



# *La Collina Community Development District*

**February 2, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

Meeting ID: 233 843 341 650 55

Passcode: mS9m6rA3

Join

<https://teams.microsoft.com/join/23384334165055?p=haUyQvaPog3iadhp4x>

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# La Collina Community Development District

**Board of Supervisors**

Christopher Karapasha, Chairman  
Mark DePlasco, Vice Chairman  
Daniel Goon, Assistant Secretary  
Scott Tatum Assistant Secretary  
Douglas Ford, Assistant Secretary

**Staff:**

Christina Newsome, District Manager  
Scott Steady, District Counsel  
Charles Reed, District Engineer  
Howard Neal, Field Services Director  
Hanna Yi, District Accountant  
Melinda Gallo, Administrative Assistant

## Meeting Agenda Monday, February 2, 2026 – 6:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three (3) Minute Time Limit**
- 4. Staff Reports**
  - A. Accountants Report..... P. 3
    - i. Review of Financial Statements..... P. 4
  - B. District Engineer
    - i. Discussion of Drainage Repair Update
  - C. District Counsel
    - i. Hi-Five Project Update
  - D. District Manager
    - i. Discussion of Project Board
    - ii. Discussion of Amenity Furniture Replacements
- 5. Business Items**
  - A. Consideration of Complete I.T. Security Camera Proposal..... P. 11
  - B. Consideration of Resolution 2026-02, General Election ..... P. 17
  - C. Ratification of Earthscapes Holly Plant Installation Proposal ..... P. 20
- 6. Business Administration**
  - A. Consideration of Meeting Minutes from the Meeting held January 5, 2026 ..... P. 21
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Monday, March 2, 2026, at 6:00 p.m.*

**District Office:**

Inframark, Community Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873-7300

**Meeting Location:**

Bloomington Regional Library  
1906 Bloomington Ave.  
Valrico, FL 33596

**La Collina**  
Investment Analysis - General Fund  
(updated 01/15/2026)

**Account Balances**

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
BankUnited - 9122		3.60%	\$203,163	Current Balance as of 01/15/2026
Truist Bank - 3166		1.75%	\$314,163	Current Balance as of 01/15/2026
<b>Total Account Balances</b>			<b>\$517,326</b>	

**Cash Flow Analysis**

<u>Operating Accounts (Checking)</u>	<u>Dec-25</u>
Beginning Bank Balance as of 01/2026	\$517,326
o/s AP as of 01/15/2026	(38,400)
Loan Payment	
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	-
<b>Ending Balance (1)</b>	<b>478,926</b>

**Trend Report**

October	33,028	
November	19,638	
December	30,654	
January		
February		
March		
April		
May		
June		
July		
August		
September		
	83,320	
	3	
	27,773	Average based on actuals/number of months
	10,626	A/P 01/15/2026
	38,400	

# *La Collina Community Development District*

## *Financial Report*

*December 31, 2025*

### CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



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## LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 333,561	\$ -	\$ -	\$ -	\$ 333,561
Due From Other Funds	-	4,670	-	-	4,670
Investments:					
Money Market Account	203,163	-	-	-	203,163
Prepayment Account	-	849	-	-	849
Reserve Fund	-	243,281	-	-	243,281
Revenue Fund	-	472,091	-	-	472,091
Deposits	3,607	-	-	-	3,607
Fixed Assets					
Improvements - Amenity Center	-	-	1,124,855	-	1,124,855
Improvements Other Than Buildings	-	-	2,765,113	-	2,765,113
Amount Avail In Debt Services	-	-	-	539,244	539,244
Amount To Be Provided	-	-	-	2,395,756	2,395,756
<b>TOTAL ASSETS</b>	<b>\$ 540,331</b>	<b>\$ 720,891</b>	<b>\$ 3,889,968</b>	<b>\$ 2,935,000</b>	<b>\$ 8,086,190</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 20,115	\$ -	\$ -	\$ -	\$ 20,115
Bonds Payable	-	-	-	2,935,000	2,935,000
Due To Other Funds	4,670	-	-	-	4,670
<b>TOTAL LIABILITIES</b>	<b>24,785</b>	<b>-</b>	<b>-</b>	<b>2,935,000</b>	<b>2,959,785</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	720,891	-	-	720,891
Unassigned:	515,546	-	3,889,968	-	4,405,514
<b>TOTAL FUND BALANCES</b>	<b>515,546</b>	<b>720,891</b>	<b>3,889,968</b>	<b>-</b>	<b>5,126,405</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 540,331</b>	<b>\$ 720,891</b>	<b>\$ 3,889,968</b>	<b>\$ 2,935,000</b>	<b>\$ 8,086,190</b>

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,713	\$ 2,713	0.00%
Special Assmnts- Tax Collector	282,100	266,637	(15,463)	94.52%
Other Miscellaneous Revenues	-	100	100	0.00%
<b>TOTAL REVENUES</b>	<b>282,100</b>	<b>269,450</b>	<b>(12,650)</b>	<b>95.52%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,000	9,000	25.00%
Trustee Fees	4,500	1,383	3,117	30.73%
Disclosure Report	3,500	875	2,625	25.00%
District Counsel	4,000	280	3,720	7.00%
District Engineer	2,000	3,600	(1,600)	180.00%
District Manager	32,949	8,237	24,712	25.00%
Accounting Services	7,725	1,931	5,794	25.00%
Auditing Services	4,300	-	4,300	0.00%
Website Services	3,038	1,549	1,489	50.99%
Postage, Phone, Faxes, Copies	500	23	477	4.60%
Insurance - General Liability	3,510	3,307	203	94.22%
Insurance - Public Official Insurance	2,762	2,602	160	94.21%
Insurance -Property & Casualty	10,852	10,297	555	94.89%
Insurance - Crime	500	500	-	100.00%
Legal Advertising	2,000	88	1,912	4.40%
Bank Fees	100	617	(517)	617.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Reserve Capital	28,000	-	28,000	0.00%
<b>Total Administration</b>	<b>122,411</b>	<b>38,464</b>	<b>83,947</b>	<b>31.42%</b>
<b><u>Electric Utility Services</u></b>				
Water/Waste Water	5,670	1,664	4,006	29.35%
Electric Utility Services	38,708	5,647	33,061	14.59%
<b>Total Electric Utility Services</b>	<b>44,378</b>	<b>7,311</b>	<b>37,067</b>	<b>16.47%</b>
<b><u>Other Physical Environment</u></b>				
Contract - Landscape Maintenance	42,000	7,000	35,000	16.67%
Contract - Palms	1,000	2,805	(1,805)	280.50%
Stormwater Maintenance	2,000	-	2,000	0.00%
R&M - Landscape Plant Replacement	5,000	6,250	(1,250)	125.00%
Contract - Mulch	7,000	-	7,000	0.00%
R&M - Irrigation	3,000	815	2,185	27.17%
<b>Total Other Physical Environment</b>	<b>60,000</b>	<b>16,870</b>	<b>43,130</b>	<b>28.12%</b>

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreation</u></b>				
Contract - Janitorial	7,200	1,950	5,250	27.08%
Contract - Pool	13,200	3,450	9,750	26.14%
Contract - Pest Control	840	271	569	32.26%
R&M - General	6,449	2,285	4,164	35.43%
R&M - Pool	4,000	398	3,602	9.95%
Well Maintenance	2,000	-	2,000	0.00%
R&M - Entrance Monuments, Gates, Walls	2,000	-	2,000	0.00%
R&M - Dog Park	2,000	49	1,951	2.45%
R&M - Cabana	2,000	-	2,000	0.00%
Contract - Garbage Collection	2,500	985	1,515	39.40%
Holiday Decorations	5,000	6,524	(1,524)	130.48%
Misc - Expenses	8,122	4,761	3,361	58.62%
<b>Total Parks and Recreation</b>	<b>55,311</b>	<b>20,673</b>	<b>34,638</b>	<b>37.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>282,100</b>	<b>83,318</b>	<b>198,782</b>	<b>29.53%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	186,132	186,132	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>329,414</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 515,546</b>		

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
Series 2015 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,771	\$ 5,771	0.00%
Special Assmnts- Tax Collector	251,883	238,070	(13,813)	94.52%
<b>TOTAL REVENUES</b>	<b>251,883</b>	<b>243,841</b>	<b>(8,042)</b>	<b>96.81%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	165,156	83,516	81,640	50.57%
<b>Total Debt Service</b>	<b>240,156</b>	<b>158,516</b>	<b>81,640</b>	<b>66.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>240,156</b>	<b>158,516</b>	<b>81,640</b>	<b>66.01%</b>
Excess (deficiency) of revenues Over (under) expenditures	11,727	85,325	73,598	727.59%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	11,727	-	(11,727)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,727</b>	<b>-</b>	<b>(11,727)</b>	<b>0.00%</b>
Net change in fund balance	\$ 11,727	\$ 85,325	\$ 50,144	727.59%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>635,566</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 720,891</b>		



# Bank Account Statement

La Collina CDD

Bank Account No. 3166

Statement No. 12-25

Statement Date

12/31/2025

<b>G/L Account No. 101001 Balance</b>	333,560.98	<b>Statement Balance</b>	334,510.10
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	334,510.10
<b>Subtotal</b>	333,560.98	<b>Outstanding Checks</b>	-949.12
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	333,560.98
<b>Ending G/L Balance</b>	333,560.98		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/01/2025		JE000523	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	43,384.25	43,384.25	0.00
12/04/2025		JE000524	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	397,112.46	397,112.46	0.00
12/19/2025		JE000539	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	9,900.87	9,900.87	0.00
12/22/2025		JE000540	Other Miscellaneous Revenues	Huy Thanh Le & Phuong Chan Tran - Ck #137 11/19/2025 - Clubhouse Re	25.00	25.00	0.00
12/31/2025		JE000543	Interest - Investments	Interest Income	527.94	527.94	0.00
<b>Total Deposits</b>					450,950.52	450,950.52	0.00
<b>Checks</b>							
							0.00
11/13/2025	Payment	100139	JOHNSON ENGINEERING, INC.	Inv: 000000006597	-1,200.00	-1,200.00	0.00
11/18/2025	Payment	2960	DOUGLAS FORD	Check for Vendor V00111	-335.36	-335.36	0.00
11/20/2025	Payment	100142	JOHNSON ENGINEERING, INC.	Inv: 000000007314	-200.00	-200.00	0.00
11/25/2025	Payment	100145	ITZ ELECTRIC CORP	Inv: F2064	-2,550.00	-2,550.00	0.00
11/25/2025	Payment	300082	FRONTIER ACH	Inv: 111425-3235-ACH	-72.15	-72.15	0.00
12/02/2025	Payment	2961	CHRISTOPHER KARAPASHA	Check for Vendor V00043	-200.00	-200.00	0.00
12/02/2025	Payment	2962	DANIEL J. GOON	Check for Vendor V00096	-200.00	-200.00	0.00
12/02/2025	Payment	2963	DOUGLAS FORD	Check for Vendor V00111	-200.00	-200.00	0.00
12/02/2025	Payment	2964	MARK A. DEPLASCO	Check for Vendor V00067	-200.00	-200.00	0.00
12/02/2025	Payment	100146	INFRAMARK LLC	Inv: 165659	-3,681.17	-3,681.17	0.00
12/09/2025	Payment	300083	REPUBLIC SERVICES ACH	Inv: 0696-001312073-ACH	-328.57	-328.57	0.00
12/10/2025	Payment	2966	LA COLLINA CDD	Check for Vendor V00076	-227,494.35	-227,494.35	0.00
12/16/2025	Payment	100147	HOME TEAM PEST DEFENSE, INC.	Inv: 115568892	-38.96	-38.96	0.00

# Bank Account Statement

La Collina CDD

Bank Account No. 3166

Statement No. 12-25

Statement Date

12/31/2025

12/16/2025	Payment	100148	EARTHSCAPES COMPLETE	Inv: J-48530	-3,500.00	-3,500.00	0.00
			LANDSCAPING, INC				
12/16/2025	Payment	100149	INFRAMARK LLC	Inv: 164552	-17.16	-17.16	0.00
12/16/2025	Payment	100150	A-QUALITY POOL SERVICE	Inv: 979554	-1,150.00	-1,150.00	0.00
12/16/2025	Payment	100151	BURR & FORMAN LLP	Inv: 1610689	-140.00	-140.00	0.00
12/16/2025	Payment	300084	TECO ACH	Inv: 112525-4930-ACH	-414.45	-414.45	0.00
12/16/2025	Payment	300085	TECO ACH	Inv: 112525-0619-ACH	-51.86	-51.86	0.00
12/16/2025	Payment	300086	TECO ACH	Inv: 112525-0403-ACH	-931.93	-931.93	0.00
12/16/2025	Payment	300087	TECO ACH	Inv: 112525-1039-ACH	-338.67	-338.67	0.00
12/16/2025	Payment	300088	TECO ACH	Inv: 112525-0817-ACH	-191.69	-191.69	0.00
12/30/2025	Payment	100152	INFRAMARK LLC	Inv: 166699	-5.92	-5.92	0.00
			BOCC -				
12/29/2025	Payment	300090	HILLSBOROUGH COUNTY ACH	Inv: 120425-9843-ACH	-574.97	-574.97	0.00
12/22/2025		JE000544	Bank Fees	Bank Fees (Service Charges)	-206.90	-206.90	0.00
<b>Total Checks</b>					-244,224.11	-244,224.11	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

10/15/2025	Payment	100124	SAFE STREETS USA, LLC	Inv: SSINV-167419			-220.00
11/07/2025	Payment	2953	CHRISTOPHER KARAPASHA	Check for Vendor V00043			-200.00
12/02/2025	Payment	2965	SCOTT TATUM	Check for Vendor V00091			-200.00
12/31/2025	Payment	300089	REPUBLIC SERVICES ACH	Inv: 0696-001318988-ACH			-329.12

### Total Outstanding Checks

-949.12

### Outstanding Deposits

### Total Outstanding Deposits



# Brivo Access Control & Eagle Eye Networks

Prepared for: La Collina CDD

***Created by:*** Thomas Giella

***Email:*** [Thomas@completeit.io](mailto:Thomas@completeit.io)

***Phone:*** (813) 444-4355



- Your Technology Professionals -  
Sales, Training, & Support

Hi La Collina CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



## Networks Infrastructure (Wi-Fi)

**Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



## Camera Systems (CCTV)

**Up To 4K Resolution. Night Vision. Digital. PTZ.**

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



## Access Control Systems (ACS)

**Cloud Based. Secure. Affordable. Easy To Use.**

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

# CIT Solutions

## Terms:

- No long term contracts required. 60-Day Notice Only.

Brivo Access Control	Price
Transfer Charge from Brivo & CIT Labor	\$650.00
Onsite Inspection Prior to Account Transfer	\$350.00

**Estimated Project Total      \$1,000.00**

## Monthly:

Description	Price	QTY
Brivo Access Control (per reader device)	\$18.50	3
<input checked="" type="checkbox"/> (Optional) 1,000 Brivo Mobile Passes	\$60.00	1

**Estimated Monthly License      \$115.50**

## Quarterly Inspection/Maintenance:

Description	Price	QTY
Inspect all access control locks, readers, and rex buttons. If equipment needs to be replaced, labor will be included within the same trip, parts will be additionally with a DNE. If estimate is required prior to repair if it exceeds DNE, additional labor/trip charge will be charged for return trip for repair.	\$450.00	1

**Estimated Quarterly      \$450.00**

## Payment and Service Agreement Terms

### **1. Project-Based Services & Payment Terms**

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

### **2. Estimated Timeline for Completion**

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

### **3. Price Adjustments**

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

### **4. Non-Payment & Late Fees**

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

### **5. Service Contract Duration & Termination**

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

### **6. Supplemental & Emergency Services**

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

### **7. Technician Time Rates**

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

## **8. Support Request Methods**

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing [support@completeit.io](mailto:support@completeit.io)

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

## **9. Refund Policy**

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

## **10. Manufacturer Warranties & Exclusions**

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.



## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LA COLLINA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the La Collina Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the General Election (“**General Election**”).

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

**1. GENERAL ELECTION SEATS.** Seat 1, currently held by Daniel Goon, and Seat 5, currently held by Douglas Ford, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office

on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of February 2026.

**LA COLLINA COMMUNITY  
DEVELOPMENT DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A****NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR LA COLLINA COMMUNITY  
DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, La Collina Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the La Collina Community Development District begins at noon on Monday June 8, 2026 and closes at noon on Friday June 12, 2026.

The District has two (2) seats up for election, Seats 1 and 5. Elections are non-partisan and will be held at the same time as the General election on Tuesday, November 3, 2026 and shall be conducted in the manner prescribed by law for holding General Elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16<sup>th</sup> Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Christina Newsome  
District Manager



Complete Landscaping, Inc.  
12560 HWY 301 North  
Thonotosassa, FL 33592

Proposal Submitted To: La Collina CDD Date: 1-22-26

Address: Island City, State, Zip Brandon

We hereby submit specifications and estimate for: **Landscaping**

Install (3) 3gal Holly plants along sidewalk to help prevent walking on lawn, **\$84.00**

We hereby propose to furnish labor and materials-complete in accordance with above specifications, for the sum of Dollars (**\$84.00**) with payments to be made as follows:  
Due Upon Receipt All material is guaranteed to be specified. All work to complete in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.  
**prices are only good for 30 days.**

**ACCEPTANCE OF PROPOSAL** The above prices, specifications and conditions are hereby accepted. You are authorized to do the as specified. Payment will be made as outline above.

**ACCEPTED: Signature** Christina Newsome

**Date:** 01/22/26

**MINUTES OF MEETING  
LA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of La Collina Community Development District was held on January 5, 2026, and called to order at 6:00 p.m. located at 1168 Bell Shoals Road, Brandon, Florida 33511.

Present and constituting a quorum were:

Chris Karapasha	Chairperson
Mark DePlasco	Vice Chairperson
Scott Tatum	Assistant Secretary
Dan Goon	Assistant Secretary
Douglas Ford	Assistant Secretary

Also present, either in person or via Teams Communications were:

Christina Newsome	District Manager
Scott Steady	District Counsel
Erin McCormick	District Counsel

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

The meeting was called to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Motion to Approve the Agenda**

The Board approved January 5, 2026, agenda as presented.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

No audience present.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Accountant's Report**

The Board received the accountants' report and was informed that the credit for taxes paid to Safestreets will be reflected on the January invoice to reimburse the District.

**i. Review of November 2025 Financial Statements**

The Board had no questions regarding the financial statements.

**ii. Consideration of November 2025 Check Register**

The Board had no questions regarding the check register.

**iii. Consideration of November 2025 O&M Report**

The Board had no questions regarding the O&M report.

**B. District Engineer**

The Board requested a follow up report on the plan for the drainage repairs done to the dry pond on Sonesta Ave.

Discussion ensued regarding the possibility of drainage issues at this pond affecting a resident's property. Ms. Newsome will follow up with the resident to review the area and report back to the Board.

**C. District Counsel**

Mr. Steady attended the meeting and gave a brief explanation regarding the upcoming change and the new role he will be taking on as City Attorney. He thanked the Board for their time and the Board thanked Mr. Steady for his service to the District.

**i. Review of Erin McCormick Law, PA Resume**

Mr. Steady introduced Ms. Erin McCormick and Ms. McCormick presented her resume and answered the Boards questions

**ii. Consideration Of Erin McCormick Law, PA Engagement Letter**

<p>On MOTION by Mr. Tatum, seconded by Mr. DePlasco, with all in favor, the motion to engage Erin McCormick as District Counsel while honoring the current fee schedule until March 2026, at which time the rates will be reviewed at a regular meeting, was approved. 5-0</p>
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**D. District Manager**

**i. Discussion of the Project Board**

Ms. Newsome announced that the next meeting was scheduled for February 2, 2026, at 6:00 pm.

Ms. Newsome informed the Board that Safestreets has entered all spa bands into the system, but they will verify all bands operate correctly prior to sending them to residents. Ms. Newsome will be onsite on December 2, 2026, to do a full field inspection and update to the project board to be shared with the Board when completed.

Discussion ensued regarding changing and updating amenity furniture. Options will be looked at for tables, chairs and small side tables during visit.

## **FIFTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Consideration of Resolution 2026-01; Removing and Designating New Treasurer**

On MOTION by Mr. Karapasha, seconded by Mr. Tatum, with all in favor, the motion to adopt Resolution 2026-01; Removing and Designating New Treasurer was approved. 5-0

#### **B. Consideration of A Quality Pool Service Agreement**

On MOTION by Mr. Tatum, seconded by Mr. Ford, with all in favor, the motion to accept A Quality Pool Service Agreement was approved. 5-0

#### **C. Consideration of Schaub Services Dog Fence Proposal #1056**

On MOTION by Mr. DePlasco, seconded by Mr. Goon, with all in favor, the motion to accept Schaub Services Dog Fence Proposal #1056 was approved. 5-0

#### **D. Consideration of Schaub Services Dog Station Relocation Proposal #1057**

On MOTION by Mr. DePlasco, seconded by Mr. Goon, with all in favor, the motion to accept Schaub Services Dog Station Relocation Proposal #1057 was approved. 5-0

## **SIXTH ORDER OF BUSINESS**

### **Business Administration**

#### **A. Consideration of Minutes from the Meeting held December 1, 2026**

On MOTION by Mr. DePlasco, seconded by Mr. Ford, with all in favor, the motion to approve December 1, 2026, Meeting Minutes was approved. 5-0

## **SEVENTH ORDER OF BUSINESS**

### **Supervisors' Requests**

Mr. Tatum mentioned Christmas decorations and the possibility of credit due to some lights being out this year. Ms. Newsome will work with Mr. Tatum to determine if it was an electrical or vendor issue. Updated renderings will be requested for next year's lighting installation to receive Board approval prior to next year's installation.

Mr. Ford mentioned the continued issue with Republic Waste not locking the dumpster area. Ms. Newsome advised she is waiting for a response from Republic Waste on changing their crew and a \$50 credit per occurrence of the open dumpster area.

Mr. Karapasha stated the importance of the project board and how it helps keep track of District projects.

Mr. DePlasco mentioned the depressions left from the tree removals at the dog park not being filled in as well as the depression from irrigation lines that need to be fixed. Mr. DePlasco also asked for additional bushes to be added at the amenity entrance to deter people from walking over the area and dislodging the mulch.

## **EIGHTH ORDER OF BUSINESS**

### **Audience Comments**

No audience present.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

On MOTION by Mr. Karapasha seconded by Mr. Tatum with all in favor, the meeting was adjourned at 7:23 p.m. 5-0

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson