevard Reclaim 03/26	\$ 311.08
Pasco County Utilities	20260422-1	24250830	8363 Flying Fish Ct Reclaim B 03/26	\$ 17.17
Pasco County Utilities	20260422-1	24251617	22629 Pleasant Plains Parkway 03/26	\$ 271.69
Pasco County Utilities	20260422-1	24251715	22228 Tucana Way Reclaim C 03/26	\$ 15.15
Pinnacle Holdings - XIV, LLC	100646	041426 Pinnacle Holdings	5/12/2026 BOS Meeting 04/26	\$ 203.33
Rizzetta & Company, Inc.	100640	INV0000108078	Accounting Service 04/26	\$ 6,120.23
Sitex Aquatics, LLC	100649	10957-b	Monthly Lake Management 04/26	\$ 5,319.95
Steadfast Contractors Alliance, LLC	100650	SA-21487	Landscape Maintenance 04/26	\$ 52,542.10
Steadfast Contractors Alliance, LLC	100650	SA-22015	Landscape Maintenance 03/26	\$ 2,495.97
Steadfast Contractors Alliance, LLC	100650	SA-22151	Irrigation repairs 03/26	\$ 100.34

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100650	SA-22411	Installation of one replacement Sable palm in fountain park. 04/26	\$ 425.00
Straley Robin Vericker	100645	28282	Legal Services 03/26	\$ 3,649.50
U.S. Bank	100642	8121818	Trustee Fees Series 2023 03/01/26 - 02/28/2027	\$ 4,256.13
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2221915-040726	10129 CAMPANULA CT 03/26	\$ 4,984.75
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2243217-040726	9639 Flourish Drive 03/26	\$ 45.21
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2259463-040726	21561 Violet Periwinkle Drive 03/26	\$ 40.70
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2262941-040726	8658 Little Bluestem Drive 03/26	\$ 44.24
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2262944-040726	9033 Little Bluestem Drive 03/26	\$ 47.35
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2262945-040726	9129 Little Bluestem Drive 03/26	\$ 40.59
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2262949-040726	22024 Storybook Cabin Way 03/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2286030-040726	10884 Flourish Drive 03/26	\$ 41.56
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2354657-040726	9138 Gallantree Place 03/26	\$ 43.35
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2360062-040726	22979 Pondered Day Lane 03/26	\$ 49.73
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2360063-040726	9188 RUNAWAY BREEZE DR 03/26	\$ 52.17
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2360066-040726	9338 RAISED TULIP LN 03/26	\$ 81.48

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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.	20260417-1	2384097-040726	22621 Pleasant Plains Pkwy 03/26	\$ 44.75
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2384099-040726	22146 Pleasant Morning Drive 03/26	\$ 95.15
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2384102-040726	22020 Nebula Way 03/26	\$ 44.98
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2384103-040726	8363 Flying Fish Ct 03/26	\$ 43.69
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2384110-040726	8778 Gallantree Place 03/26	\$ 62.71
Withlacoochee River Electric Cooperative, Inc.	20260417-1	2385318 040726	22441 Rootstock Alley 03/26	\$ 44.17
Withlacoochee River Electric Cooperative, Inc.	20260428-1	2396735-040726	10861 Flourish DR 04/26	\$ 65.00
Report Total				<u>\$ 106,872.81</u>

Tab 3

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Connerton East Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on August 25, 2021, by Ordinance No. 21-18 of the Pasco County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board **Seat 1, Seat 4, and Seat 5** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three (3) members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect three (3) members of the Board, to Board **Seat 1, Seat 4, and Seat 5**, will be held on Tuesday, November 10, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

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

Passed and Adopted on June 9, 2026.

Attest:

**Connerton East
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Connerton East Community Development District

Notice is hereby given to the public and all landowners within the Connerton East Community Development District (the “**District**”), comprised of approximately 1,336.536 acres in Pasco County, Florida, advising that a landowners’ meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 10, 2026
Time: 9:00 a.m.
Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Scott Brizendine, District Manager
Run Date(s): October 16 and 23, 2026

Exhibit A
**Instructions Relating to Landowners' Meeting
of the Connerton East Community Development District
for the Election of Members of the Board of Supervisors**

Date: Tuesday, November 10, 2026
Time: 9:00 a.m.
Location: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes will receive a 4-year term and the one (1) candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Exhibit A
Landowner Proxy

**Connerton East Community Development District
Landowners' Meeting – November 10, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Connerton East Community Development District to be held at Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558, on November 10, 2026, at 9:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Connerton East Community Development District Landowners' Meeting – November 10, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Connerton East Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Connerton East Community Development District

Landowners' Meeting – November 10, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Connerton East Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 4



Mailing: PO Box 917 Parrish, FL 34219 Physical: 11719 31st Ter E Palmetto, FL 34221

813.564.2322 www.sitexaquatics.com

Aquatic Midge Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Connection East CDD hereafter called "customer"

Customer: Connection East CDD
C/O: Rizzetta & Company
Contact: Lisa Castoria
Address: 3434 Colewell Dr unit 200 Tampa, FL 33625
Email: Lcastoria@rizzetta.com
Phone: 813.793.8814

Sitex agrees to provide aquatic midge fly management services for a period of 10 months In accordance with the terms and conditions of this agreement in the following sites:

Fifty-nine (59) Pond banks located at the Connerton East Community in Land O' Lakes, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- 1. *Monthly Larvicide for aquatic Midge Fly's* *Included*
- 2. *All Services Performed by State Licensed Applicator* *Included*

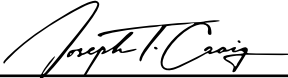
Service shall consist of 10 Monthly treatments (March-Dec)

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be for 10 months 03/01/2027-12/31/2027. Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount:	\$11,248.00
Total March-Dec Service amount:	\$112,480.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By	Date	 President, Sitex Aquatics Ilc.	05/21/2026 Date
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Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Ten (10) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a Ten (10) month period. This Agreement shall be automatically renewed at the end of the Ten (10) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

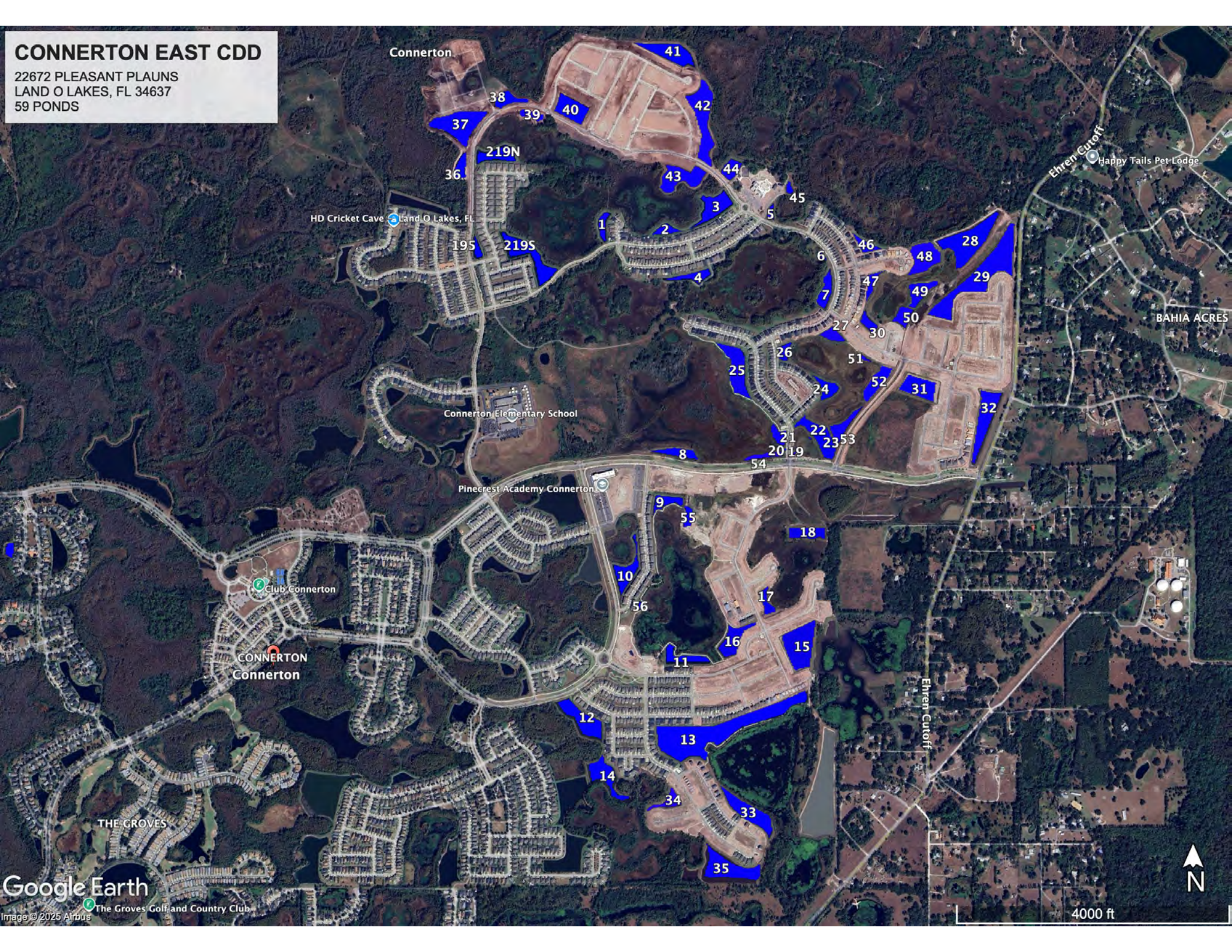
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

			Monthly	Annual
Pond Number	Linner Feet	Acres		
195	739	0.51	\$92.00	\$920.00
219N	1562	1.95	\$195.00	\$1950.00
219S	2621	3.85	\$327.00	\$3270.00
1	1022	0.86	\$127.00	\$1270.00
2	954	0.80	\$119.00	\$1190.00
3	1921	2.73	\$240.00	\$2400.00
4	1529	1.27	\$191.00	\$1910.00
5	569	0.31	\$71.00	\$710.00
6	342	0.12	\$42.00	\$420.00
7	1316	1.52	\$164.00	\$1640.00
8	1514	1.29	\$189.00	\$1890.00
9	1391	1.28	\$173.00	\$1730.00
10	2222	2.2	\$277.00	\$2770.00
11	1737	1.53	\$217.00	\$2170.00
12	1963	3.46	\$245.00	\$2450.00
13	5537	13.9	\$692.00	\$6920.00
14	2199	2.77	\$274.00	\$2740.00
15	2018	5.23	\$252.00	\$2520.00
16	1736	2.45	\$217.00	\$2170.00
17	1122	0.98	\$140.00	\$1400.00
18	1378	1.76	\$172.00	\$1720.00
19	134	0.01	\$167.00	\$1670.00
20	130	0.01	\$162.00	\$1620.00
21	929	0.95	\$116.00	\$1160.00
22	139	0.01	\$17.00	\$170.00
23	2047	3.26	\$255.00	\$2550.00
24	1222	1.3	\$152.00	\$1520.00
25	2276	3.77	\$284.00	\$2840.00
26	777	0.74	\$97.00	\$970.00
27	931	0.96	\$116.00	\$1160.00
28	2729	6.16	\$341.00	\$3410.00
29	2169	7.18	\$271.00	\$2710.00
30	879	1.18	\$109.00	\$1090.00
31	1505	2.91	\$188.00	\$1880.00
32	2535	2.9	\$316.00	\$3160.00
33	2307	3.65	\$288.00	\$2880.00
34	1415	1.18	\$176.00	\$1760.00
35	2425	4.55	\$303.00	\$3030.00
36	980	1	\$122.00	\$1220.00
37	2223	5.14	\$277.00	\$2770.00
38	1232	1.39	\$154.00	\$1540.00

39	882	0.76	\$110.00	\$1100.00
40	1485	2.83	\$185.00	\$1850.00
41	2100	3.35	\$262.00	\$2620.00
42	3034	5.47	\$379.00	\$3790.00
43	2073	3.69	\$259.00	\$2590.00
44	905	1.27	\$113.00	\$1130.00
45	484	0.29	\$60.00	\$600.00
46	1075	0.85	\$134.00	\$1340.00
47	1228	0.8	\$153.00	\$1530.00
48	1648	3.39	\$206.00	\$2060.00
49	1416	1.9	\$177.00	\$1770.00
50	974	1.14	\$121.00	\$1210.00
51	487	0.15	\$60.00	\$600.00
52	1452	2.11	\$181.00	\$1810.00
53	1608	1.53	\$201.00	\$2010.00
54	1324	0.81	\$165.00	\$1650.00
55	805	0.69	\$100.00	\$1000.00
56	441	0.21	\$55.00	\$550.00
	87797	130.26	\$11,248.00	\$112,480.00

CONNERTON EAST CDD

22672 PLEASANT PLAUNS
LAND O LAKES, FL 34637
59 PONDS



Connerton

Ehren Cutoff

HD Cricket Cave Land O Lakes, FL

Connerton Elementary School

Pinecrest Academy Connerton

Club Connerton

CONNERTON
Connerton

THE GROVES

BAHIA ACRES

Ehren Cutoff

Google Earth

The Groves Golf and Country Club

Image © 2025 Airbus



4000 ft

Tab 5

Connerton Phases 4-4 to 4-7 Outdoor Solar Lighting Service Agreement

This Outdoor Solar Lighting Service Agreement (the “**Agreement**”), is made and entered into as of May 08, 2026 (the “**Effective Date**”) by and between **GIG FIBER, LLC**, a Delaware limited liability company (the “**Company**”), whose address is 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607; Attn: Mr. John Ryan, and **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**Customer**”), whose mailing address is 3434 Colwell Ave, Suite 200, Tampa, FL 33614.

RECITALS

WHEREAS, Company is in the business of constructing, maintaining, leasing and operating Street Lights (as defined below) to residential communities and projects; and

WHEREAS, Customer is a local unit of special purpose government under Chapter 190, Florida Statutes that performs certain administrative and operational functions pertaining to streets, roads, common and drainage facilities, and other infrastructure located within the development known as “Connerton Phases 4-4, 4-5, 4-6, and 4-7” located in Pasco County, Florida (the “**Community**”); and

WHEREAS, Customer and Company wish to enter into a service agreement for Street Lights for use in portions of the Community, as specified in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, and the covenants therein undertaken by or imposed upon the parties, Company and Customer each hereby agree as follows:

1. **Street Light Services.** Company agrees to provide solar street lights and solar street lighting services to Customer, and Customer agrees to engage Company, to provide installation and lighting services in accordance with this Agreement with respect to the following outdoor solar lighting equipment and systems: **One Hundred Eighty-Nine (189) MODERN AVE LED Solar Street Lights**, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures (all of which, together with accessories, attachments, and replacement parts, shall be referred to collectively herein as the “**Street Lights**” and any single unit of which shall be referred to individually as a “**Street Light**”). Company shall provide such installation and lighting services for the Street Lights in accordance with this Agreement and the Approved Plans (as defined in Section 5 below) and also according to design, installation and construction plans and specifications prepared by Company and approved by Customer (the “**Installation Plans**”).

2. **Term of Agreement; Installation.**

a. Term. The term of this Agreement shall commence on the Effective Date, and shall expire, unless sooner terminated as provided in this Agreement, twenty (20) years

after the Effective Date (the “Term”). The Term is subject to renewal during the first Renewal Term, and Second Renewal Term if they come into existence, as provided below.

b. Installation Site; License. The Street Lights shall be installed upon portions of the Community as described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Installation Site**”), according to the Installation Plans and Approved Plans. Upon satisfaction of the Conditions (as provided in Section 4 below) and upon receipt of written notice from Customer that staking of the Installation Site by the Customer or its agent is complete, Company will promptly begin installation of the Street Lights on the Installation Site and complete installation with reasonable care and diligence subject to Force Majeure (defined herein). As a condition precedent to Company’s installation of the Street Lights, Customer shall stake the locations of the Street Lights on the Installation Site, at Customer’s expense, in accordance with the Installation Plans. Customer shall notify Company in writing when such staking is complete. During the Term of the Agreement, Customer grants to Company and to Company’s agents, employees, contractors and assignees an irrevocable, non-exclusive license running with the Installation Site (the “**License**”) for access to, on, over, under and across the Installation Site for the purposes of (i) installing, constructing, maintaining, accessing, removing and replacing the Street Lights, and (ii) performing all of Company’s obligations and enforcing all of Company’s rights set forth in this Agreement. The term of the License shall continue until the date that is one hundred and twenty (120) days following the date of expiration or termination of this Agreement (the “**License Term**”). During the License Term, Customer shall use commercially reasonable efforts to ensure that Company’s rights under the License and Company’s access to the Installation Site are preserved and protected. Customer shall not interfere, nor shall permit any third parties to interfere, with such rights or access. The grant of the License shall survive termination of this Agreement by either party for the duration of the License Term.

c. Agreement Year. For purposes of this Agreement, the term “**Agreement Year**” shall mean successive periods of twelve (12) consecutive months, beginning on the Effective Date, throughout the Term and any Renewal Terms that come into existence.

d. Renewal Terms. The term of this Agreement shall automatically renew on the same terms, conditions and provisions, except as otherwise expressly provided herein, for two (2) consecutive periods of sixty (60) months each (each being referred to as a “**Renewal Term**” and collectively, the “**Renewal Terms**”) unless either Company or Customer gives written notice of non-renewal to the other at least sixty (60) days prior to the expiration of the Term, or any subsequent Renewal Term. The Term and each Renewal Term that comes into existence are sometimes collectively referred to in this Agreement as the “**Term.**” At the sole option of Company and upon at least sixty (60) days prior written notice to Customer, no Renewal Term shall come into existence if an uncured Event of Default (as defined below) has occurred on the part of Customer and is then continuing under this Agreement.

3. **Monthly Service Fees; Escalations.** During the Term, Customer shall pay Company monthly service fees for the provision of street lighting by the Street Lights, in advance,

as follows. Until the Service Fee escalation provided under subsection (a) below occurs, the Service Fee payable in each month of the Term shall be **Fifty Dollars (\$50.00)** for each installed and mechanically operational Street Light per month, together with all applicable sales, excise, rental, and use taxes and other Taxes (hereinafter defined) (collectively, the “**Service Fee**”). Regardless of the fact the Term of this Agreement commences on the Effective Date, no Service Fee shall be payable until a Street Light has been installed and is mechanically operational. Service Fee payable with respect to any Street Light that is installed and mechanically operational for a period of less than an entire month shall be prorated based on the number of days in the month that the Street Light is installed and mechanically operational, in proportion to the total number of days in the month.

a. Service Fee Increases. Effective as of the anniversary of the Effective Date in each Agreement Year of the Term following the first Agreement Year, and each Renewal Term that comes into existence, Company shall have the right to review the Service Fee paid under this Agreement and increase it no more than three percent (3%) over the then-current Service Fee for the current Agreement Year. The Company shall provide written notice of any such increase to the Customer prior to implementing any such increase on the Service Fee.

b. Payment Coupon Books. For the convenience of Customer only, Company may invoice Customer for an entire Agreement Year by issuance of a coupon book for monthly payments. In such event, the coupons shall state (i) the Service Fee due, (ii) any additional charges incurred by Customer under this Agreement (if any), and (iii) the total amount due from Customer. Customer’s obligation to timely pay amounts due under this Agreement shall not be affected by the failure of Company to issue a coupon book or any other invoice, or any inaccuracy in any coupon book or invoice if issued. Company shall have the right to update and issue to Customer updated coupon book(s) for monthly payments from time to time during any Agreement Year.

c. Payment Dates for Service Fee. Service Fee shall be payable in equal monthly installments in advance on the first (1st) day of each calendar month of each Agreement Year of the Term. Notwithstanding the foregoing, no Service Fee shall be payable until a Street Light has been installed and is mechanically operational. Customer agrees that the covenant to pay Service Fee and all other sums under this Agreement is an independent covenant and that all such amounts are payable without counterclaim, set-off, deduction, abatement, or reduction whatsoever, except as otherwise may be expressly provided for in this Agreement.

d. Service Fee Delinquencies. Any Service Fee payable by Customer to Company under this Agreement which is not paid within fifteen (15) days after the date due will be subject to (i) a late payment charge of five percent (5%) of the delinquent amount, and (ii) if any payment shall remain overdue for more than fifteen (15) days, interest on all such unpaid sums (other than the late charge), at a per annum rate equal to the lesser of the highest rate permitted by law under Chapter 218, Florida Statutes or eighteen percent (18%) (the “**Maximum Interest Rate**”), all as additional Service Fees under this Agreement.

e. Taxes. If applicable, the Service Fee shall include all Taxes (as hereafter defined) assessed on the services or the Street Lights, including without limitation any tangible personal property taxes on the Street Lights levied by any governmental authority. For purposes of this Section 3, "**Taxes**" means any federal, state, and local ad valorem, property, occupation, generation, privilege, sales, use, consumption, excise, transaction, and other taxes, regulatory fees, surcharges or other similar charges, but shall not include any income taxes or similar taxes imposed on Company's revenues due to the services performed pursuant to this Agreement, which shall be Company's responsibility. No additional reimbursement of Taxes for prior time periods shall be due from Customer to Company other than as included in the Service Fee set forth in the applicable coupon book or invoice, and any Taxes owed on the services which are not charged to Customer for prior periods shall be paid by the Customer in subsequent payments of the Service Fee pursuant to updated coupon book(s) and/or invoices provided by Company to Customer during the Term. Customer shall show Company as the owner of the Street Lights on all tax reports or returns, and deliver to Company a copy of each report or return and evidence of Customer's payment of Taxes upon written request from Company. Customer and Company intend for U.S. federal income tax purposes that this Agreement will be treated as a "service contract," pursuant to Section 7701(e)(3) of the Internal Revenue Code of 1986, as amended (the "**Code**"), and neither Customer nor Company shall take any position to the contrary unless required to do so pursuant to a "determination" within the meaning of Section 1313(a) of the Code.

4. **Conditions to Company Obligations.** Company's obligations under this Agreement are conditioned upon (a) Company receiving a copy of this Agreement, executed by an officer of Customer, together with a binding resolution of the Board of Supervisor of Customer, confirming that the Board of Directors of the Association has approved and ratified the execution of this Agreement and the President of the Association is authorized and empowered to execute this Agreement to bind the Association; (b) Company receiving all necessary licenses, franchises, zoning, land use and other governmental approvals, and building permits necessary for the work described in this Agreement, including without limitation all such governmental permits and approvals as shall be necessary for installation, maintenance, repair and operation of the Street Lights upon the Installation Site (and Company shall diligently pursue all such licenses, permits and approvals); (c) Company's receipt of written confirmation from any party holding a mortgage, lien, or other encumbrance over the Installation Site, if any, that such party will recognize Company's rights under this Agreement for as long Company is not in default hereunder, and (d) Company having determined that all rights necessary, in Company's reasonable judgment, for the construction, installation, maintenance, and operation of the Street Lights in the location described in this Agreement have been obtained, and (e) all representations and warranties of Customer set forth in Section 20 of this Agreement below are true, complete, and correct in all respects. The foregoing are collectively referred to herein as the "**Conditions**." Company may, in its sole discretion, with the prior written consent of Customer, in its sole discretion, waive any of the Conditions. If Company determines that the Conditions cannot be satisfied without expense, consumption of time, or liability to Company, Company may terminate this Agreement upon ten (10) days written notice to Customer without liability for costs or damages or triggering a default under this Agreement.

5. **Approval of Approved Plans and Change Orders.** The Street Lights shall be designed, configured and installed pursuant to the Installation Plans and a final design sketch and installation plans and specifications prepared by Company and approved by Customer and the engineer of record employed by the Community (the “EOR”) prior to installation of any Street Lights (the “Approved Plans”), which approval by Customer and the EOR shall not be unreasonably withheld. Customer agrees to approve or disapprove the foregoing submittals, or any subsequent re-submittals by Company in response to a disapproval by Customer, in writing, within ten (10) business days after receipt, failing which such submittals shall be deemed approved. Customer agrees to cause the EOR to approve or disapprove the foregoing submittals on the same schedule as applicable to Customer. If Customer (and/or EOR) responds to any submittals with a disapproval, Customer (and/or EOR) shall include therewith written comments stating in reasonable detail the changes necessary to achieve the requested approval. Upon Customer’s and the EOR’s approval or deemed approval of the final design sketch, installation plans, and specifications for the Street Lights, either Customer or Company may request the other party to this Agreement and the EOR to enter into an amendment to this Agreement or other written agreement to adopt and formalize the Approved Plans, in which case both parties shall promptly cooperate to effectuate such amendment or other written agreement to formalize the Approved Plans and Customer shall cause EOR to sign such written amendment or agreement. Any change order requested by Customer after Customer’s initial approval of the Approved Plans shall be in writing and shall be subject to the reasonable prior approval of Company, and agreement of the parties regarding additional cost and effect on the estimated date of completion and the Effective Date. Both Company and Customer must sign each change order for it to be effective, but the EOR shall not be required to sign each change order. If approved by Company, the Approved Plans shall be revised at Customer’s expense, and 100% of the cost of the change order shall be paid to Company by Customer in cash or check made payable to the Company in advance as a condition of any such change order.

6. **Damages During Construction.** Customer shall be responsible for all costs incurred to repair or replace any Street Lights which are damaged by Customer, its agents, employees, or authorized representatives, including, but not limited to, costs incurred to repair or relocate Street Lights to proper depths in response to a lowering of the grade of the soil above any conduit serving the Street Lights. Any damage or loss to Street Lights caused by windstorm, fire, flood, fallen trees vandalism, vehicular accident, or other cause not the result of any action or omission of Company shall be restored or repaired by Company at the expense of Customer.

7. **Customer Information and Preparation; Indemnification.** If applicable and requested by Company, and prior to the commencement of any work by Company at the Installation Site, Customer shall provide to Company a map/sketch (“**Underground Facilities Map**”) depicting the location of all underground facilities or equipment, including, but not limited to sanitary and storm water facilities, potable and irrigation water pipes and wells, septic tanks, swimming pool equipment, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, storm drainage systems, and any other buried underground facilities or equipment (collectively, “**Underground Facilities**”) at the Installation Site. Customer shall be responsible for any and all cost or liability for damage to Underground Facilities caused by Company to the extent such

Underground Facilities were not identified, or incorrectly identified, on the Underground Facilities Map, except for any costs, liabilities, claims, losses and damages arising out of Company's own negligence. Except for those claims, losses and damages arising out of Company's negligence, and subject to the limitations under Section 768.28, Florida Statutes, Customer agrees to defend, at its own expense, and indemnify Company for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of Customer's failure to properly identify Underground Facilities. The term "damages" includes, but is not limited to, damage to the property of Customer, Company, or any third parties. For purposes of this indemnification, and any exculpation from liability provided under this Agreement, the "Company" shall be defined as Company, GIG Fiber, LLC, and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, or successor entities.

8. **Environmental Attributes and Environmental Incentives.** Company is and shall be the owner of all Environmental Attributes and Environmental Incentives (as defined below) and is entitled to the benefit of all tax credits and benefits attributable to the Company's ownership and operation of the Street Lights ("**Tax Credits**"), and Customer's rights to services in connection with the Street Lights under this Agreement does not include Environmental Attributes, Environmental Incentives or the right to Tax Credits or any other attributes of ownership and operation of the Street Lights, all of which shall be retained by Company. Customer shall cooperate with Company (at no expense or liability to Customer) in obtaining, securing and transferring all Environmental Attributes and Environmental Incentives and the benefit of all Tax Credits, including by using the electric energy generated by the Street Lights in a manner necessary to qualify for such available Environmental Attributes, Environmental Incentives and Tax Credits. If any Environmental Incentives are paid directly to Customer, Customer shall immediately pay such amounts over to Company. "**Environmental Attributes**" means any and all credits, benefits, emissions reductions, offsets, and allowances, howsoever entitled, attributable to the Street Lights, including any avoided emissions of pollutants to the air, soil or water such as sulfur oxides (SOx), nitrogen oxides (NOx), carbon monoxide (CO) and other pollutants. Environmental Attributes include carbon trading credits, renewable energy credits or certificates, emissions reduction credits, and similar matters. "**Environmental Incentives**" means any credits, rebates, subsidies, payments or other incentives that relate to the use of technology incorporated into the Street Lights, environmental benefits of using the Street Lights, or other similar programs available from any utility or other regulated entity or any Governmental Authority.

9. **Non-Standard Service Charges.** Customer shall pay all costs associated with any additional Company facilities and services that are not included in the Approved Plans and are thereafter requested in writing by Customer, including, but not limited to: installation of protective shields, bird deterrent devices, light trespass shields, and any devices required by local ordinances or regulations to control the level or duration of illumination, including any associated planning and engineering costs. Charges will also be assessed for light rotations and light pole relocations requested by Customer to the extent not included in the Approved Plans. Company will bill Customer the actual cost of such non-standard facilities and services as incurred and Customer shall pay such billed costs with the next installment of monthly Service Fee due from Customer.

10. **Maintenance and Repairs; No Alterations.** Customer shall be responsible for regular cleaning of the solar panels on each Street Light, at Customer's expense, according to industry standard best practices for cleaning. Company shall perform all other maintenance and repairs to the Street Lights and related equipment. If, after installation by Company and during the Term of this Agreement, a Street Light is or becomes defective, Company shall promptly (and in no event later than fifteen (15) business days after written notice by Customer) repair the defect or replace the Street Light with a new Street Light that is not defective. Notwithstanding the foregoing, however, if Company commences the repair or replacement of the Street Light within such fifteen (15) business day period, but is unable to complete the repair or replacement within such fifteen (15) business day period in the exercise of diligent efforts, then Company shall exercise diligent efforts to complete such repair or replacement no later than one hundred eighty (180) days after written notice by Customer. Further notwithstanding the foregoing, for so long as there is a declared state of emergency or natural disaster, if Company is unable to complete the work within such fifteen (15) business day period in the exercise of diligent efforts, then Company shall continue to prosecute the repair or replacement to completion in the exercise of diligent efforts and completes such repair or replacement no later than three hundred sixty-five (365) days after written notice by Customer. The failure of Company to timely repair a defective Street Light shall not constitute an Event of Default under this Agreement and Customer's sole remedy for the failure of Company to repair a defective Street Light is set forth in Section 12 of this Agreement. Notwithstanding the foregoing, if any Street Light is destroyed, damaged, suffers a casualty, or requires repairs as the result of any act or omission of Customer, or its employees, agents, contractors, subcontractors, invitees, or any owner, tenant, or occupant of a lot or parcel in the Community of which the Installation Site is a part (or their invitees), Company shall be entitled to repair or replace the same, and the cost of any such repairs or replacements shall be paid or reimbursed to Company by Customer within fifteen (15) business days after written demand by Company. Without limiting Company's maintenance and repair obligations described in this Agreement, Company does not guaranty or warranty 100% reliability of the Street Lights at all times, or continuous lighting within the Street Light system, and except to the extent caused in connection with Company's negligence, willful actions or a breach of this Agreement, Company will not be liable to any person or entity for damages related, directly or indirectly, to any interruption, deficiency or failure of any Street Light or Street Lights. In no event, however, shall Company be liable for special, incidental, consequential, or punitive damages. Except as otherwise provided herein with respect to routine cleaning of solar panels on the Street Lights, Customer shall not make any alterations or repairs to the Street Lights without Company's prior written consent, in Company's sole discretion, and any damage or loss to the Street Lights caused by any unauthorized alterations shall be the sole responsibility of Customer. In no event shall Customer place upon or attach to the Street Lights any sign or device of any nature, or place, install or permit to exist, anything, including trees or shrubbery, which would interfere with the Street Lights or tend to create an unsafe or dangerous condition. Company is hereby granted the right to remove, without liability, anything placed, installed, or existing in violation of this paragraph. Company may, at any time, substitute any component of the Street Lights installed hereunder with a component of at least equal capacity and efficiency by a manufacturer or supplier of Company's choice. Company reserves the right to interrupt service to any of the Street Lights at any time in connection with any necessary maintenance or repairs for which Company is responsible; provided, however, to the extent such interruption shall occur for more than three (3) hours during the period of evening/nighttime hours of dusk to dawn, the Company shall provide at least seven

(7) days' prior written notice to Customer, except in the event of an emergency. Except as set forth in this Section 10, no additional warranties (express or implied) are given by Company to Customer with respect to the Street Lights, the Street Light installation design and/or the other services performed by Company under this Agreement.

11. **Insolation.** Customer understands that unobstructed access to sunlight ("**Insolation**") is essential for the proper performance of the Street Lights and a material term of this Agreement. Customer shall not in any way cause and, where possible, shall not in any way permit any interference with the Street Lights' Insolation (by tree trimming, landscape installation, construction of improvements, or otherwise). If Customer becomes aware of any activity or condition that could diminish the Insolation to the Street Lights, Customer shall notify Company immediately and shall cooperate with Company in preserving the Street Lights' existing Insolation levels.

12. **Outage Notification; Vandalism.** Customer shall be responsible for monitoring the function of the Street Lights and shall notify Company promptly in writing (including via e-mail) of any Street Light malfunctions and outages ("**Outage Notification**"). Company shall have thirty (30) calendar days after receiving an Outage Notification to investigate any Street Light that is non-operational. If Company is unable to remedy the issue with respect to any non-operational Street Light within such thirty (30) calendar day period, Section 10 of this Agreement shall apply to the repair or replacement of such Street Light. If Company is unable to fix the applicable Street Light within the thirty (30) calendar day period after receiving the Outage Notification, no Service Fee must be paid by Customer with respect to such Street Light for the applicable month following the expiration of the thirty (30) day period and for each subsequent month until Company has resolved the issue and the applicable Street Light becomes operational. Costs incurred in connection with fixing a non-operational Street Light shall be borne by Company, except that Customer shall be responsible for the cost incurred to repair or replace any Street Lights that have been damaged as a result of vandalism. Company shall not be required to make such repair or replacement prior to payment by Customer for such damage. At Customer's expense and upon written request of Customer, and at Company's discretion, Company may install a luminaire protective shield to protect any Street Lights repaired or replaced as a result of vandalism. For avoidance of doubt, if one or more Street Lights malfunctions, experiences an outage, is defective and/or is not operational, such failure of Street Lights to operate shall not be an Event of Default under this Agreement so long as Company is otherwise in compliance with this Agreement, including this Section 12.

13. **Vegetation Control.** Customer agrees to perform clearing, stump grubbing, tree trimming and other vegetation control using qualified personnel, at Customer's sole expense, to allow installation and operation of the Street Lights, including any vegetation that obstructs drainage for the Street Lights.

14. **Ownership of Street Lights.** The Street Lights shall remain Company's personal property, notwithstanding the manner or mode of its attachment to the Installation Site, and shall not be deemed a fixture to the Installation Site.

15. **Insurance.** Customer shall maintain public liability insurance covering any injury or damage to the Street Lights, persons, or property, including death of persons, resulting, directly or indirectly, from the negligent or intentionally wrongful conduct of Customer, its employees, contractors, agents, or invitees, with coverages, in amounts and through companies satisfactory to Company. Customer shall periodically provide Company with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time.

16. **Assignment and Financing.**

a. **Assignment.** This Agreement shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors and assigns of the parties hereto, subject to the following provisions. Company may, without the consent or approval of Customer, assign this Agreement, and all right, title and interest of Company in and to the Street Lights, and all Service Fee and other sums due or to become due under this Agreement. Upon assignment by Company, Customer may require Company to supply documentation showing that such assignee has sufficient and adequate resources to undertake the obligations, responsibilities and liabilities of the Company under this Agreement. Customer may assign or transfer this Agreement only with Company's prior written consent, which consent may be withheld, conditioned or delayed in Company's sole discretion. In the event of an assignment to which Company consents, the approved assignee shall be substituted herein with respect to all Customer rights and obligations, but the initial Customer shall not be released from the obligations of this Agreement. Customer shall not create or suffer or permit to be created any lien of any kind upon the Street Lights and will immediately remove and procure the release of any lien, voluntary or involuntary, attached to the Street Lights. Customer will give Company immediate written notice of the seizure by process of law or otherwise of any of the Street Lights.

b. **Financing.** The parties acknowledge that Company may obtain short or long-term financing or other credit support from banks or other financing parties ("**Company's Financing Parties**"), which may include persons or entities providing construction or permanent financing to Company in connection with construction, ownership, operation and maintenance of the Street Lights, as well as any person to whom Company has transferred the ownership interest in the Street Lights, subject to this Agreement. Customer and Company agree in good faith to consider and to negotiate changes or additions to this Agreement that may be reasonably requested by Company's Financing Parties from time to time; provided, that such changes do not alter the fundamental economic terms of this Agreement or the level of services provided under this Agreement, or result in any additional expense or liability to Customer.

c. **Successor Servicing.** The parties further acknowledge that in connection with any financing or other credit support provided to Company or its affiliates by Company's Financing Parties, such Financing Parties may require that Company or its affiliates appoint a third party to act as backup or successor provider of operation and maintenance services with respect to the Street Lights and/or administrative services with respect to this Agreement (the "**Successor Provider**"). Customer agrees to accept

performance from any Successor Provider so appointed, so long as such Successor Provider performs in accordance with the terms of this Agreement.

17. **Default.** Each of the following shall constitute an “**Event of Default**” under this Agreement:

a. **Service Fee.** Customer’s failure to pay the Service Fee or any other sum when due from time to time under this Agreement, if such failure to pay continues for a period of fifteen (15) days from the date when due under this Agreement.

b. **Other Default.** A breach of, or failure to perform, any other covenant or obligation under this Agreement, if such breach or failure continues for a period of thirty (30) days after written notice from the affected party; provided, however, that if the other party commences to cure the breach or failure within the aforesaid period, but the cure is such that it cannot be timely completed in the exercise of diligent efforts, and if the Street Lights or the party’s rights under this Agreement are not jeopardized or threatened in any way, the other party may have such additional time to cure the breach or failure to perform as may be necessary, not to exceed sixty (60) days;

c. **Removal of Street Lights, Etc.** Customer removes or attempts to remove, transfer, sell, encumber, or part with possession of the Street Lights from the Installation Site;

d. **Bankruptcy, Reorganization, Etc.** The filing of a petition by Customer for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of Customer’s property; the filing of a petition against Customer for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of Customer’s property and the failure to discharge or dismiss any such proceedings within sixty (60) days from its filing; an assignment by Customer for the benefit of creditors; or the taking possession of the Installation Site, or any other property of Customer, by any governmental office or agency pursuant to statutory authority for the dissolution or liquidation of Customer.

18. **Remedies.** If an Event of Default occurs, the affected party, without further notice or demand, shall have the rights and remedies hereinafter set forth and under applicable Florida law, all of which shall be distinct, separate and cumulative. Without limiting the foregoing, in the Event of Default by Customer, and subject to all notice and cure requirements set forth in this Agreement, Company may elect to terminate this Agreement by giving Customer at least thirty (30) days prior written notice of its election to do so, in which event the Term shall end thirty (30) days after the date of such written notice, and all right, title and interest of Customer hereunder shall terminate at the end of such Term, provided, however, that Customer will remain liable for all Service Fees and other sums and charges due hereunder through the end of the Term and all actual damages incurred by Company resulting from Customer’s default (excluding special, incidental, consequential, or punitive damages), all such Service Fees and other sums and charges being accelerated and reduced to present value at the “prime rate” of interest published in the Wall Street Journal on the date of termination of this Agreement. Company shall credit Customer’s

liability as aforesaid with any sums Company recovers by re-letting or sale of the Street Lights. In an Event of Default, Company may enter upon the Installation Site to take possession of and remove the Street Lights prior to the Removal Date (as defined below), and to store or dispose of the same as Company sees fit. Such entry and repossession may be effectuated peaceably without legal process, by summary dispossession proceedings, or otherwise as permitted by law, in Company's sole discretion. All Street Lights removed from the Installation Site by Company due to an Event of Default by Customer shall be handled and removed by Company at the cost and expense of Customer. If Company elects to remove the Street Lights, then, excluding ordinary wear and tear, the Installation Site shall be returned to its original condition following the removal of the Street Lights, excluding any mounting pads or foundations and Company otherwise shall leave the Installation Site in reasonable restored and clean condition. Customer shall pay Company for all reasonable expenses actually incurred by Company in such removal of the Street Lights for so long as the same shall be in Company's possession or under Company's control. Without limiting the foregoing, Company may remedy or attempt to remedy any Event of Default under this Agreement for the account of Customer and may enter upon the Installation Site for such purposes. Company shall not be liable to Customer for any loss or damage caused by acts of Company in remedying or attempting to remedy such Event of Default and Customer shall pay to Company all reasonable expenses incurred by Company in connection with remedying or attempting to remedy such default (excluding any cost or expenses related to Company's negligence or misconduct). Any such expenses incurred by Company shall accrue interest from the date of payment by Company until repaired by Customer at the Maximum Interest Rate.

19. **Disposition of Street Lights at Expiration or Termination of Agreement.** Upon the expiration or earlier termination of this Agreement, Company shall have the right to remove the Street Lights, but in no event later than ninety (90) days after the expiration or termination of the Agreement ("**Removal Date**"). Any removal shall be at Company's expense, unless the termination is due to an Event of Default by Customer. If Company elects to remove the Street Lights, then, excluding ordinary wear and tear, the Installation Site shall be returned to its original condition following the removal of the Street Lights, including any mounting pads or other support structures and Company shall leave the Installation Site in reasonable restored and clean condition. In such event, Customer shall provide sufficient space for the temporary storage and staging of tools, materials and equipment and for the parking of construction crew vehicles and temporary construction trailers and facilities reasonably necessary during Street Light removal. The provisions contained in this Section shall survive the expiration or other termination of this Agreement.

20. **Representations, Warranties, and Covenants.** Each party represents and warrants to the other the following as of the Effective Date: (a) such party is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation; (b) the execution, delivery and performance by such party of this Agreement have been duly authorized by all necessary corporate, partnership or limited liability company action, as applicable, and do not and shall not violate any law; and (c) this Agreement is valid obligation of such party, enforceable against such party in accordance with its terms. Further, Customer represents and warrants to Company that (i) neither the execution and delivery of this Agreement by Customer, nor the performance by Customer of any of its obligations under this Agreement, conflicts with or will result in a breach or default under any agreement or obligation to which Customer is a party or by

which Customer or the Installation Site is bound, and (ii) to the extent the Service Fee exceeds ten percent (10%) of the total annual budget of the Association pursuant to Fla. Stat. Sect. 720.3055, Customer either (A) has complied with all competitive bidding requirements applicable to the execution, delivery and performance of this Agreement by Association under Fla. Stat. Sect. 720.3055(1), or (B) is exempt from such competitive bidding requirements by reason of Fla. Stat. Sect. 720.3055(2)(c).

21. **Force Majeure.** Notwithstanding any of the foregoing provisions of this Agreement to the contrary, Company shall be entitled to an extension of the time to complete installation of the Street Lights equal to one day for each day Company is delayed in the progress of such work by events of Force Majeure. “**Force Majeure**” shall mean acts of God, strikes, lockouts, labor troubles, restrictive governmental laws, or regulations or other cause, without fault and beyond the reasonable control of Company (financial inability excepted).

22. **Notices.** All notices, demands and requests which must or may be given, demanded or requested by either party to the other shall be in writing, and shall be deemed given (a) on the date personally delivered, (b) one (1) business day after deposit with a nationally recognized overnight courier delivery service such as FedEx or UPS, or (c) three (3) business days after the date deposited in the United States registered or certified mail, postage prepaid, addressed to the party for which intended at their respective addresses as first set forth above, or at such other place as either party may designate from time to time in a written notice (provided however that any notice of change of address for a party shall be effective only upon actual receipt by the other party).

23. **Attorneys’ Fees and Costs.** If, as a result of any breach or default in the performance of any of the provisions of this Agreement, either party hereto retains the services of an attorney in order to secure compliance with such provisions or recover damages therefor, and litigation results, then in such event, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party herein reasonable court costs and attorneys’ and paralegal assistants’ fees for both trial, appellate, bankruptcy, reorganization, and other similar proceedings under state or federal law.

24. **General.** The recitals as set forth above are agreed to be true and correct and incorporated herein by this reference. No delay or failure by Customer or Company to exercise any right under this Agreement shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. This Agreement may be executed in counterparts, each of which when taken together shall constitute one instrument. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between Company and Customer. All preliminary and contemporaneous negotiations are merged into and incorporated in this Agreement. This Agreement contains the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

25. **WAIVER OF TRIAL BY JURY.** THE PARTIES HEREBY EXPRESSLY COVENANT AND AGREE TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING RELATING TO, DIRECTLY OR INDIRECTLY, OR CONCERNING THIS AGREEMENT OR THE CONDUCT, OMISSION,

ACTION, OBLIGATION, DUTY, RIGHT, BENEFIT, PRIVILEGE OR LIABILITY OF A PARTY HEREUNDER TO THE FULL EXTENT PERMITTED BY LAW. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN AND IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY THE PARTIES. EACH PARTY ACKNOWLEDGES THAT THIS WAIVER OF JURY TRIAL IS A MATERIAL INDUCEMENT TO THE OTHER PARTIES IN ENTERING INTO THIS AGREEMENT AND THAT SUCH PARTY HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER. THIS WAIVER IS INTENDED TO AND DOES ENCOMPASS EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. THIS WAIVER SHALL APPLY TO THIS AGREEMENT AND ANY FUTURE AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS OF THIS AGREEMENT.

26. **Applicable Law; Venue.** This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. Venue for any action or proceeding brought by either party to this Agreement shall lie exclusively in a state or federal court of competent jurisdiction sitting in the county in which the Installation Site is located.

27. **True Lease Instrument; Street Lights Not Fixtures.** Solely for purposes of the Florida Uniform Commercial Code ("UCC"), Customer and Company intend that this Agreement constitutes a "true lease" under the UCC and not a Disguised Security Interest (as defined below). Company has and shall have title to the Street Lights at all times. Customer acquires no ownership, title, property, right, equity or interest in the Street Lights other than its interest under this Agreement, solely as "lessee" (as such term is used in the UCC), and subject to all the terms and conditions of this Agreement. "**Disguised Security Interest**" means a sale of the Street Lights subject to a security interest under Article 9 of the UCC to secure the purchase price of the Street Lights. Company and Customer agree that the Street Lights are not and shall not become fixtures to the real property upon which they are installed, but are and shall remain personal property.

28. **Recordation.** This Agreement shall not be recorded in any public records; provided, however, that Company and Customer agree to execute, simultaneously with the execution of this Agreement, a Memorandum of Agreement in the form attached as **Exhibit "B"** and a precautionary UCC-1 Financing Statement in the form attached as **Exhibit "B-1."** Such Memorandum of Agreement and Financing Statement shall be recorded or filed, as appropriate, by Company at its expense promptly after the Conditions are satisfied, as provided in Section 4 above.

29. **Public Records.** As required under Section 119.0701, Florida Statutes, Company shall (a) keep and maintain public records required by the Customer in order to perform the service, (b) upon request from the Customer's custodian of public records, provide the Customer 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 this Agreement term and following completion of this Agreement if the company does not transfer the records to Customer, (d) meet all requirements for retaining public records and transfer, at no cost, to the Customer all public records in possession of the Company upon termination of this Agreement 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 Customer in a format that is compatible with the information technology systems of the Customer.

IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)533-2950, OR BY EMAIL AT dbwallace@rizzetta.com OR BY REGULAR MAIL AT 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

30. **Florida Sales Tax.** Notwithstanding any provision of this Agreement to the contrary, Company and Customer acknowledge and agree that Customer is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and is exempt from the Florida Sales and Use Tax, and shall not charge the Customer any Florida Sales and Use Tax on the Service Fee or other sums when due under this Agreement.

31. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Company represents that, in entering into this Agreement, the Company has not been designated as a "scrutinized company" under the statute and, in the event that the Company is designated as a "scrutinized company", the Company shall immediately notify the Customer whereupon this Agreement may be terminated by the Customer.

32. **Public Facilities.** Company and Customer acknowledge and agree that the Street Lights will be located in public right of ways and shall be available for the general public as required by the Customer's bond covenants for the public tax-exempt bonds issued by Customer.

33. **Easement.** Because the Installation Site is owned by Customer in fee simple, simultaneously with recordation of the Memorandum of Agreement, Customer shall execute, acknowledge, and deliver to Company an Easement in the form attached as **Exhibit "C,"** covering the Installation Site, which Easement Company shall record in the public records of the county in which the Installation site is located. Such Easement provides by its terms for termination simultaneously with expiration of termination of the Agreement.

34. **Inspector General.** The Company agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

35. **E-Verification.** Company agrees to comply with the provisions of Sections 448.095(1) and (2), Florida Statutes (the "**Act**"), for as long as Company has any obligations under this Agreement, including, but not limited to, registering with and using the E-Verify System of the United States Department of Homeland Security to verify the work authorization status of all employees hired by Company on or after January 1, 2021. If the Customer has a good faith belief that the Company has violated Section 448.09(1) or (2), Florida Statutes, the Customer may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes; provided, that the following conditions have been met: (i) Customer shall have previously delivered written notice

to Company and (ii) within thirty (30) days from the receipt of such written notice, either (x) Company shall have failed to provide reasonable evidence to Customer of Company's compliance with the Act, or (y) Company shall have failed to cure the alleged non-compliance specified in Customer's written notice. In the event that Company commences a cure within such thirty (30) day period and thereafter diligently prosecutes the cure, Company shall have such additional time as may be necessary to complete the cure in the exercise of continuing diligent efforts.

[Executions by the parties follow immediately on next page]

[Signature Page for Company]

Signed, sealed and delivered
in the presence of:

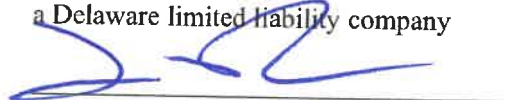
WITNESSES:

Sign: 
Print: Courtney Matern

Sign: 
Print: Brittany Crutchfield

“COMPANY”

GIG FIBER, LLC,
a Delaware limited liability company


Name: John M. Ryan
Its: Manager

[Signature Page for Customer]

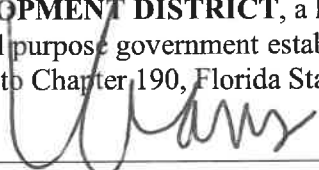
Signed, sealed and delivered
in the presence of:

WITNESSES:

“CUSTOMER”

**CONNERTON EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government established
pursuant to Chapter 190, Florida Statutes

Sign: 
Print: COURTNEY MAI


Name: KELLY EVANS
Its: CHAIR

Sign: 
Print: BRYAN COOPER

EXHIBIT "A"

Description of Installation Site



Scale: 1 inch = 60 Ft.

LIGHTING PARAMETERS:

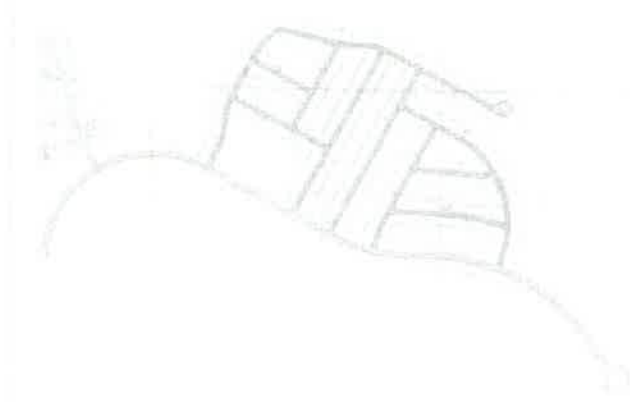
Symbol	Label	Qty	Arrangement	LF	Description	Av. Width	Av. Lght. Lumens	Mounting height
A1	ST	2	Single	0.280	AVG 1 (1) 20W-2000K-TN	10.00	5261	21

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Min/Max	Min/Max	Min/Max
Label	ST	0.21	2.0	0.2	1.15	14.00	0	10
Calculator Model	4.4							03

Lighting Plan Notes & Scaling Requirements:
 Light System to be installed: **AVG-T2**
 Light System will be mounted on: **Direct-bury Aluminum pole**
 Fixtures will be mounted at: **21'** above the grade
 -Light pole will be installed: **4ft** back of curb
 -Light pole clearance from any fire hydrant must be: **4 ft** minimum
 -Light pole clearance from any tree must be: **10ft** minimum
 -Poles to be installed directly behind sidewalks in cut-de areas or other areas where adequate green space of min 4' BOC is not available.
 -The customer is responsible for staking each light pole location.
 The customer signature on this photometric design is recognized as the acceptance of the design.
 Signature: _____
 Date: _____

Target Requirement:
 Local(Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf
Connerton phase 4-4



Scale: 1 inch = 200 Ft.

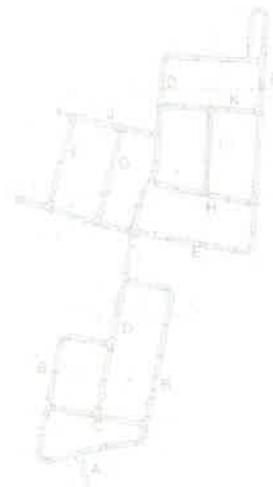
LIGHTING PARAMETERS:

Symbol	Label	Qty	Arrangement	LF	Description	Av. Width	Av. Lght. Lumens	Mounting height
A1	ST	2	Single	0.300	AVG 1 (1) 20W-2000K-TN	10.00	5261	21

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Min/Max	Min/Max	Min/Max
Label	ST	0.26	2.7	0.7	3.88	13.00	0	10
Calculator Model	4.4							03

Target Requirement:
 Local(Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf
Connerton 4-5



Scale: 1 inch= 167 Ft.

LIGHTING PARAMETERS:

Lighting Schedule	System	Label	Qty	Arrangement	LF	Mounting	Av. Height	Av. Lum. Intensity	Mounting Height
	A1	D4	8	8x8	6.90	AVG-12 8'-00W-1200H-TL	88.00	5.00	21

Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min	GLF F	W/ft ²	F/ft ²
Initial	Ft	0.71	2.9	0.2	1.80	14.50	0	18	10
Comerton 4-6	Ft	0.76	2.8	0.2	1.90	11.80	0	18	10
Comerton 4-7	Ft								

Lighting Pole Notes & Spacing Requirements:
 Light System to be installed: AVS-T2
 Light System will be mounted on Street-View Aluminum pole
 Fixture will be mounted at 21' above the grade
 -Light pole will be installed: 4x Back of Curb
 -Light pole clearance from any fire hydrant must be: 4 ft minimum
 -Light pole clearance from any tree must be: 50ft minimum
 -Poles to be installed directly behind sidewalk in cut-de sacs or other areas where adequate green space of min 4' BOC is not available
 -The customer is responsible for staking each light pole location.
 The customer signature on this photometric design is recognized as the acceptance of the design:
 Signature: _____
 Date: _____

Target Requirement:
 Local(Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved



Comerton 4-6 & 4-7

Drawn By: DP
 Date: 10-20-2020
 Rev: 0
 Page: 1 of 8

EXHIBIT "B"

PREPARED BY AND AFTER RECORDING
RETURN TO:
Gig Fiber, LLC
2502 N. Rocky Point Dr.
Suite 1050
Tampa, FL 33607

_____[Space Above This Line for Recording Information]_____

MEMORANDUM OF SOLAR LIGHTING SERVICE AGREEMENT

THIS MEMORANDUM OF SOLAR LIGHTING SERVICE AGREEMENT ("Memorandum"), executed this May 08, 2026, by and between **GIG FIBER, LLC**, a Delaware limited liability company (the "**Company**"), whose address is 2502 Rocky Point Drive, Ste. 1050, Tampa, Florida 33607 and **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "**Customer**"), whose address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

WITNESSETH:

WHEREAS, Customer entered into a certain Outdoor Solar Lighting Service Agreement (the "**Agreement**"), dated and having an effective date as of May 08, 2026 (the "**Effective Date**"), whereby Customer agreed to engage the Company to provide certain services and outdoor solar lighting equipment to be installed and located on real property located in Pasco County, Florida, initially capitalized terms used in this Memorandum having the meanings ascribed to those terms in the Agreement; and

WHEREAS, Company and Customer desire to enter into this Memorandum to memorialize in the Public Records of Pasco County, Florida, the rights and obligations of Company and Customer under the terms of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in the Agreement, and the covenants therein undertaken by or imposed upon the parties, Company and Customer each hereby agree as follows:

1. Installation Site. Pursuant to the Agreement and subject to the terms and conditions set forth therein, Company agreed to install the Street Lights and provide solar street lighting services to Customer, and Customer agreed to engage the Company to install the Street Lights and

provide lighting services with respect to the Street Lights. The Street Lights shall be installed by Company at portions of the real property set forth on Exhibit "A" attached hereto (the "Installation Site") in accordance with the Installation Plans and Approved Plans, all subject to the terms and conditions set forth in the Agreement. Company claims no title to or ownership interest in the Installation Site.

2. Service Fees. The amount of the Service Fees and other consideration payable are set forth in the Agreement.

3. Term. Subject to the terms and conditions set forth in the Agreement, the term of the Agreement shall be for twenty (20) years beginning on the Effective Date, as defined in the Agreement ("Term").

4. Renewal Terms. Company has given and granted to the Customer two (2) successive options to renew and extend the term of the Agreement for successive sixty (60) month periods (each, a "Renewal Term"), with the first such Renewal Term commencing immediately upon the expiration of the Term and the second such Renewal Term commencing immediately upon the expiration of the first Renewal Term, subject to the terms and conditions set forth in the Agreement.

5. Additional Terms. Company and Customer acknowledge and agree that, as of the date of this Memorandum, the Agreement is in full force and effect. The Agreement in its original form is specifically incorporated by reference herein and made a part hereof. In the event of any conflict between the terms of this Memorandum and the Agreement, the terms of the Agreement shall control.

6. Termination of Memorandum. This Memorandum shall automatically terminate upon expiration or termination of the Term of the Agreement, including any Renewal Term that comes into existence. In addition to the foregoing, Company shall reasonably and promptly cooperate with Customer to confirm such termination, including termination as a matter of the public records of the county in which this Memorandum is recorded.

7. Counterpart Execution. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, and such counterparts together constitute a single document.

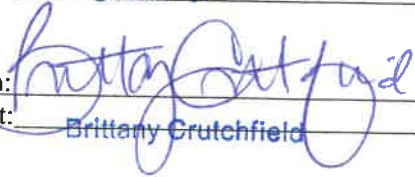
IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed by their authorized representatives, as of the date first set forth above.

[Signatures and acknowledgments follow immediately on next page]

Signed, sealed and delivered in the presence of:

WITNESSES

Sign: 
Print: Courtney Mattern

Sign: 
Print: Brittany Crutchfield

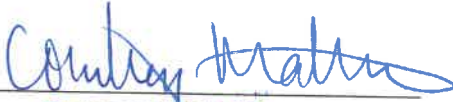
"COMPANY"

GIG FIBER, LLC,
a Delaware limited liability company

By: 
Name: John M. Ryan
Its: Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of May, 2026 by means of [check applicable] physical presence, or online notarization, by John M. Ryan, as the Manager, of Gig Fiber, LLC on behalf of the company. He is [check applicable] personally known to me, or produced a valid driver's license as identification.

Sign: 
Print: Courtney Mattern
Notary Public

(AFFIX NOTARY SEAL BELOW)



[Signatures and acknowledgments for Customer]

WITNESSES

“CUSTOMER”

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Sign: [Signature]
Print: COURTNEY MAI

Sign: [Signature]
Print: KELLY EVANS

Sign: [Signature]
Print: T. Bryan Cooper

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of MAY, 2026 by means of [check applicable] physical presence, or online notarization, by KELLY EVANS, as the CHAIR, of RE CONNERTON EAST CDD, on behalf of the DISTRICT. He/She is [check applicable] personally known to me, or produced a valid driver’s license as identification.

Sign: [Signature]
Print: COURTNEY MAI
Notary Public

(AFFIX NOTARY SEAL BELOW)

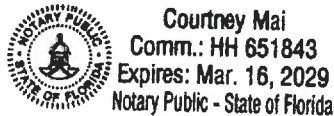
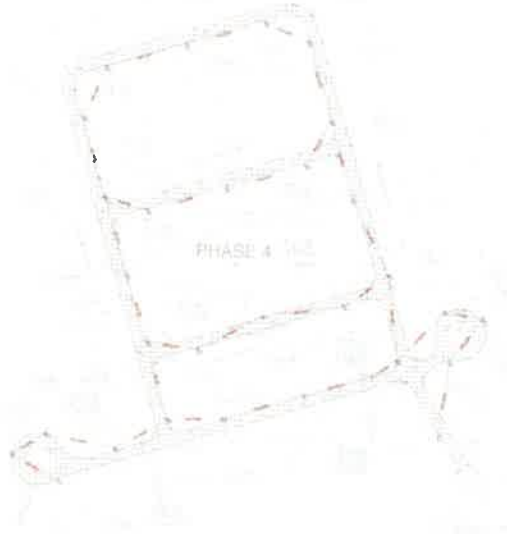


EXHIBIT "A" to Memorandum

Description of Installation Site



Scale: 1 Inch= 60 Ft.

LIGHTING PARAMETERS:

Symbol	Label	City	Arrangement	LF	Description	Air. Watts	Air. Lum. Comm.	Mounting Height
	A1	30		0.805	AVE T2-0-1000-0000-070	30,824	3162	72

Calculation Summary	Units	Avg	Min	Max	FootCandles	Min/Foot	Max/Foot	Project	Project
Comments	ft	6.31	2.4	2.1	4.15	11.00	0	19	28

Lighting Plan Notes & Staking Requirements:
 Light System will be installed: AVE-T2
 Light System will be mounted on: Direct-bury Aluminum pole
 Fixture will be mounted at: 21' above the grade
 -Light pole will be installed: 4ft Back of Curb
 -Light pole clearance from any fire hydrant must be: 4 ft minimum
 -Light pole clearance from any tree must be: 30ft minimum
 -Poles to be installed directly behind sidewalk in cut-be back or other areas where adequate green space of min 4' BOC is not available
 -The customer is responsible for staking each light pole location.
 The customer signature on this photometric design is recognized as the acceptance of the design:
 Signature: _____
 Date: _____

Target Requirement:
 Local(Low): 0.4FC AVG & 6:1 AVG/MIN or better - Achieved



Connerton phase 4-4

Drawn by: DP
 Date: 04/30/2016
 Rev: 0
 Print: 1 of 1



Scale: 1 inch= 200 Ft.

LIGHTING PARAMETERS:

Luminaires Schedule Symbol	Label	Qty	Arrangement	LSP	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
A1		71	3x3	8.500	AVC-T2 AVC-T2 300W-121	30.00W	5161	21

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Max/Min	W/L	P/W	P/W
Label	ft.	0.75	2.7	6.2	3.30	13.30	0	10	10
Connerton 4-5									

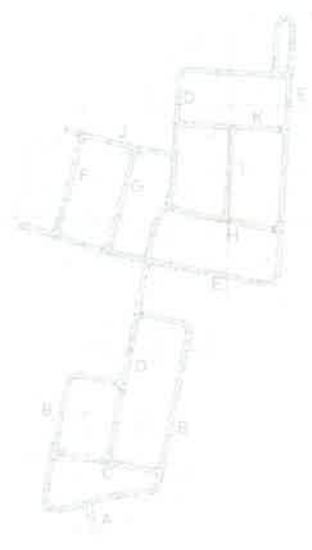
Target Requirement:

Local(Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

Drawn By: CP
 Date: 01-24-2020
 Rev: 0
 Page 3 of 8



Connerton 4-5



Scale: 1 inch= 167 Ft.

LIGHTING PARAMETERS:

Luminaires Schedule Symbol	Label	Qty	Arrangement	LSP	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
A3		04	3x3	0.900	AVC-T2 300W-121	30.00W	5161	21

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Max/Min	W/L	P/W	P/W
Label	ft.	0.77	2.9	6.3	3.85	14.50	0	10	10
Connerton 4-6									
Connerton 4-7									

Target Requirement:

Local(Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

Drawn By: CP
 Date: 01-29-2020
 Rev: 0
 Page 1 of 8



Connerton 4-6 & 4-7

EXHIBIT "B-1"
Precautionary UCC-1

Precautionary UCC-1

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON BONNIE DURNFORD
B. Email Address
C. SEND ACKNOWLEDGEMENT TO: Name BONNIE DURNFORD Address 2502 ROCKY POINT DRIVE, Address STE. 1050 City/State/Zip TAMPA, FL 33607

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (1a OR 1b) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1.c MAILING ADDRESS Line One				
This space not available.				
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (2a OR 2b) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2.c MAILING ADDRESS Line One				
This space not available.				
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY ONE SECURED PARTY (3a OR 3b)

3.a ORGANIZATION'S NAME GIG FIBER, LLC				
3.b INDIVIDUAL'S SURNAME LAWSON	FIRST PERSONAL NAME MICHAEL	ADDITIONAL NAME(S)/INITIAL(S) S	SUFFIX	
3.c MAILING ADDRESS Line One 2502 ROCKY POINT DRIVE				
This space not available.				
MAILING ADDRESS Line Two STE. 1050	CITY TAMPA, FL	STATE FL	POSTAL CODE 33607	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All outdoor solar lighting equipment and systems leased to Debtor and located on the real property described in Exhibit "A" attached, including without limitation One Hundred and Fifty Eight (158) solar street lights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures, and together with all replacements, substitutions, attachments, upgrades, parts, and additions thereto (collectively, the "Street Lights"), as more fully described under the terms of that certain Solar Outdoor Lighting Service Agreement, with the Lessor being the party named as the Secured Party in Section 3 above and the Lessee being the party named as the Debtor in Section 1 above.

THIS IS A PRECAUTIONARY FINANCING STATEMENT FILING IN CONNECTION WITH AN EQUIPMENT LEASING TRANSACTION, AND IS NOT TO BE CONSTRUED AS INDICATING THAT THE TRANSACTION IS OTHER THAN A TRUE AGREEMENT. THE LESSOR UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 3 AS THE SECURED PARTY AND THE LESSEE UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 1 AS THE DEBTOR.

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

5. ALTERNATE DESIGNATION (if applicable)

LESSEE/LESSOR

CONSIGNEE/CONSIGNOR

BAILEE/BAILOR

AG LIEN

NON-UCC FILING

SELLER/BUYER

All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

Filed with the Clerk of Circuit Court, Manatee County, Florida

STANDARD FORM - FORM UCC-1 (REV.05/2013)

Filing Office Copy

Approved by the Secretary of State, State of Florida

Instructions for State of Florida UCC Financing Statement Form (Form UCC-1)

- Please type or laser-print this form. Be sure it is completely legible. Read all instructions on form. Forms must be completed according to Florida state law.
- Fill in form very carefully. If you have questions, consult your attorney. Filing office cannot give legal advice.
- Processing fees are set by the Florida Legislature, are non-refundable, and are subject to change. To verify processing fees, contact FLORIDAUCC, LLC. at (850) 222-8526 or email help@floridaucc.com.
- Make checks payable to FLORIDAUCC, LLC. or the Florida Department of State.
- Send ONE copy of each filing request, with the appropriate non-refundable processing fee to:

<u>1st Class Mail</u>	<u>Overnight Courier Service</u>
FLORIDAUCC, LLC.	FLORIDAUCC, LLC.
PO Box 5588	2002 Old St. Augustine Rd. Bldg. D
Tallahassee, FL 32314	Tallahassee, FL 32301
- The acknowledgement copy will be returned to the address indicated in block B.
- Do not insert anything in the open space in the upper right hand portion of this form; it is reserved for filing office use.
- If you need to use attachments, you are encouraged to use the State of Florida Uniform Commercial Code Financing Statement Form – Addendum and/or the State of Florida Uniform Commercial Code Financing Statement Form - Additional Party and/or the State of Florida Uniform Commercial Code Financing Statement Form – Additional Information.

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON BONNIE DURNFORD
B. Email Address
C. SEND ACKNOWLEDGEMENT TO: Name BONNIE DURNFORD Address 2502 ROCKY POINT DRIVE, Address STE. 1050 City/State/Zip TAMPA, FL 33607

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (1a OR 1b) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1.c MAILING ADDRESS Line One				
This space not available.				
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (2a OR 2b) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2.c MAILING ADDRESS Line One				
This space not available.				
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY ONE SECURED PARTY (3a OR 3b)

12520446-2

3.c MAILING ADDRESS Line One				
2502 ROCKY POINT DRIVE				
This space not available.				

3. a ORGANIZATION'S NAME
GIG FIBER, LLC

3. b INDIVIDUAL'S SURNAME
LAWSON

FIRST PERSONAL NAME
MICHAEL

ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
S

MAILING ADDRESS Line Two
STE. 1050

CITY
TAMPA, FL

STATE POSTAL CODE COUNTRY
FL 33607 USA

4. This **FINANCING STATEMENT** covers the following collateral:

All outdoor solar lighting equipment and systems leased to Debtor and located on the real property described in Exhibit "A," including without limitation One Hundred and Fifty Eight (158) solar street lights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures, and together with all replacements, substitutions, attachments, upgrades, parts, and additions thereto (collectively, the "Street Lights"), as more fully described under the terms of that certain Solar Outdoor Lighting Service Agreement, with the Lessor being the party named as the Secured Party in Section 3 above and the Lessee being the party named as the Debtor in Section 1 above.

THIS IS A PRECAUTIONARY FINANCING STATEMENT FILING IN CONNECTION WITH AN EQUIPMENT LEASING TRANSACTION, AND IS NOT TO BE CONSTRUED AS INDICATING THAT THE TRANSACTION IS OTHER THAN A TRUE AGREEMENT. THE LESSOR UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 3 AS THE SECURED PARTY AND THE LESSEE UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 1 AS THE DEBTOR.

5. ALTERNATE DESIGNATION (if applicable)

LESSEE/LESSOR

CONSIGNEE/CONSIGNOR

BAILEE/BAILOR

AG LIEN

NON-UCC FILING

SELLER/BUYER

6. Florida **DOCUMENTARY STAMP TAX** – YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

Florida Documentary Stamp Tax is not required.

7. **OPTIONAL FILER REFERENCE DATA**

Filed with the Florida Secured Transaction Registry

STANDARD FORM - FORM UCC-1 (REV.05/2013)

Filing Office Copy

Approved by the Secretary of State, State of Florida

**Instructions for State of Florida UCC Financing
Statement Form (Form UCC-1)**

- Please type or laser-print this form. Be sure it is completely legible. Read all instructions on form. Forms must be completed according to Florida state law.
- Fill in form very carefully. If you have questions, consult your attorney. Filing office cannot give legal advice.
- Processing fees are set by the Florida Legislature, are non-refundable, and are subject to change. To verify processing fees, contact FLORIDAUCC, LLC. at (850) 222-8526 or email help@floridaucc.com.
- Make checks payable to FLORIDAUCC, LLC. or the Florida Department of State.
- Send ONE copy of each filing request, with the appropriate
_____ non-refundable processing fee to: 1st Class Mail

Courier Service

FLORIDAUCC, LLC.
PO Box 5588
Tallahassee, FL 32314

Overnight

FLORIDAUCC, LLC.
2002 Old St. Augustine Rd. Bldg. D
Tallahassee, FL 32301

- The acknowledgement copy will be returned to the address indicated in block B.
- Do not insert anything in the open space in the upper right hand portion of this form; it is reserved for filing office use.
- If you need to use attachments, you are encouraged to use the State of Florida Uniform Commercial Code Financing Statement Form – Addendum and/or the State of Florida Uniform Commercial Code Financing Statement Form - Additional Party and/or the State of Florida Uniform Commercial Code Financing Statement Form – Additional Information.

EXHIBIT "C"

Easement

PREPARED BY AND AFTER RECORDING
RETURN TO:
Gig Fiber, LLC
2502 N. Rocky Point Dr.
Suite 1050
Tampa, FL 33607

STREET LIGHT EASEMENT

THIS STREET LIGHT EASEMENT (“Easement”) is granted this May 08, 2026, by **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “Grantor”), whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, to and for the benefit of **GIG FIBER, LLC**, a Delaware limited liability company (the “Grantee”), whose address is 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607; Attn: Mr. John Ryan

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a non-exclusive easement Grantee, the Grantor’s street lighting provider, to construct, operate, maintain, repair, remove, modify, or replace solar powered street lights and appurtenant structures, together with the right of ingress and egress over, across, on, above, and/or below ground level of the lands of the Grantor in Pasco County, Florida, legally described as follows (the “Property”):

LANDS DESCRIBED IN EXHIBIT “A” ATTACHED HERETO

The foregoing easement shall be for a term equal to the term of that certain Outdoor Solar Lighting Service Agreement, dated of even date herewith (“Service Agreement”), as evidenced by that the certain Memorandum of Solar Lighting Service Agreement, recorded or to be recorded in the public records of the county in which this Easement is recorded, and shall terminate automatically on the date of expiration or termination thereof.

Grantor reserves the right to the full use and enjoyment of the Property for all lawful purposes that do not interfere with the rights conveyed to Grantee herein.

(This Easement was prepared without the benefit of a title search.)

[Signatures on Following Page.]

[Grantor Signature Page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the date first written above.

Signed, sealed and delivered in the presence of:

WITNESSES

“GRANTOR”

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Sign: Courtney Mai
Print: COURTNEY MAI

By: Kelly Evans
Name: KELLY EVANS
Its: CHAIR

Sign: T. Bryan Cooper
Print: T. Bryan Cooper

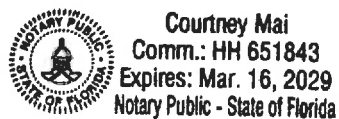
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of MAY, 2026 by means of [check applicable] physical presence, or online notarization, by KELLY EVANS, as CHAIR, of CDP on behalf of the DISTRICT. He/She is [check applicable] personally known to me, or produced a valid driver's license as identification.

Sign: Courtney Mai
Print: COURTNEY MAI
Notary Public

(AFFIX NOTARY SEAL BELOW)



[Grantee Signature Page]

IN WITNESS WHEREOF, and to signify its acceptance of the foregoing Easement, the Grantee has caused these presents to be duly executed on the date first written above.

Signed, sealed and delivered in the presence of:

WITNESSES

“GRANTEE”

GIG FIBER, LLC, a Delaware limited liability company

Sign: [Signature]
Print: Courtney Mattern

By: [Signature]
Name: John M. Ryan
Its: Manager

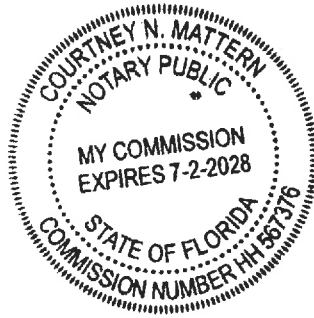
Sign: [Signature]
Print: Brittany Crutchfield

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of May, 2026 by means of [check applicable] [X] physical presence, or [] online notarization, by John M. Ryan, as the Manager, of Gig Fiber, LLC on behalf of the company. He is [check applicable] [X] personally known to me, or [] produced a valid driver’s license as identification.

Sign: [Signature]
Print: Courtney Mattern
Notary Public

(AFFIX NOTARY SEAL BELOW)



**EXHIBIT "A" (to Easement)
Legal Description**

CONNERTON PHASE 4-4 (Plat Book ____, Pages _____)

[TO BE INSERTED ONCE PLATTED]

CONNERTON PHASE 4-5 (Plat Book 100, Pages 81-94, Recorded 2-4-26)

LEGAL DESCRIPTION:

A parcel of land lying in Sections 13 and 24, Township 25 South, Range 18 East, and in Sections 18 and 19, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19, run thence along the West boundary of the Northwest 1/4 of said Section 19, S.00°03'22"W., 828.06 feet to a point on the Easterly boundary of CONNERTON VILLAGE TWO PARCEL 219, according to the plat thereof, as recorded in Plat Book 85, Pages 105 through 121 inclusive, of the Public Records of Pasco County, Florida, also being a point on the Northerly boundary of CONNERTON VILLAGE 4 PHASE 1, according to the plat thereof, as recorded in Plat Book 90, Pages 73 through 87 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 219 and said Northerly boundary of CONNERTON VILLAGE 4 PHASE 1, N.60°00'00"E., 1116.91 feet to the Easterlymost corner of said CONNERTON VILLAGE TWO PARCEL 219, also being the POINT OF BEGINNING; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 219, the following four (4) courses: 1) N.58°00'00"W., 700.00 feet; 2) N.70°00'00"W., 1325.00 feet; 3) S.56°23'48"W., 485.38 feet; 4) N.75°11'50"W., 46.00 feet to a point on a curve, also being the Northwest corner of said CONNERTON VILLAGE TWO PARCEL 219; thence along the Westerly boundary of said CONNERTON VILLAGE TWO PARCEL 219, the following four (4) courses: 1) Southerly, 173.45 feet along the arc of a curve to the left having a radius of 720.00 feet and a central angle of 13°48'10" (chord bearing S.07°54'05"W., 173.03 feet); 2) N.89°00'00"W., 60.00 feet; 3) S.01°00'00"W., 444.17 feet; 4) S.74°00'00"W., 26.14 feet to a point on the Southerly boundary of the property described in and referred to as Purchase Property S.W.F.W.M.D. Preserve Part II in Special Warranty Deed, as recorded in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Purchase Property S.W.F.W.M.D. Preserve Part II, the following four (4) courses: 1) continue S.74°00'00"W., 320.00 feet; 2) N.14°00'00"E., 655.00 feet; 3) N.62°00'00"W., 555.00 feet; 4) N.04°00'00"W., 135.89 feet; thence N.13°37'38"E., 30.23 feet; thence S.75°20'00"E., 226.61 feet; thence N.73°10'00"E., 803.13 feet; thence S.31°36'00"E., 45.93 feet; thence N.58°09'34"E., 50.00 feet to a point on a curve; thence Easterly, 37.82 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 86°41'18" (chord bearing S.74°56'39"E., 34.32 feet) to a point of reverse curvature; thence Northeasterly, 48.09 feet along the arc of a curve to the right having a radius of 780.00 feet and a central angle of 03°31'56" (chord bearing N.63°28'40"E., 48.08 feet); thence N.24°45'22"W., 30.74 feet; thence N.38°40'00"E., 146.83 feet; thence N.07°55'00"E., 144.77 feet; thence N.40°10'00"E., 15.00 feet to a point on the aforesaid Southerly boundary of the Purchase Property

S.W.F.W.M.D. Preserve Part II; thence along said Southerly boundary of the Purchase Property S.W.F.W.M.D. Preserve Part II, the following eleven (11) courses: 1) S.49°50'00"E., 196.60 feet; 2) S.88°00'00"E., 305.00 feet; 3) N.17°00'00"E., 600.00 feet; 4) N.44°50'00"E., 535.00 feet; 5) S.77°00'00"E., 540.00 feet; 6) S.89°00'00"E., 889.43 feet; 7) S.85°00'00"E., 280.00 feet; 8) S.24°00'00"E., 835.00 feet; 9) S.10°50'00"W., 445.00 feet; 10) S.19°00'00"E., 380.00 feet; 11) S.66°00'00"E., 98.07 feet to the Northerlymost corner of the aforesaid CONNERTON VILLAGE 4 PHASE 1; thence along the aforesaid Northerly boundary of CONNERTON VILLAGE 4 PHASE 1, the following seven (7) courses: 1) S.19°07'03"W., 200.57 feet; 2) S.24°01'52"W., 111.26 feet to a point on a curve; 3) Southeasterly, 240.11 feet along the arc of a curve to the right having a radius of 1430.00 feet and a central angle of 09°37'14" (chord bearing S.45°23'07"E., 239.83 feet); 4) S.49°25'30"W., 60.00 feet; 5) S.81°44'38"W., 348.54 feet; 6) S.61°00'00"W., 527.11 feet; 7) N.58°00'00"W., 675.72 feet to the POINT OF BEGINNING.

Containing 132.520 acres, more or less.

CONNERTON PHASE 4-6 (Plat Book 98, Pages 92-98)

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°15'30"E., 729.28 feet to a point on a curve on the Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, as recorded in Official Records Book 10948, Page 3950, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, Westerly, 343.95 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 21°12'47" (chord bearing S.89°23'36"W., 341.99 feet) to the Southeast corner of Connerton Town Center Government Complex, according to Special Warranty Deed, as recorded in Official Records Book 7597, Page 303, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Connerton Town Center Government Complex, the following two (2) courses: 1) N.10°00'00"E., 815.00 feet to a point on a curve; 2) Northeasterly, 346.23 feet along the arc of a curve to the left having a radius of 750.00 feet and a central angle of 26°27'00" (chord bearing N.50°42'37"E., 343.16 feet) to the Northeast corner of said Connerton Town Center Government Complex; thence along the Northerly boundary of said Connerton Town Center Government Complex, N.70°24'00"W., 630.00 feet to the Northwest corner of said Connerton Town Center Government Complex; thence along the Westerly boundary of said Connerton Town Center Government Complex, the following two (2) courses: 1) S.42°00'00"W., 480.00 feet to a point of curvature; 2) Southwesterly, 798.70 feet along the arc of a curve to the left having a radius of 1929.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 793.01 feet) to a point on the aforesaid Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, N.71°43'24"W., 124.00 feet to a point on a curve on the Easterly boundary of CONNERTON VILLAGE 4 PHASE 2A, according to the plat thereof, as recorded in Plat Book 95, Pages 102 through 111 inclusive, of the Public Records of Pasco County, Florida; thence

along said Easterly boundary of CONNERTON VILLAGE 4 PHASE 2A, Northeasterly, 850.04 feet along the arc of said curve to the right having a radius of 2053.00 feet and a central angle of 23°43'24" (chord bearing N.30°08'18"E., 843.98 feet) to a point of tangency, also being the Southeast corner of CONNERTON VILLAGE 4 PHASES 2B AND 2C, according to the plat thereof, as recorded in Plat Book 96, Pages 36 through 48 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE 4 PHASES 2B AND 2C, the following two (2) courses: 1) N.42°00'00"E., 530.00 feet to a point of curvature; 2) Northeasterly, 456.42 feet along the arc of a curve to the left having a radius of 947.00 feet and a central angle of 27°36'53" (chord bearing N.28°11'33"E., 452.02 feet); thence S.75°36'53"E., 124.00 feet to a point on a curve; thence Southeasterly, 38.13 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°23'07" (chord bearing S.29°18'27"E., 34.54 feet) to a point of tangency; thence S.73°00'00"E., 95.80 feet to a point of curvature; thence Northeasterly, 32.64 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 93°30'00" (chord bearing N.60°15'00"E., 29.13 feet); thence S.76°30'00"E., 50.00 feet; thence S.13°30'00"W., 5.50 feet to a point of curvature; thence Southeasterly, 30.19 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 86°30'00" (chord bearing S.29°45'00"E., 27.41 feet) to a point of tangency; thence S.73°00'00"E., 71.90 feet to a point of curvature; thence Easterly, 129.21 feet along the arc of a curve to the left having a radius of 2975.00 feet and a central angle of 02°29'18" (chord bearing S.74°14'39"E., 129.20 feet) to a point of compound curvature; thence Northeasterly, 31.77 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 91°00'42" (chord bearing N.59°00'21"E., 28.53 feet); thence S.76°14'59"E., 50.00 feet to a point on a curve; thence Southeasterly, 31.67 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°44'01" (chord bearing S.31°52'00"E., 28.46 feet) to a point of compound curvature; thence Easterly, 124.38 feet along the arc of a curve to the left having a radius of 2975.00 feet and a central angle of 02°23'43" (chord bearing S.78°25'53"E., 124.37 feet) to a point of compound curvature; thence Northeasterly, 31.55 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°22'16" (chord bearing N.55°11'08"E., 28.38 feet) to a point of tangency; thence N.10°00'00"E., 49.94 feet; thence N.80°00'00"W., 60.00 feet; thence N.10°00'00"E., 50.00 feet; thence S.80°00'00"E., 110.00 feet; thence S.10°00'00"W., 290.00 feet; thence S.80°00'00"E., 636.49 feet; thence EAST, 37.56 feet; thence N.78°00'00"E., 40.99 feet; thence N.66°00'00"E., 40.99 feet; thence N.54°00'00"E., 40.99 feet; thence N.42°00'00"E., 91.18 feet; thence S.87°26'07"E., 30.60 feet to a point on the Westerly boundary of the maintained right-of-way for Ehren Cutoff; thence along said Westerly boundary of the maintained right-of-way for Ehren Cutoff, the following three (3) courses: 1) S.02°33'53"W., 88.09 feet; 2) S.20°17'21"W., 140.99 feet; 3) S.21°22'12"W., 625.28 feet to the Northeast corner of the additional right-of-way for Ehren Cutoff, according to the aforesaid Official Records Book 10948, Page 3950; thence along the Westerly boundary of said additional right-of-way for Ehren Cutoff, the following six (6) courses: 1) N.68°37'48"W., 36.18 feet; 2) S.21°18'43"W., 180.00 feet; 3) N.68°41'17"W., 12.00 feet; 4) S.21°22'12"W., 208.07 feet; 5) S.21°16'51"W., 118.65 feet to a point of curvature; 6) Southwesterly, 49.02 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 80°15'09" (chord bearing S.61°24'26"W., 45.11 feet) to a point of reverse curvature; thence along the aforesaid Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, the following two (2) courses: 1) Westerly, 580.09 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of 31°02'00" (chord bearing S.86°01'00"W., 573.03 feet) to a point of reverse

curvature; 2) Westerly, 134.36 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 08°17'13" (chord bearing S.74°38'36"W., 134.25 feet) to the POINT OF BEGINNING.

Containing 46.130 acres, more or less.

CONNERTON PHASE 4-7 (Plat Book ____, Pages ____)

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the (Public) Right-of-Way for Collier Parkway, according to the plat of CONNERTON VILLAGE 4 PHASE 6, as recorded in Plat Book ____, Pages ____ through ____ inclusive, of the Public Records of Pasco County, Florida, for the POINT OF BEGINNING, run thence Northerly, 44.59 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of 02°23'07" (chord bearing N.13°11'33"E., 44.58 feet) to a point of tangency; thence N.12°00'00"E., 271.72 feet to a point of curvature; thence Northeasterly, 654.85 feet along the arc of a curve to the right having a radius of 938.00 feet and a central angle of 40°00'00" (chord bearing N.32°00'00"E., 641.63 feet) to a point of tangency; thence N.52°00'00"E., 524.24 feet to a point of curvature; thence Northeasterly, 775.53 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 21°32'57" (chord bearing N.41°13'31"E., 770.97 feet) to a point of tangency; thence N.30°27'03"E., 310.00 feet; thence S.59°32'57"E., 132.36 feet to a point on the Westerly boundary of the maintained right-of-way for Ehren Cutoff; thence along said Westerly boundary of the maintained right-of-way for Ehren Cutoff, the following five (5) courses: 1) S.07°49'41"W., 88.16 feet; 2) S.02°12'06"W., 117.12 feet; 3) S.02°06'51"W., 981.49 feet; 4) S.00°39'09"W., 248.53 feet; 5) S.02°33'53"W., 884.69 feet to the Northeast corner the aforesaid CONNERTON VILLAGE 4 PHASE 6; thence along the Northerly boundary of said CONNERTON VILLAGE 4 PHASE 6, the following twenty-five (25) courses: 1) N.87°26'07"W., 30.60 feet; 2) S.42°00'00"W., 91.18 feet; 3) S.54°00'00"W., 40.99 feet; 4) S.66°00'00"W., 40.99 feet; 5) S.78°00'00"W., 40.99 feet; 6) WEST, 37.56 feet; 7) N.80°00'00"W., 636.49 feet; 8) N.10°00'00"E., 290.00 feet; 9) N.80°00'00"W., 110.00 feet; 10) S.10°00'00"W., 50.00 feet; 11) S.80°00'00"E., 60.00 feet; 12) S.10°00'00"W., 49.94 feet to a point of curvature; 13) Southwesterly, 31.55 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°22'16" (chord bearing S.55°11'08"W., 28.38 feet) to a point of compound curvature; 14) Westerly, 124.38 feet along the arc of a curve to the right having a radius of 2975.00 feet and a central angle of 02°23'43" (chord bearing N.78°25'53"W., 124.37 feet) to a point of compound curvature; 15) Northwesterly, 31.67 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°44'01" (chord bearing N.31°52'00"W., 28.46 feet); 16) N.76°14'59"W., 50.00 feet to a point on a curve; 17) Southwesterly, 31.77 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 91°00'42" (chord bearing S.59°00'21"W., 28.53 feet) to a point of compound curvature; 18) Westerly, 129.21 feet along the arc of a curve to the right having a radius of 2975.00 feet and a central angle of 02°29'18" (chord bearing N.74°14'39"W., 129.20 feet) to a point of tangency; 19) N.73°00'00"W., 71.90 feet to a point of curvature; 20) Northwesterly,

30.19 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of $86^{\circ}30'00''$ (chord bearing $N.29^{\circ}45'00''W.$, 27.41 feet) to a point of tangency; 21) $N.13^{\circ}30'00''E.$, 5.50 feet; 22) $N.76^{\circ}30'00''W.$, 50.00 feet to a point on a curve; 23) Southwesterly, 32.64 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of $93^{\circ}30'00''$ (chord bearing $S.60^{\circ}15'00''W.$, 29.13 feet) to a point of tangency; 24) $N.73^{\circ}00'00''W.$, 95.80 feet to a point of curvature; 25) Northwesterly, 38.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $87^{\circ}23'07''$ (chord bearing $N.29^{\circ}18'27''W.$, 34.54 feet) to the POINT OF BEGINNING.

Containing 51.613 acres, more or less.

Tab 6



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE 5/22/2026 DUE ESTIMATE #

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

SHIP TO
 SM1074 / 401
 Connerton 219
 Flourish Drive
 Land O Lakes FL 34637 USA

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is for the new 4.2 park to fill in landscape beds with lantana in areas where plant material did not recover from the freeze, resulting in open spaces within the beds. The proposal also includes the removal of the sage on the north side of the park and its replacement with lantana to create a more consistent appearance throughout the area.</p>			
Lantana, Gold 1gal	360.00	9.50	3,420.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 3,420.00

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

Accepted this 22nd day of May, 2026.

Signature: Kelly Evans
Kelly Evans (May 27 2026 09:24:12 EDT)

Printed Name and Title: Kelly Evans / Chair

Representing (Name of Firm): Connerton East CDD

Tab 7



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE 5/22/2026 DUE ESTIMATE #

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

SHIP TO
 SM1074 / 401
 Connerton 219
 Flourish Drive
 Land O Lakes FL 34637 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to replace plant material along Connerton Boulevard that did not survive the freeze, as well as fill in open areas within the center island at Fountain Park. The goal is to restore continuity and improve the overall appearance of these key landscape areas.			
Peanut, Perennial 1gal at Flourish and Connerton blvd at the corner	300.00	9.50	2,850.00
Blue Daze, Blue My Mind 1gal between Flourish and PPP	120.00	9.50	1,140.00
Blue Daze, Blue My Mind 1gal across from school	100.00	9.50	950.00
Peanut, Perennial 1gal across from school	50.00	9.50	475.00
Lantana, Gold 1gal island by fountain park	60.00	9.50	570.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 5,985.00

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

Accepted this 22nd day of May, 2026.

Signature: Kelly Evans
Kelly.Evans@May-27-2026-09:26:00 EDT

Printed Name and Title: Kelly Evans / Chair

Representing (Name of Firm): Connerton East CDD

Tab 8

	A	B	C	D
1	Pole ID	Address	Date submitted	Date Completed
2		Date of inspection 5/25/26		
3				
4	PAS 3164	Runaway Breeze dr Pole reported as leaning	4/16/2026	5/25/2026
5	PAS 3280	Carabiner Way light out	5/25/26*	
6	43785082	Connerton Blvd East of the second roundabout	5/25/26*	
7	Unknown	Connerton Blvd and Collier Pkwy (next to each other)	3/31/2026	5/25/2026
8	Unknown	Connerton Blvd and Collier Pkwy (next to each other)	3/31/2026	5/25/2026
9	Unknown	Connerton Blvd and Gallantree Pl East of Pinecrest Academy (next to each other)	3/31/2026	5/25/2026
10	Unknown	Connerton Blvd and Gallantree East of Pinecrest Academy (next to each other)	3/31/2026	5/25/2026
11	86851705	Connerton Blvd and Gallantree East of Pinecrest Academy (next to each other)	5/25/26*	
12	87041536	Connerton Blvd and Gallantree East of Pinecrest Academy (next to each other)	5/25/26*	
13	43815084	Connerton Blvd, East of 2nd Roundabout on the North side	5/25/2026	
14	Unknown	Connerton Blvd, East of 2nd Roundabout on the North side, # missing from pole	5/25/2026	
15				
16		All monument lighting is currently working including:		
17		Wildhaven Sign not activated		
18		Bellflower sign needed GFI reset		
19				
20	*	reported for the 2nd time		
21				
22				
23				
24				
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30				
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32				

Tab 9



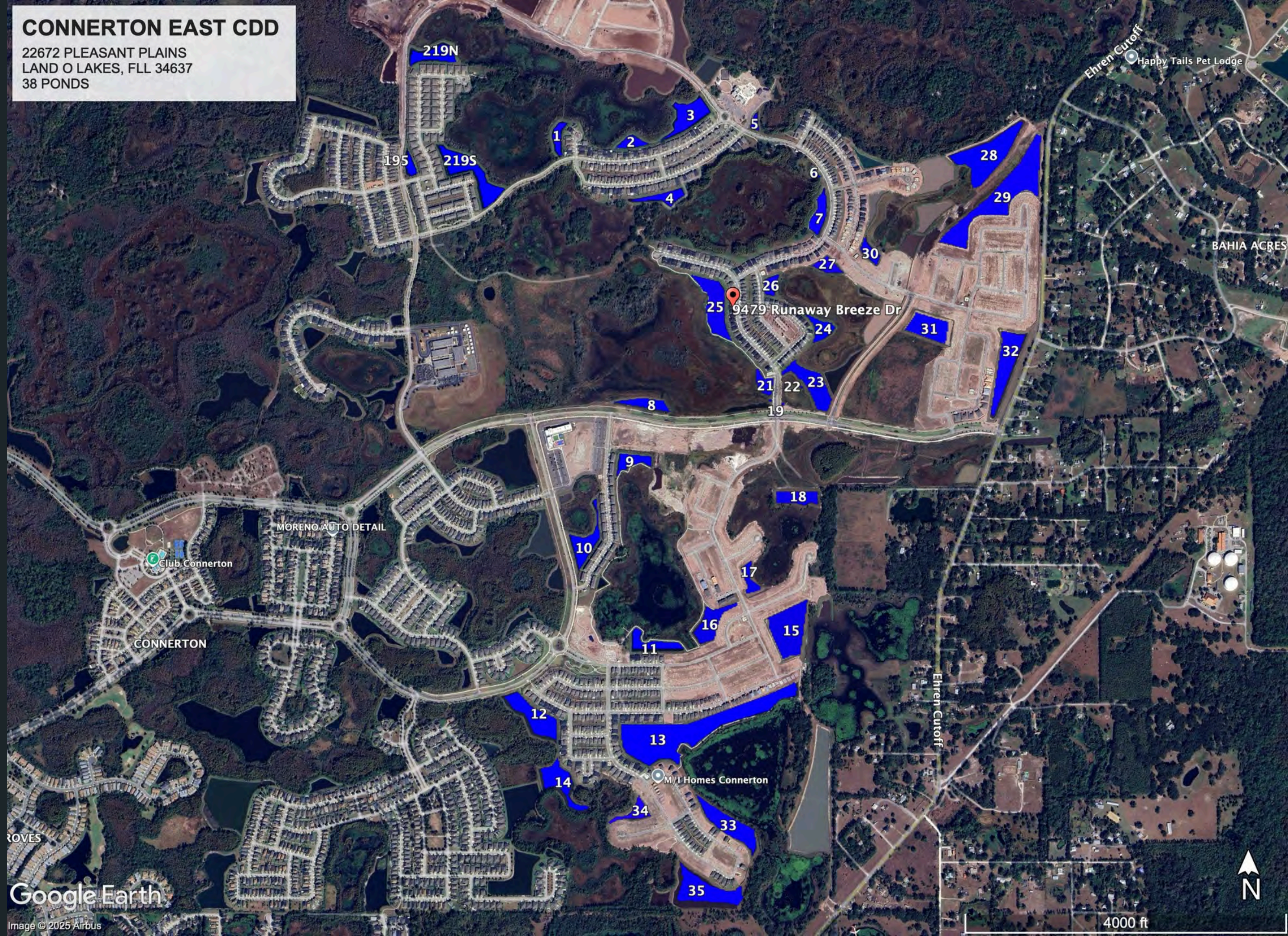
MONTHLY REPORT

JUNE, 2026



CONNERTON EAST CDD

22672 PLEASANT PLAINS
LAND O LAKES, FLL 34637
38 PONDS



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

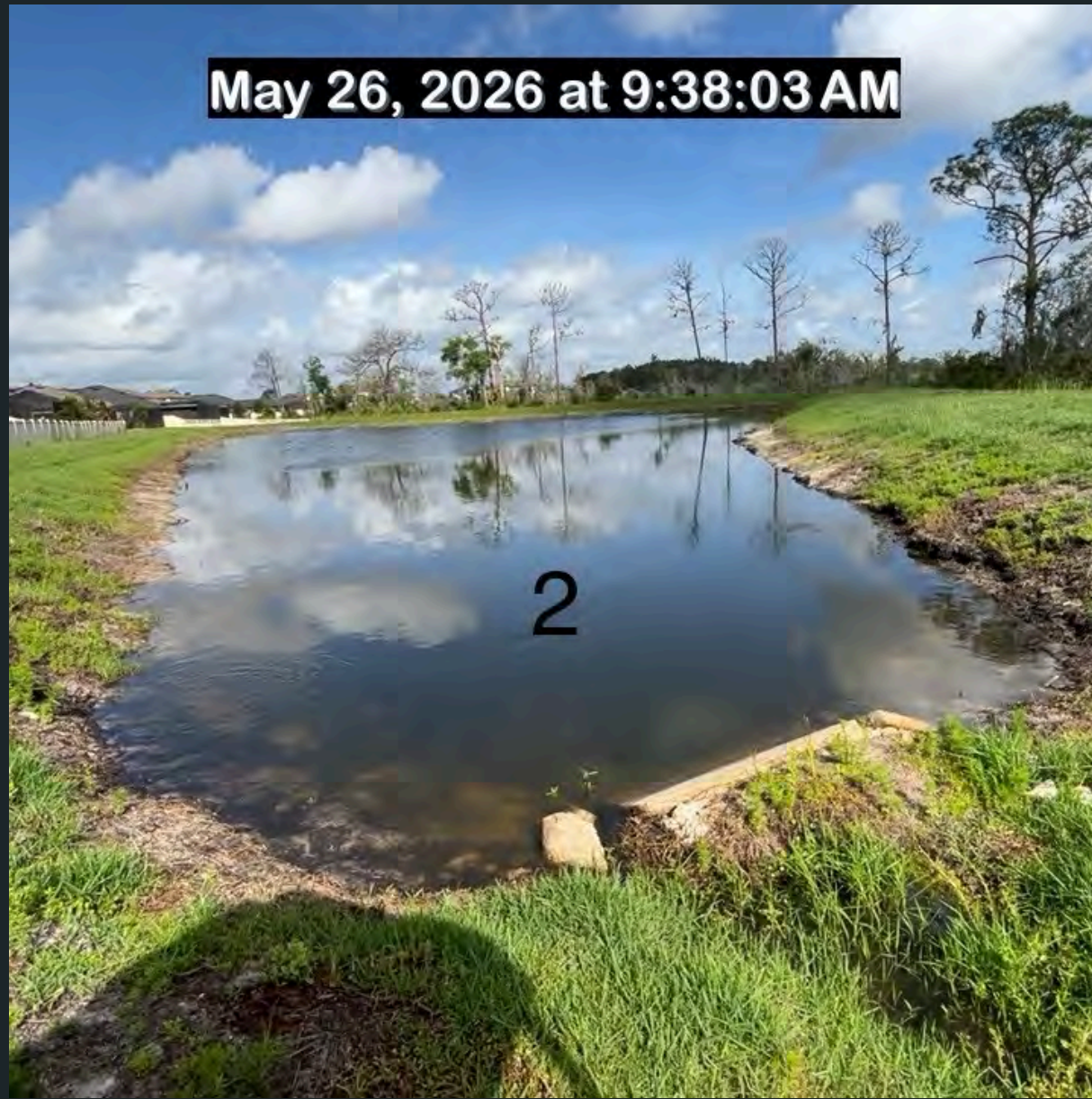
These are a few things to be aware of but the rain is needed and welcome.

May 26, 2026 at 9:47:51 AM



Pond #195 Treated for Algae and Shoreline Vegetation.

May 26, 2026 at 9:38:03 AM



Pond #1 Treated for Shoreline Vegetation.

May 26, 2026 at 9:32:01 AM



Pond #2 Treated for Shoreline Vegetation.

May 26, 2026 at 10:40:15 AM



Pond #3 Treated for Shoreline Vegetation.

May 26, 2026 at 10:55:59 AM



Pond #10 Treated for Algae and Shoreline Vegetation.

May 26, 2026 at 10:57:57 AM



Pond #14 Treated for Shoreline Vegetation.

May 26, 2026 at 11:01:26 AM



May 26, 2026 at 1:11:19 PM



May 26, 2026 at 1:01:01 PM



Pond #4 Treated for Shoreline Vegetation.

Pond #7 Treated for Shoreline Vegetation.

Pond #4 Treated for Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.



Pond #33 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.

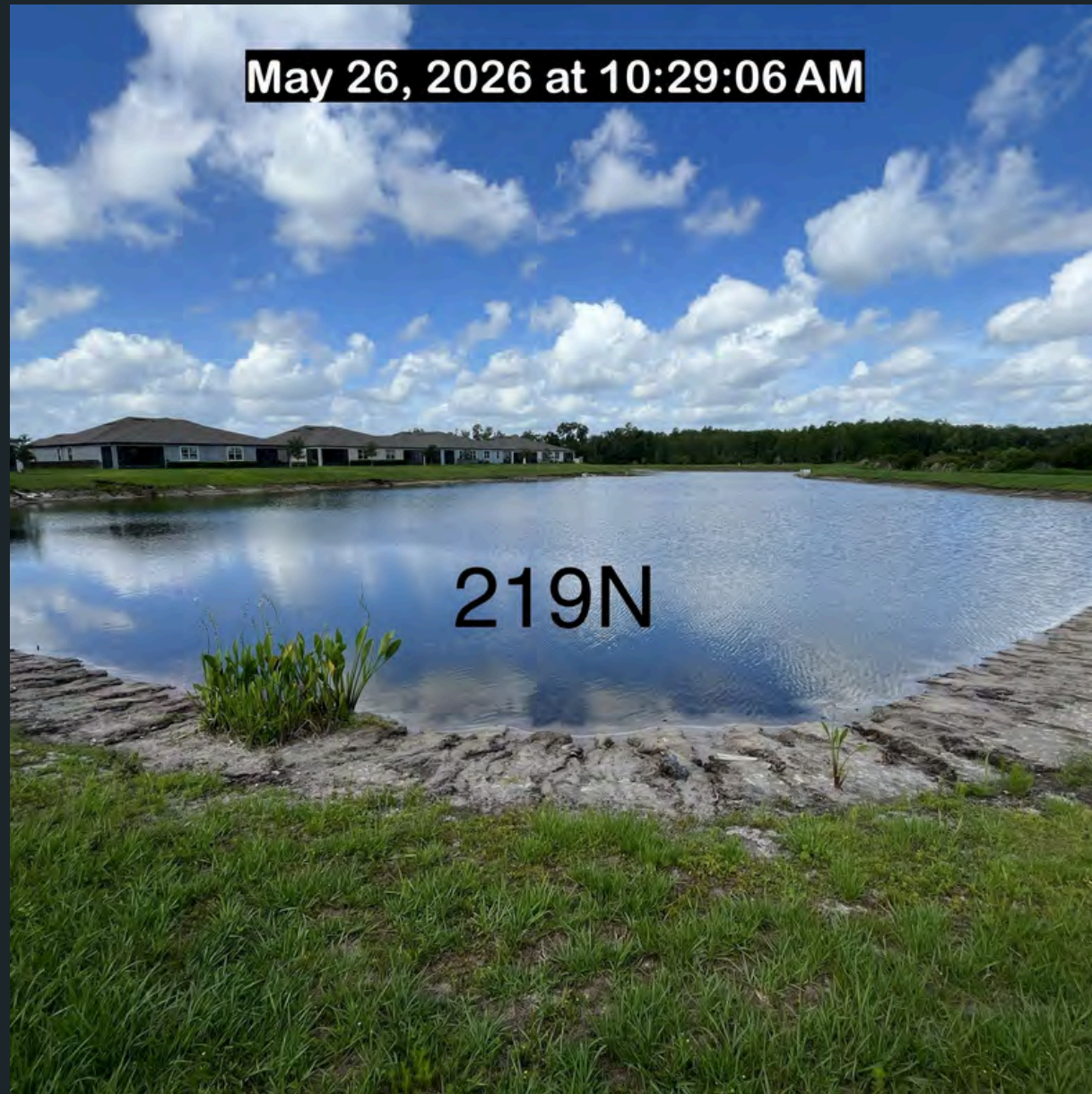
May 26, 2026 at 10:19:50 AM

219S



May 26, 2026 at 10:29:06 AM

219N



May 26, 2026 at 10:22:22 AM

195



Pond #13 Treated for Algae and Shoreline Vegetation.

Pond #17 Treated for Shoreline Vegetation.

Pond #16 Treated for Shoreline Vegetation.

Tab 10



UPCOMING DATES TO REMEMBER

- **Next Meeting & Budget Adoption/Public Hearing:** July 14, 2026 @ 9am
- **Form 1 Filing Deadline:** July 1, 2026

District Manager's Report

June 9,

2026

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<u>FINANCIAL SUMMARY</u>		<u>4/30/2026</u>
General Fund Cash & Investment Balance:		\$1,656,647
Debt Service Fund Cash & Investment Balance:		\$3,394,743
Capital Projects Fund Cash & Investment Balance:		\$258,684
Total Cash and Investment Balances:		\$5,310,074
General Fund Expense Variance:	\$186,157	Under Budget