Rizzetta & Company

Connerton East
Community Development District

Board of Supervisors' Meeting

November 10, 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
	Courtney Mai	Assistant Secretary
	Momo Bautista	Assistant Secretary
District Manager	Matthew Huber	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

November 3, 2026

Board of Supervisors
Connerton East Community
Development District

FINAL AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on Tuesday, November 10, 2026 at 9:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

1. CALL TO ORDER

2. AUDIENCE COMMENTS ON AGENDA ITEMS

3. ADMINSIDTER OATH OF OFFICE TO NEWLY ELECTED BOARD SUPERVISORS

4. BUSINESS ADMINISTRATION

A. Consideration of Regular Board of Supervisors Meeting Minutes for October 13, 2026 ....Tab 1

B. Ratification of Operation & Maintenance Expenditures for September 2026..... ...Tab 2

4. BUSINESS ITEMS

A. Consideration of Resolution 2027-02; Canvassing & Certifying Landowner Elections Results .....Tab 3

B. Consideration of Resolution 2027-03; Redesignating Officers of the District .....Tab 4

C. Consideration of FMS Disclosure Letter.....Tab 5

D. Discussion on Bond Matters

5. STAFF REPORTS

A. District Counsel
B. District Engineer
C. Monthly Lighting Report.....Tab 6
D. Aquatic Report.....Tab 7
E. Community Asset Management Report.....Tab 8
   i. Steadfast Response to Community Asset Management Report.....Tab 9
   ii. Ratification of Landscape Proposals.....Tab 10
F. District Manager

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,

Matthew Huber

Matthew Huber
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, October 13, 2026, at 9:03 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**
Courtney Mai	**Assistant Secretary**
Momo Bautista	**Assistant Secretary**

Also present were:

Matthew Huber	**District Manager, Rizzetta & Co**
John Vericker	**District Counsel, Straley, Robin Vericker**
Kathryn Hopkinson	**District Counsel, Straley, Robin Vericker**
Brian Surak	**District Engineer, Clearview Land Design** *(Via conf. call)*
Kevin Hiller	**Steadfast**
Chris Wallen	**Steadfast**
Steve Sanford	**Greenberg Traurig** *(Via conf. call)*
John Torborg	**Landscape Inspections Specialist. Rizzetta & Co** *(Via conf. call)*
Amiee Brodeen	**Landscape Inspection Specialist, Rizzetta & Co**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huber called the meeting to order at 9:03 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There were no audience comments presented.

DRAFT

THIRD ORDER OF BUSINESS **Consideration of Regular Board of Supervisors Meeting Minutes for September 8, 2026**

> On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the regular Board of Supervisors meeting on September 8, 2026, for the Connerton East Community Development District.

FOURTH ORDER OF BUSINESS **Ratification of Operation & Maintenance Expenditures for August 2026**

> On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for August 2026 ($167,020.62), for the Connerton East Community Development District.

FIFTH ORDER OF BUSINESS **Acceptance of Board Supervisor Designating – Jake Walsh**

> On a Motion by Ms. Campagna, seconded by Ms. Bautista, with all in favor, the Board of Supervisors accepted Jake Walsh's Resignation from the Board for Connerton East Community Development District.

SIXTH ORDER OF BUSINESS **Appointment of Vacant Seat**

Courtney Mai was appointed unanimously to Vacant Seat. Mr. Huber administered the Oath of Office and Ms. Mai confirmed she would accept compensation for attending the meetings.

> On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors appointed Courtney Mai to the vacant seat for the Connerton East Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2027-01; Delegation Resolution**

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report for Series 2025 AA for the Connerton East Community Development District.

DRAFT

EIGHTH ORDER OF BUSINESS **Consideration of Dog Station and Trash Can Maintenance Agreement with Jayman Enterprises**

This agreement adds 32 dog stations and 22 trash cans.

> On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Dog Station and Trash Can Maintenance Agreement with Jayman Enterprises for the Connerton East Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Quarterly Fountain Pressure Washing Services Agreement with Jayman Enterprises**

Ms. Evans requested a separate quarterly monument cleaning proposal with the lections identified in an exhibit.

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors approved the Quarterly Fountain Pressure Washing Services Agreement with Jayman Enterprises for the Connerton East Community Development District.

TENTH ORDER OF BUSINESS **Ratification of Coastal Outdoor Proposal for Sidewalk Repair**

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors ratified the Coastal Outdoor Proposal for Sidewalk Repair ($1,950) for the Connerton East Community Development District.

ELEVENTH ORDER OF BUSINESS **Ratification of Cooper Pools Proposal for Float Valve/Motor Repair**

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors ratified the Cooper Pools Proposal for Float Valve/Motor Repair ($840.88) for the Connerton East Community Development District.

TWELFTH ORDER OF BUSINESS **Ratification of CoreX Proposal for Storm Vacuum Cleaning Repair**

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors ratified the CoreX Proposal for Storm Vacuum Cleaning Repair ($8,800) for the Connerton East Community Development District.

DRAFT

THIRTEENTH ORDER OF BUSINESS **Ratification of Steadfast Dog Park Tree Removal Proposal**

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors ratified the Steadfast Dog Park Tree Removal Proposal ($1,200) for the Connerton East Community Development District.

FOURTEENTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel
No report.

B. District Engineer
No report.

C. Monthly Lighting Report
The Board reviewed the inspection report and had no questions or comments.

D. Aquatic Report
The Board reviewed the report. It was noted that there are several poor condition ponds that are considered the developer's responsibility until turnover. Ms. Campagna noted a possible washout on pond 219 South.

E. Community Asset Report
Mr. Toborg presented this report to the Board. He discussed overgrown beds East of Nissa, dead newly planted dwarf firebush at Flourish/Little Bluestem, breaks in drip line at North end of Carney Court and continuing erosion and hog damage behind the wall along Ehrin Cutoff.

- **Consideration of Steadfast Proposals**

The Board reviewed and approved all 4 Steadfast proposals together: $490 for Confederate Jasmine, $1,130 for tree staking/strapping, $4,410 for mulch and firebush and $910 for bottlebrush and irrigation enhancements.

> On a Motion by Ms. Evans, seconded by Ms. Bautisita, with all in favor, the Board of Supervisors approved all 4 Steadfast proposals together: $490 for Confederate Jasmine, $1,130 for tree staking/strapping, $4,410 for mulch and firebush and $910 for bottlebrush and irrigation enhancements for the Connerton East Community Development District.

DRAFT

F. District Manager

The next meeting will be on November 10, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. Mr. Huber noted that the 3rd quarter website audit report passed in all areas.

FIFTEENTH ORDER OF BUSINESS **Supervisor Requests**

No Supervisor requests.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Gilley, seconded by Ms. Bautista, the Board adjourned the meeting at 9:36 a.m. for the Connerton East Community Development District.

Assistant Secretary/Secretary	Chairman / Vice-Chairman

DRAFT

Tab 2

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented: **$93,378.29**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Abbey Mahler	100729	563-081126	Reimburse for Car towing 08/26	$ 228.00
ADP Easypay	20260914-1	081126-BOS-563	BOS Meeting Taxes 08/11/26	$ 159.00
ADP Easypay	20260924-2	090826-BOS-563	BOS Meeting Taxes 09/08/26	$ 159.00
Bradley Gilley	20260901-1	BG071426-563 ACH	Board of Supervisors Meeting 07/14/26	$ 184.70
Clearview Land Design, P.L.	100724	26-32273	Engineering Services 08/26	$ 31.39
Cooper Pools Inc.	100725	2410	Fountain Maintenance 09/26	$ 250.00
Core X Construction LLC	100731	CX-CECDD-091926	Cleaning & Debris Removal & Sediment & Erosion Control Add-On 09/26	$ 4,900.00
Gig Fiber, LLC	100721	7639	Solar Equipment Lease 08/26	$ 2,598.96
Gig Fiber, LLC	100721	7640	Solar Equipment Lease 08/26	$ 6,417.84
Gig Fiber, LLC	100721	7641	Solar Equipment Lease 08/26	$ 2,811.12
Gig Fiber, LLC	100721	7642	Solar Equipment Lease 08/26	$ 3,871.92
Gig Fiber, LLC	100721	7643	Solar Equipment Lease 08/26	$ 4,200.00
Gig Fiber, LLC	100721	7644	Solar Equipment Lease 08/26	$ 3,553.68
Gig Fiber, LLC	100732	7915	Solar Equipment Lease 09/26	$ 2,598.96

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Gig Fiber, LLC	100732	7916	Solar Equipment Lease 09/26	$ 6,417.84
Gig Fiber, LLC	100732	7917	Solar Equipment Lease 09/26	$ 2,811.12
Gig Fiber, LLC	100732	7918	Solar Equipment Lease 09/26	$ 3,871.92
Gig Fiber, LLC	100732	7919	Solar Equipment Lease 09/26	$ 4,200.00
Gig Fiber, LLC	100732	7920	Solar Equipment Lease 09/26	$ 3,553.68
Jacob Walsh	20260917-2	JW081126-563 ACH	Board of Supervisors Meeting 08/11/26	$ 184.70
Jacob Walsh	20260917-4	JW090826-563	Board of Supervisors Meeting 09/08/26	$ 184.70
Jayman Enterprises, LLC	100733	4712	Purchase and Install trail sign 09/26	$ 175.00
Jayman Enterprises, LLC	100733	4734	Light inspection 08/26	$ 1,500.00
Jayman Enterprises, LLC	100733	4750	Dog Park Maintenance 08/26	$ 3,500.00
Jayman Enterprises, LLC	100726	4760	Re-install street sign 09/26	$ 125.00
Jayman Enterprises, LLC	100735	4766	Repair the fountain 09/26	$ 125.00
Kelly Evans	20260923-1	KE081126-563 ACH	Board of Supervisors Meeting 08/11/26	$ 184.70
Kelly Evans	20260923-2	KE090826-563	Board of Supervisors Meeting 09/08/26	$ 184.70

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Lori Campagna	20260918-1	LC081126-563 ACH	Board of Supervisors Meeting 08/11/26	$ 184.70
Morgana Anselmi Bautista	20260917-1	MB081126-563 ACH	Board of Supervisors Meeting 08/11/26	$ 184.70
Morgana Anselmi Bautista	20260917-3	MB090826-563	Board of Supervisors Meeting 09/08/26	$ 184.70
Pasco County Utilities	20260923-3	25097635	22020 Nebula Way Reclaim D 08/26	$ 320.17
Pasco County Utilities	20260923-3	25097636	22416 Pleasant Morning Dr Reclaim A 08/26	$ 257.55
Pasco County Utilities	20260923-3	25097637	21989 Connerton Boulevard Reclaim 08/26	$ 234.32
Pasco County Utilities	20260923-3	25097638	8363 Flying Fish Ct Reclaim B 08/26	$ 17.17
Pasco County Utilities	20260923-3	25098332	22629 Pleasant Plains Parkway 08/26	$ 208.06
Pasco County Utilities	20260923-3	25098433	22228 Tucana Way Reclaim C 08/26	$ 14.14
Preferred Governmental Insurance Trust	100736	71337	WC FL1 0514613 25-01 10/01/2026 - 10/01/2027	$ 2,000.00
Rizzetta & Company, Inc.	100723	INV0000112158	Administrative Services 09/26	$ 6,636.91
Sitex Aquatics, LLC	100722	11379-b	Monthly Lake Management 08/26	$ 7,524.95
Sitex Aquatics, LLC	100737	11491-b	Monthly Lake Management 09/26	$ 7,524.95
Steadfast Environmental, LLC	100727	SA-28187	Irrigation Repairs 08/26	$ 115.50

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	100734	29020	Legal Services 08/26	$ 2,170.50
The Observer Group, Inc.	100728	26-02219P	Legal Advertising 09/26	$ 87.50
Wilma Ortega	100730	082726 car Towing	Reimburse for Car towing 08/26	$ 219.00
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2221915-090826	10129 CAMPANULA CT 08/26	$ 5,184.77
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2243217-090826	9639 Flourish Drive 08/26	$ 41.98
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2259463-090826	21561 Violet Periwinkle Drive 08/26	$ 40.73
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2262941-090826	8658 Little Bluestem Drive 08/26	$ 44.03
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2262944-090826	9033 Little Bluestem Drive 08/26	$ 47.22
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2262945-090826	9129 Little Bluestem Drive 08/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2262949-090826	22024 Storybook Cabin Way 08/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2286030-090826	10884 Flourish Drive 08/26	$ 41.53
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2354657-090826	9138 Gallantree Place 08/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2360062-090826	22979 Pondered Day Lane 08/26	$ 47.45
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2360063-090826	9188 RUNAWAY BREEZE DR 08/26	$ 53.70

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2360066-090826	9338 RAISED TULIP LN 08/26	$ 72.81
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2379714-090826	22665 Pleasant Morning Drive 08/26	$ 105.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2379725-090826	8103 Painted Sky PL 08/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2384097-090826	22621 Pleasant Plains Pkwy 08/26	$ 41.41
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2384099-090826	22146 Pleasant Morning Drive 08/26	$ 108.41
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2384102-090826	22020 Nebula Way 08/26	$ 41.64
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2384103-090826	8363 Flying Fish Ct 08/26	$ 40.39
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2384110-090826	8778 Gallantree Place 08/26	$ 55.40
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2385318-090826	22441 Rootstock Alley 08/26	$ 42.33
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2396735-090826	10861 Flourish Drive 08/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2396736-090826	23255 Connerton BLVD 08/26	$ 47.45
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2407136-090826	10173 Flourish Drive 08/26	$ 64.16
Withlacoochee River Electric Cooperative, Inc.	20260918-2	2414931-090826	22217 Pleasant morning Drive 08/26	$ 189.17
Report Total				**$ 93,378.29**

Tab 3

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

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; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every two (2) years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on Tuesday, November 10, 2026, and the Board desires to canvass and certify the results of the landowners election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board Member	# of Votes	Seat #	Term of Office
		1	2030
		4	2030
		5	2028

Passed and Adopted on November 10, 2026.

Attested By:

Connerton East
Community Development District

_____
Name:_____
Title: ☐Secretary/☐Assistant Secretary

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

Tab 4

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT 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; and

WHEREAS, the Board of Supervisors of the District desire to designate the Officers of the District per Section 190.006(6), Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on November 10, 2026.

Attest:

Connerton East
Community Development District

_____
Name: _____
Title: ☐Secretary/☐Assistant Secretary

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

Tab 5

fmsbonds
Municipal Bond Specialists

September 29, 2026

Connerton East Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste. # 200
Tampa, FL 33614
Attn: Ms. Diana Kronick

Re: Connerton East CDD, Series 2026 Bonds

Dear Ms. Kronick:

We are writing to provide you, as the Connerton East Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)[1] (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the 'Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

[1] Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.

- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.

- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.

- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: _____
Name: Jon Kessler
Title: Executive Director

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Tab 6

Tab 7

Sitex Aquatics

LAKE & FOUNTAIN SERVICES

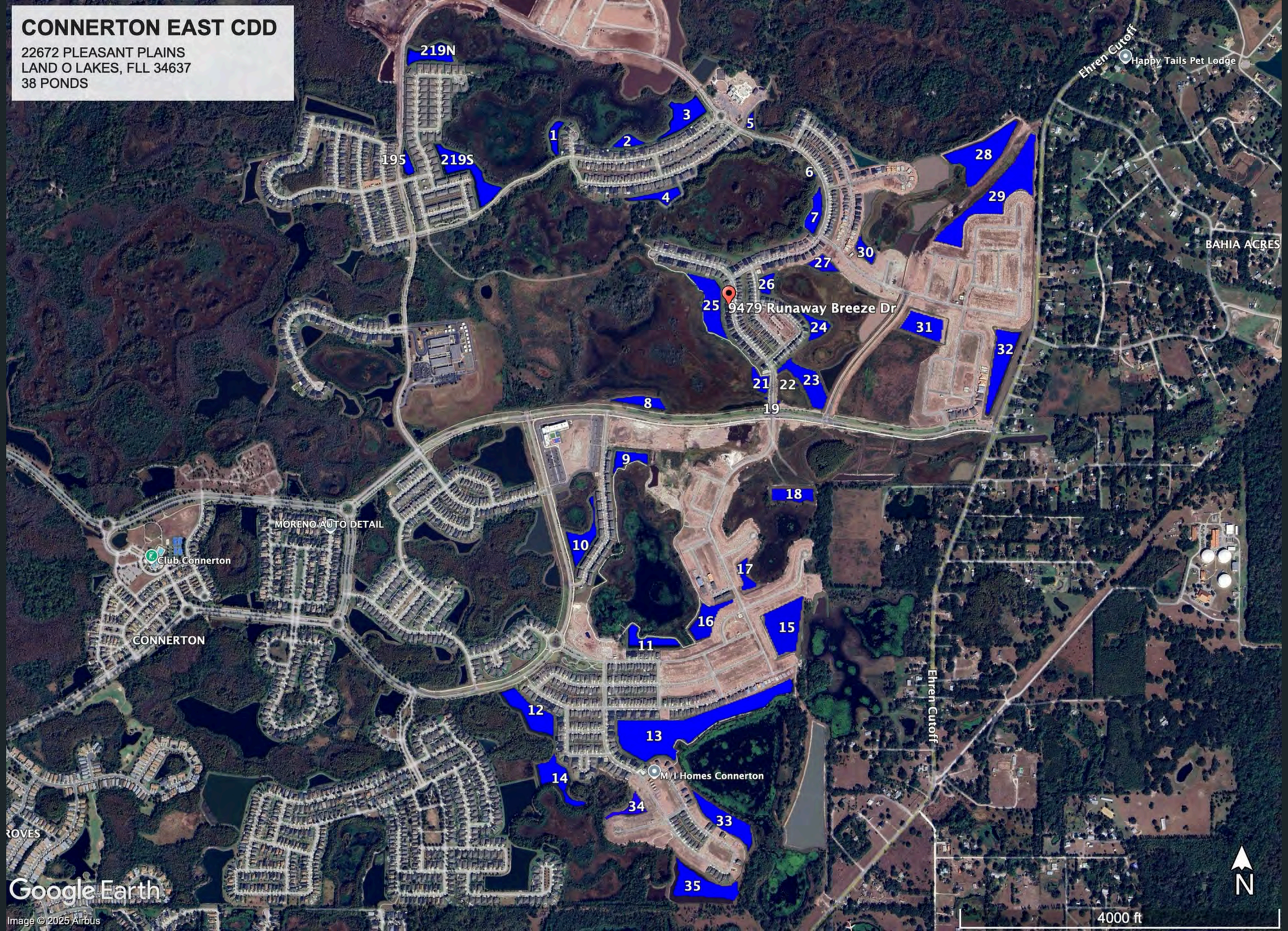
MONTHLY REPORT

NOVEMBER, 2026



CONNERTON EAST CDD

22672 PLEASANT PLAINS
LAND O LAKES, FLL 34637
38 PONDS



SUMMARY:

As air temperatures begin to drop, water temperatures will gradually follow. This seasonal cooling will help slow recurring algae blooms, allowing preventative maintenance efforts to become even more effective.

However, it’s important to remember that algae blooms can still develop during the cooler months, especially when additional nutrients enter the water. Common sources include rainfall runoff, grass clippings, fertilizers, and other organic materials.

The good news is that cooler water temperatures and higher dissolved oxygen levels create much more favorable conditions for aggressively managing and preventing algae growth.

Staying proactive with preventative maintenance is key to keeping your ponds and lakes healthy throughout the cooler months and preparing them for the seasons ahead.

Wishing everyone a safe and Happy Thanksgiving!



Treated for Algae and Shoreline Vegetation.



Treated for Algae and Shoreline Vegetation.



Treated for Shoreline Vegetation.



Treated for Algae and Shoreline Vegetation.



Treated for Algae and Shoreline Vegetation.



Treated for Shoreline Vegetation.



Treated for Algae and Shoreline Vegetation.



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Treated for Shoreline Vegetation.



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Treated for Algae and Shoreline Vegetation.



Treated for Shoreline Vegetation.



Treated for Shoreline Vegetation.



Treated for Algae and Shoreline Vegetation.



Treated for Algae and Shoreline Vegetation.

Tab 8

CONNERTON EAST

COMMUNITY ASSET MANAGEMENT REPORT



October 5, 2026

Rizzetta & Company
John R Toborg – Division Manager
Community Asset Management

Rizzetta & Company
Professionals in Community Management

Flourish, Campanula Cul-de-Sac

Summary, General Updates, Recent & Upcoming Maintenance Events

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

1. Lift trees in the lawn on the east side of Flourish between Little Bluestem (LB) and Violet Periwinkle.

2. Treat turf weeds in the same lawn as mentioned above. (Pic 2)



3. Is there a time frame as to when the east ROW and back side of the sidewalk on the east side of Flourish north of Violet Periwinkle will be completed? (Pic 3)



4. Can ULS please flush cut this dead Bald Cypress on the east side of Flourish along the west bank of Pond SW 219N? (Pic 4 & below)





5. Turf weeds are still prevalent in Campanula Park. Hopefully with the upcoming cooler weather, weed treatment can accelerate. (Pic 5>)

6. **Perhaps a resident has installed several solar landscape lights on the Campanula cul-de-sac? (Pic 6>)**

Dog Park, Campanula

7. What is the ETA for the removal of the tall pine tree on the back side of the dog park? (Pic 7)



8. **<u>The replacement Walter's Viburnum have been installed to finish out the dog park fence line. (Pic 8>)</u>**





9. Is there a plan to topdress the property with additional mulch soon? There are many areas throughout that are down to the dirt.



10. Remove tree straps (or replace them) on this tree next to the dog park. (Pic 10)



11. Is turf still going to be installed along the trail adjacent to the dog park? (Pic 11>)

12. Was irrigation adjusted to accommodate the newly installed turf in many areas on LB? During this inspection, I noticed irrigation rotors attempting to run sometime between 9:00 a.m. and 12:15 p.m. I believe on the west side of P-23 north of Pondered Day Lane however, they never fully opened up – resulting in a very weak stream about 3' out from the rotor. Obviously, we don't want to lose brand new turf.

Little Bluestem

13. Eradicate invasive weeds from the ornamental grasses on the north side of the trail north of LB between Ashworth and Nyssa. (Pic 13)



14. Remove water shoots from the base of several Crape Myrtles along the north side of LB.

15. The bed along the PVC fence on the north side of LB east of Nyssa needs to be maintained more consistently. It seems to lag behind the fence line between Nyssa and Ashworth. (Pic 15>)



16. I've been watching this Red Maple on the north side of LB east of Nyssa since mid-2024. It is not going to recover. Since it is the western-most Red Maple in a row of Red Maples along the south side of Pond 219S, and will not break up a pattern if removed, I would like SCA to flush cut it if the BOS has no objection. (Pic 16)





17. There are still a few Red Maples along LB that have limbs very close to the ground. These trees need to be clear-trunked to at least 4' if not higher.

18. Remove any singular plants of Blue Daze in a couple beds along LB west of Storybook Cabin.

19. Are there any plans to rep[lace any turf on the south ROW of LB west of Storybook Cabin? Not sure how much viable St. Augustine is remaining in this area. At minimum, this area should be placed on an aggressive turf improvement program. (Pic 19>)

Little Bluestem, Berry Patch

20. Detail crews were in another area of the property during this inspection. I hope they will be in the Perennial Peanut beds at LB and Storybook Cabin soon. They have become quite weedy. There is also about a half bed that is missing. Can these be replaced? (Pic 20)



21. Hand pull and eradicate a lot of weeds in the Storybook Cabin Way cul-de-sac.

22. I'd like to ask SCA to clear-trunk the Japanese Blueberries on the Storybook Cabin Way cul-de-sac. They have been sort of clear-trunked by the deer already, but what remains below 3' – 4' are leafless twigs. The trees would look much better without these. Also, treat these trees as they are covered with sooty mold.



23. First reported last month, I would like to see the turf on the south side of Storybook Cabin Way (both in the ROW and behind the sidewalk) also be placed on an aggressive turf improvement program. Not only is it extremely weedy, but there are many bare patches. What was SCA's diagnosis from last month? (Pic 23)



24. Clover is still proliferating in the LB/Flourish lift station turf.

25. **<u>Several newly-planted dead Dwarf Firebush should be replaced under warranty in the LB/Flourish roundabout.</u>**

26. I have previously reported this and am certain it is out of warranty, but there is a dead Bald Cypress on the pond bank SW 4P across from Berry Patch on Flourish. (Pic 26)



Cairn Ct., Ehren Cutoff Damage

27. Drip irrigation is still broken on the north end of Cairn Ct. (Pic 27)



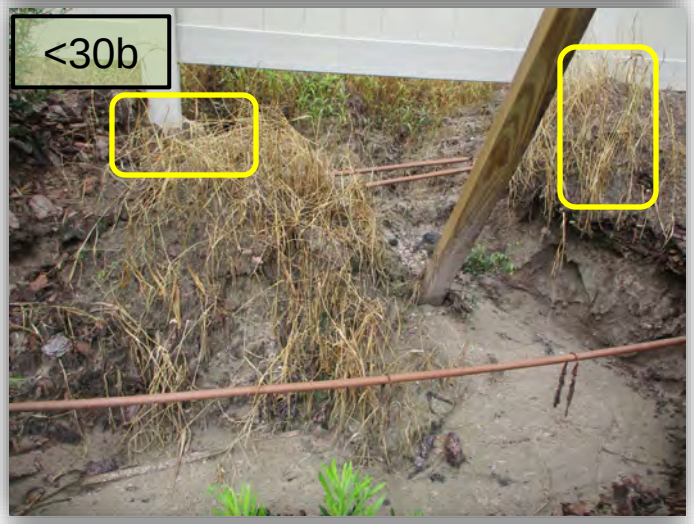
28. Did the Cairn Ct. turf get fertilized yet? It is off-color and yellowish.

29. **The sidewalk has been replaced on the south side of Pondered Day at Collier Parkway, however, the broken sidewalk on the north side of Flourish east of Connerton House has not. (Pics 29a & b>)**



30. **What is the plan for the northern end of the Ehren Cutoff PVC fence. Plants are still uprooted as is displaced irrigation drip lines. There still remain severe erosion that is not too far from creating a fence failure as it is at the fence post footers now. (Pics 30a – c>)**







31. There remain areas of eroded pond bank behind the homes on Scouter Bee and there is also a large section of Fakahatchee Grasses that are probably infested with Spider Mites. (Pics 31a & b>)

Scouter Bee, Bedrock

32. When are these plants at the mail kiosk between Half Bench Place and Scouter Bee Place going to be replaced under warranty? (Pic 32)







33. There are also several more on either side of Bedrock Way that will need to be replaced under warranty. (Pics 33a & b)





34. Turf in the same area as above is off-color. Has this been fertilized?

35. First reported last month, there was a mostly defoliated Oak on the north side of Connerton Blvd. west of Ehren Cutoff behind the monument. Was this tree removed and not replaced? I no longer see a defoliated Oak. If so, when will this be replaced under warranty?

36. We will need to monitor this new Sabal Palm on the north side of Connerton Blvd. between Bedrock and Collier Parkway. (Pic 36>)

Pleasant Plains Parkway, Gallantree

37. Make sure the stand-alone beds on the west side of Pleasant Plains Parkway (PPP) south of Connerton Blvd. are being kept fairly weed-free. Large vines are invading. (Pic 37)



38. The first three sections of turf on the south side of Connerton Blvd. east of Flourish need to have weeds controlled. Turf improves toward PPP.

39. <u>Was anything decided regarding the severe erosion on the north side of the Gallantree pond south of the new east-west roadway? (Pic 39>)</u>

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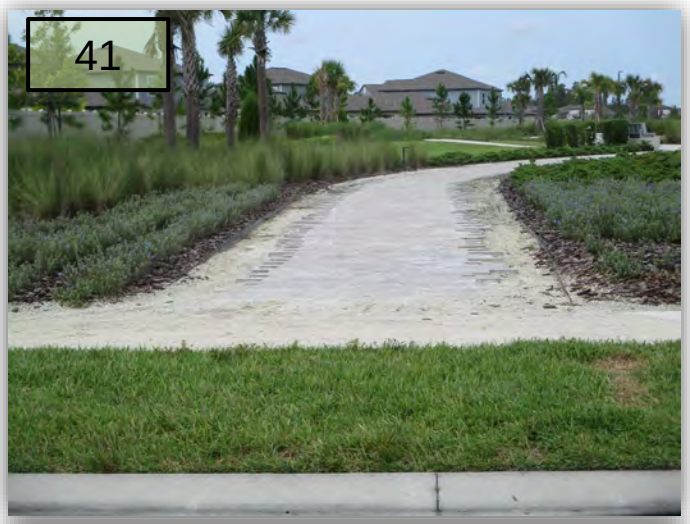





42. Has SCA inspected the Simpson's Stoppers/Walter's Viburnum along the PVC fence behind Fountain Park? Why are these so thin? (Pic 42)



Proposals

1. SCA to provide a proposal to complete this hedge along the PVC fence between the last house on the west side of Storybook Cabin and the LB lift station. I believe it was Gold Mound Lantana. However, I would like to see it replaced with 3 Gal., FULL Sweet Viburnum, *Viburnum odoratissimum* on 30" centers. (Pic 1)



2. SCA to provide a proposal to remove and replace another dead Sabal Palm near the back side of Fountain Park. Replacement must be same height and trunk structure. There are now two – one was reported last month. (Pics 2a & b>)





Tab 9

CONNERTON EAST

COMMUNITY ASSET MANAGEMENT REPORT



October 5, 2026

Rizzetta & Company
John R Toborg – Division Manager
Community Asset Management

Rizzetta & Company
Professionals in Community Management

Flourish, Campanula Cul-de-Sac

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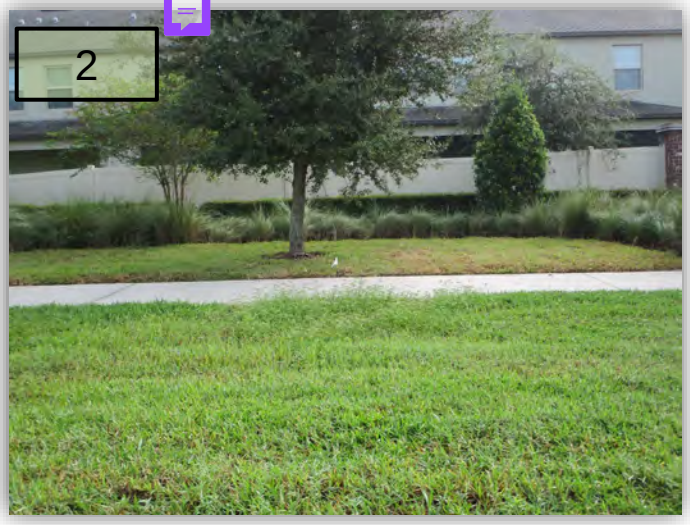

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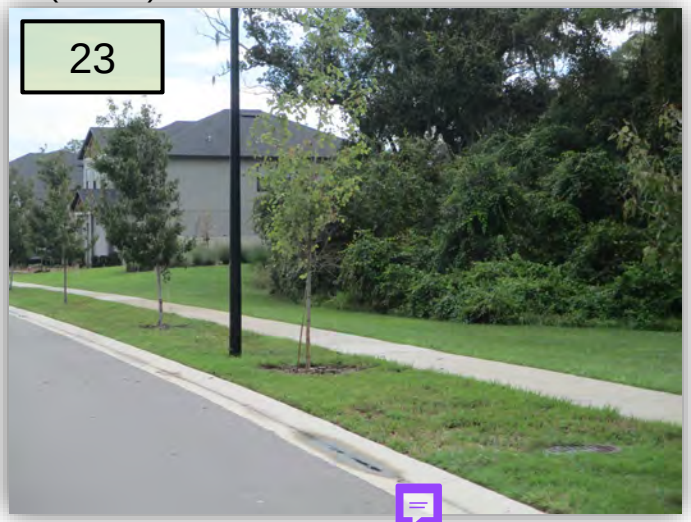

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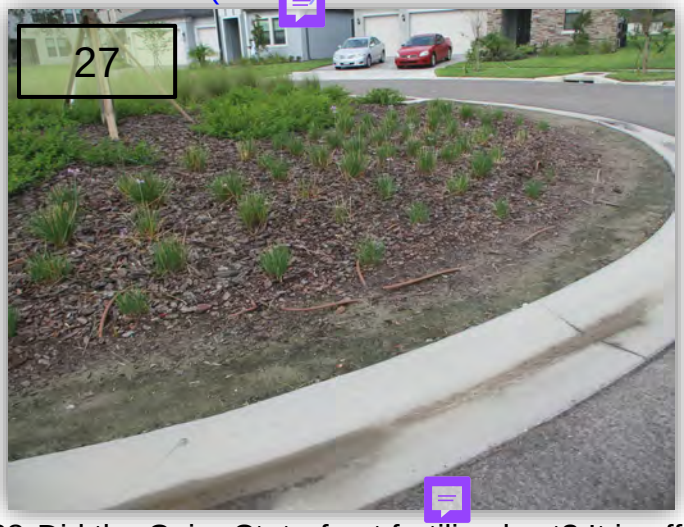

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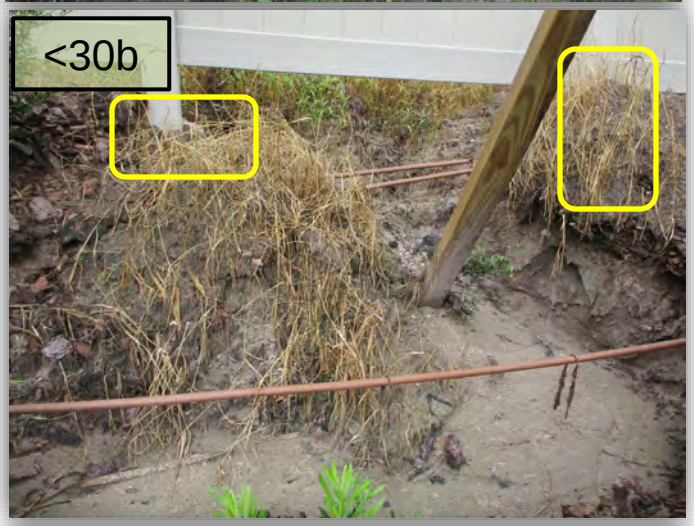



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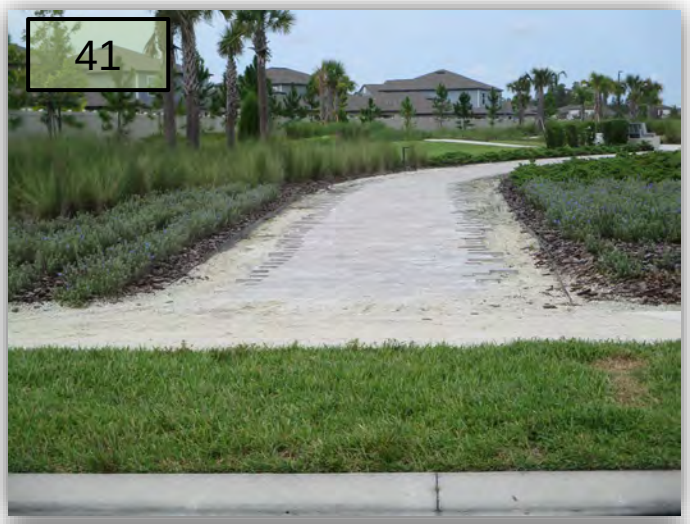





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Tab 10

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000118

10/21/2026

Bill To

c/o Rizzetta & Company
Connerton East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

Ship To

c/o Rizzetta & Company
Connerton East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

TOTAL

$34,600.00

Expires: 11/20/2026

Expires	Sales Rep
11/20/2026	

Description of Work

This proposal is for the mulching of all common areas in Connerton East. Areas to be done:

219

4.1-4.2

Connerton Blvd

Pleasant Plains

Fountain Park

Little Bluestem

All Mail Kiosks

NOTE: Recently turned over areas will not be mulched. The mulch is still good and not faded.

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
560	**Maintenance One Time** Pine bark mulch by the yard	$60.00	$33,600.00
1	**Maintenance One Time** Skid steer	$1,000.00	$1,000.00

EST000118

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000118

10/21/2026

Subtotal	$34,600.00
Tax Total (%)	
Total	$34,600.00

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.

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

Accepted this 26th day of October , 20 **26**

Signature: Kelly Evans
Kelly Evans (Oct 29, 2026 10:44:18 EDT)

Printed Name and Title: Kelly Evans, Chairman

Representing (Name of Firm): _____

EST000118

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000136

10/23/2026

Bill To

c/o Rizzetta & Company
Connerton East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

Ship To

c/o Rizzetta & Company
Connerton East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

TOTAL

$225.00

Expires: 11/22/2026

Expires	Sales Rep
11/22/2026	

Description of Work

This proposal is for the reduction of one plant bed that runs all the way down to the drainage swale. Water is washing out the mulch and keeping plants from thriving. The bed is located between Bedrock way and Collier Parkway along Connerton Blvd.

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
100	**Maintenance One Time** St. Augustine Sod in Sq Ft	$2.25	$225.00
		Subtotal	$225.00
		Tax Total (%)	
		Total	$225.00

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.

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

Accepted this **26th** day of **October** , 20 **26**

Signature: Kelly Evans
Kelly Evans (Oct 29, 2026 10:44:18 EDT)

Printed Name and Title: Kelly Evans, Chairman

Representing (Name of Firm): _____

EST000136

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000135

10/23/2026

Bill To

c/o Rizzetta & Company
Connerton East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

Ship To

c/o Rizzetta & Company
Connerton East CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

TOTAL

$260.00

Expires: 11/22/2026

Expires	Sales Rep
11/22/2026	

Description of Work

This proposal is for the removing plants on the edge of the bed and installing ½ a yard river rock along the edge of the bed. The bed holds water during the rainy season causing the plants on the edge to die. This bed is located at the corner of Flourish and Connerton Blvd.

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	**Maintenance One Time** River rock installation	$260.00	$260.00
		Subtotal	$260.00
		Tax Total (%)	
		Total	$260.00

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.

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

Accepted this **26th** day of **October** , 20 **26**

Signature: Kelly Evans
Kelly Evans (Oct 29, 2026 10:44:18 EDT)

Printed Name and Title: Kelly Evans, Chairman

Representing (Name of Firm): _____

EST000135

2026-10-28 - Connerton East CDD - Steadfast Landscape Proposals for Signature

Final Audit Report 2026-10-29

Created:	2026-10-29
By:	Stacey Gillis (sgillis@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoLGpYrIYV5b8VKvY7WrbpeINFddGJwTO

"2026-10-28 - Connerton East CDD - Steadfast Landscape Proposals for Signature" History

Document created by Stacey Gillis (sgillis@rizzetta.com)
2026-10-29 - 2:08:09 PM GMT

Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
2026-10-29 - 2:08:14 PM GMT

Email viewed by Kelly Evans (kelly.evans@lennar.com)
2026-10-29 - 2:09:03 PM GMT

Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2026-10-29 - 2:44:18 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-10-29 - 2:44:18 PM GMT

Adobe Acrobat Sign