



La Collina Community Development District

March 2, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 233 843 341 650 55 Passcode: mS9m6rA3

Join

<https://teams.microsoft.com/meet/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
Erin McCormick, District Counsel
Charles Reed, District Engineer
Howard Neal, Field Services Director
Hanna Yi, District Accountant
Melinda Gallo, Administrative Assistant

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

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments – Three (3) Minute Time Limit**
- 4. Staff Reports**
 - A. District Accountant
 - i. Review of Cash Flow Analysis Report..... P. 3
 - ii. Review of Financial Statements..... P. 4
 - B. District Engineer
 - i. Discussion of Drainage Repair Update
 - C. District Counsel
 - D. District Manager
 - i. Review of Project Board..... P. 11
- 5. Business Items**
 - A. Consideration of Outdoor Furniture Connection Proposal 1 P. 12
 - B. Consideration of Outdoor Furniture Connection Proposal 2 P. 13
 - C. Consideration of Shaub Services Clubhouse Power Wash Proposal P. 14
 - D. Consideration of Shady Sails Main Dog Area Proposal P. 15
 - E. Consideration of Shady Sails Both Dog Areas Proposal P. 17
 - F. Discussion of Lithia Road Widening Project..... P. 19
- 6. Business Administration**
 - A. Consideration of Meeting Minutes from the Meeting held February 2, 2026 P. 22
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Monday, April 6, 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:

Bloomingdale Regional Library
1906 Bloomingdale Ave.
Valrico, FL 33596

La Collina
 Investment Analysis - General Fund
 (updated 02/12/2026)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
BankUnited - 9122		3.60%	\$203,741	Current Balance as of 02/12/2026
Truist Bank - 3166		1.75%	\$298,462	Current Balance as of 02/12/2026
Total Account Balances			\$502,203	

Cash Flow Analysis

<u>Operating Accounts (Checking)</u>	<u>Jan-26</u>
Beginning Bank Balance as of 02/2026	\$502,203
o/s AP as of 02/12/2026	(32,766)
Loan Payment	
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	-
Ending Balance (1)	469,437

Trend Report

October	33,028	
November	19,638	
December	32,493	
January	18,956	
February		
March		
April		
May		
June		
July		
August		
September		
	104,115	
	4	
	26,029	Average based on actuals/number of months
	6,737	A/P 02/12/2026
	32,766	

***La Collina
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash - Operating Account	\$ 300,625	\$ -	\$ -	\$ -	\$ 300,625
Cash in Transit	-	3,147	-	-	3,147
Investments:					
Money Market Account	203,741	-	-	-	203,741
Prepayment Account	-	852	-	-	852
Reserve Fund	-	243,281	-	-	243,281
Revenue Fund	-	483,367	-	-	483,367
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
TOTAL ASSETS	\$ 507,973	\$ 730,647	\$ 3,889,968	\$ 2,935,000	\$ 8,063,588
<u>LIABILITIES</u>					
Accounts Payable	\$ 6,618	\$ 2,929	\$ -	\$ -	\$ 9,547
Bonds Payable	-	-	-	2,935,000	2,935,000
TOTAL LIABILITIES	6,618	2,929	-	2,935,000	2,944,547
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	727,718	-	-	727,718
Unassigned:	501,355	-	3,889,968	-	4,391,323
TOTAL FUND BALANCES	501,355	727,718	3,889,968	-	5,119,041
TOTAL LIABILITIES & FUND BALANCES	\$ 507,973	\$ 730,647	\$ 3,889,968	\$ 2,935,000	\$ 8,063,588

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,727	\$ 3,727	0.00%
Special Assmnts- Tax Collector	282,100	272,229	(9,871)	96.50%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	282,100	276,056	(6,044)	97.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
Trustee Fees	4,500	1,383	3,117	30.73%
Disclosure Report	3,500	1,167	2,333	33.34%
District Counsel	4,000	280	3,720	7.00%
District Engineer	2,000	4,900	(2,900)	245.00%
District Manager	32,949	10,983	21,966	33.33%
Accounting Services	7,725	2,575	5,150	33.33%
Auditing Services	4,300	-	4,300	0.00%
Website Services	3,038	1,549	1,489	50.99%
Postage, Phone, Faxes, Copies	500	27	473	5.40%
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	807	(707)	807.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Reserve Capital	28,000	-	28,000	0.00%
Total Administration	122,411	44,640	77,771	36.47%
<u>Electric Utility Services</u>				
Water/Waste Water	5,670	2,279	3,391	40.19%
Electric Utility Services	38,708	7,422	31,286	19.17%
Total Electric Utility Services	44,378	9,701	34,677	21.86%
<u>Other Physical Environment</u>				
Contract - Landscape Maintenance	42,000	14,000	28,000	33.33%
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	915	2,085	30.50%
Total Other Physical Environment	60,000	23,970	36,030	39.95%

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
<u>Parks and Recreation</u>				
Contract - Janitorial	7,200	3,467	3,733	48.15%
Contract - Pool	13,200	4,646	8,554	35.20%
Contract - Pest Control	840	483	357	57.50%
R&M - General	6,449	3,016	3,433	46.77%
R&M - Pool	4,000	1,793	2,207	44.83%
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	4,841	3,281	59.60%
Total Parks and Recreation	55,311	25,804	29,507	46.65%
TOTAL EXPENDITURES	282,100	104,115	177,985	36.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	171,941	171,941	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		329,414		
FUND BALANCE, ENDING		\$ 501,355		

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,605	\$ 7,605	0.00%
Special Assmnts- Tax Collector	251,883	243,063	(8,820)	96.50%
TOTAL REVENUES	251,883	250,668	(1,215)	99.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	165,156	83,516	81,640	50.57%
Total Debt Service	240,156	158,516	81,640	66.01%
TOTAL EXPENDITURES	240,156	158,516	81,640	66.01%
Excess (deficiency) of revenues Over (under) expenditures	11,727	92,152	80,425	785.81%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	11,727	-	(11,727)	0.00%
TOTAL FINANCING SOURCES (USES)	11,727	-	(11,727)	0.00%
Net change in fund balance	<u>\$ 11,727</u>	<u>\$ 92,152</u>	<u>\$ 56,971</u>	<u>785.81%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		635,566		
FUND BALANCE, ENDING		<u>\$ 727,718</u>		

Bank Account Statement

La Collina CDD

Bank Account No. 3166
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	300,625.32	Statement Balance	311,743.74
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	300,625.32	Subtotal	311,743.74
Negative Adjustments	0.00	Outstanding Checks	-11,118.42
Ending G/L Balance	300,625.32	Ending Balance	300,625.32

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/06/2026		JE000541	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	10,122.75	10,122.75	0.00
01/16/2026		JE000550	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	462.09	462.09	0.00
01/30/2026		JE000554	Interest - Investments	Interest Income	434.65	434.65	0.00
01/21/2026		JE000560	Bank Fees	Truist Bank (Service	190.51	190.51	0.00
Total Deposits					11,210.00	11,210.00	0.00
Checks							0.00
11/07/2025	Payment	2953	CHRISTOPHER KARAPASHA	Check for Vendor V00043	-200.00	-200.00	0.00
12/31/2025	Payment	300089	REPUBLIC SERVICES ACH	Inv: 0696-001318988-ACH	-329.12	-329.12	0.00
01/07/2026	Payment	300091	FRONTIER ACH	Inv: 121425-3235-ACH	-79.49	-79.49	0.00
01/07/2026	Payment	100153	SAFE STREETS USA, LLC	Inv: SSINV-181023	-220.00	-220.00	0.00
01/07/2026	Payment	100154	FIELDS CONSULTING GROUP, LLC	Inv: 3687	-1,300.00	-1,300.00	0.00
01/07/2026	Payment	100155	EARTHSCAPES COMPLETE LANDSCAPING, INC	Inv: 48562, Inv: 48585	-6,215.00	-6,215.00	0.00
01/07/2026	Payment	100156	THE PERFECT KLEAN	Inv: 2511	-600.00	-600.00	0.00
01/07/2026	Payment	100159	TAMPA HOLIDAY LIGHTING	Inv: 7391	-6,524.00	-6,524.00	0.00
01/09/2026	Payment	2967	LA COLLINA CDD	Payment of Invoice 001628	-9,445.14	-9,445.14	0.00
01/13/2026	Payment	2968	CHRISTOPHER KARAPASHA	Check for Vendor V00043	-200.00	-200.00	0.00
01/20/2026	Payment	300092	TECO ACH	Inv: 122925-4930-ACH	-414.45	-414.45	0.00
01/21/2026	Payment	100162	HOME TEAM PEST DEFENSE, INC.	Inv: 116485327	-42.86	-42.86	0.00
01/21/2026	Payment	100163	A-QUALITY POOL SERVICE	Inv: 979987	-1,195.86	-1,195.86	0.00

Bank Account Statement

La Collina CDD

Bank Account No. 3166

Statement No. 01-26

Statement Date

01/31/2026

01/21/2026	Payment	100165	INFRAMARK LLC	Inv: 167783	-3,681.17	-3,681.17	0.00
01/20/2026	Payment	300097	TECO ACH	Inv: A122925-1039-ACH	-257.42	-257.42	0.00
01/20/2026	Payment	300098	TECO ACH	Inv: A122925-0403-ACH	-876.52	-876.52	0.00
01/20/2026	Payment	300099	TECO ACH	Inv: A122925-0817-ACH	-167.85	-167.85	0.00
01/20/2026	Payment	300100	TECO ACH	Inv: A122925-0619-ACH	-58.94	-58.94	0.00
01/29/2026	Payment	100166	INFRAMARK LLC	Inv: 169038	-3.70	-3.70	0.00
01/29/2026	Payment	100168	HOME TEAM PEST DEFENSE, INC. BOCC -	Inv: 116226372	-169.40	-169.40	0.00
01/26/2026	Payment	300102	HILLSBOROUGH COUNTY ACH	Inv: 010526-9843-ACH	-614.42	-614.42	0.00
01/22/2026		JE000553	Supervisor Fees	ADP Wage Pay	-1,000.00	-1,000.00	0.00
01/21/2026		JE000560	Bank Fees	Truist Bank (Service	-190.51	-190.51	0.00
01/21/2026		JE000561	Bank Fees	Bank Fees (Service Charges)	-190.51	-190.51	0.00
Total Checks					-33,976.36	-33,976.36	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/02/2025	Payment	2965	SCOTT TATUM	Check for Vendor V00091			-200.00
01/07/2026	Payment	100157	JOHNSON ENGINEERING, INC.	Inv: 000000007553			-3,400.00
01/07/2026	Payment	100158	INNERSYNC STUDIO, LTD	Inv: INV-SN-1066			-1,537.50
01/21/2026	Payment	100160	THE PERFECT KLEAN	Inv: 2512			-767.40
01/21/2026	Payment	100161	JOHNSON ENGINEERING, INC. EARTHSCAPES	Inv: 000000007948			-1,300.00
01/21/2026	Payment	100164	COMPLETE LANDSCAPING, INC	Inv: J-48740, Inv: 48768			-3,600.00
01/26/2026	Payment	2969	LA COLLINA CDD	Check for Vendor V00076			-217.97
01/29/2026	Payment	100167	DOUGLAS FORD	Inv: DF-010626			-16.06
01/23/2026	Payment	300101	FRONTIER ACH	Inv: 011426-3235-ACH			-79.49
Total Outstanding Checks							-11,118.42

Outstanding Deposits

Total Outstanding Deposits



INFRAMARK
 DISTRICT SERVICES
 La Collina CDD - Project Board

Reminder: Meeting will be held on March 2, 2026

Project	District Management Updates	Agenda Item
Shade Structure Options for Dog Park	Currently two proposal options for review one at the upcoming meeting	
Sonesta Drain Concern	010526-Board instructed management to follow up with DE on the plan for drainage repairs and to coordinate with board member and resident for remedy, if needed.	
Hi-Five Project	<ul style="list-style-type: none"> o Hi Five has requested a meeting with DM and DE to go over the project and how it will impact the district. That meeting is scheduled for next week. o Current Project Status: The project is moving forward, though it is taking longer than originally anticipated. To minimize impact south of Dew Bloom, revised plans were submitted to the county and we are currently awaiting approval. In the meantime, Force Main installation will begin north of Dew Bloom along Beverly Blvd this week. Bartlett Construction will post safety signage on both Dew Bloom and Beverly as work gets underway. Crews will install pipe up to Dew Bloom, then pause pending county direction on the crossing and connection beneath Dew Bloom. Preparation work at the High 5 property is also ongoing and is expected to take a couple of months before connection can occur. 	
Erosion on Floresta	<ul style="list-style-type: none"> o Resident has informed me that even after adding fill dirt in the area the erosion is continuing so there may be a leak in the stormwater system that is causing the issue. After vewing the documents the maintenance and repair of the stormwater system is the responsibility of the County, not the District, so i have contacted them to comeout and assess and do any repairs needed. o Brief Summary-Resident has braought concerns that there is erosion and a depression formin gin her backyard due to a neighbor installing a drain incorrectly. Code enforcemnet was contacted and they have come out to review the property. As of early 2026, resident at 701 been ordered by the county to correct drainage problems within four months and may face fines or a lien if they fail to comply. 	
Furniture at Amenity	o Proposals for refurbish and replacement amenity furniture will eb reviewed at the next meeting. I also had a discussion with Admiral furntiure and they will also submit a proposal.	



Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC
 St. Petersburg, FL 33731

Date
2/3/26

Attention: HOA

Name
La Collina
Address
961 Collina Place
City, State, Zip
Brandon FL 33511

Quantity	Description	Unit Price	Line Total
	Furniture Project - Repair Existing		
24	Dining Chairs - Flat Tube - Resling Only	125.00	3,000.00
24	Chaise Lounge - Flat Tube - Refinish Refinish includes sandblast, powdercoat, new slings	290.00	6,960.00
5	NEW 18" Round Side Tables, Fiberglass Tops, Flat Tube PRICED WITH REGULAR WHITE TOP <i>Note-Current Table Top no longer produced</i>	135.00	675.00
	Frames: Speckled Oak		
	Slings: TBD		

SUBTOTAL	\$ 10,635.00
Sales Tax 7.50%	exempt
PICK UP & DELIVERY	\$ 250.00
TOTAL	\$ 10,885.00

Phone	Email	Web Site
(727) 386-3566	petemazer@gmail.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!



Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC
 St. Petersburg, FL 33731

Date
2/27/26

Attention: HOA

Name
La Collina
Address
961 Collina Place
City, State, Zip
Brandon FL 33511

Quantity	Description	Unit Price	Line Total
	Furniture Project - Repair Existing		
24	Dining Chairs - Flat Tube - Resling Only	125.00	3,000.00
18	Chaise Lounge - Flat Tube - Refinish Refinish includes sandblast, powdercoat, new slings	290.00	5,220.00
7	New Lounges - 3/4" x 2.5" Extrusion, No Arms	390.00	2,730.00
6	NEW 18" Round Side Tables, Fiberglass Tops, Flat Tube PRICED WITH REGULAR WHITE TOP Frames: Speckled Oak Slings: TBD	135.00	810.00

SUBTOTAL	\$ 11,760.00
Sales Tax 7.50%	\$ 882.00
PICK UP & DELIVERY	\$ 250.00
TOTAL	\$ 12,892.00

Phone	Web Site	Email
(727) 386-3566		petemazer@gmail.com

THANK YOU FOR YOUR BUSINESS!

ESTIMATE

DATE

2/9/2026

ESTIMATE #

1067

SCHAUB SERVICES LLC

102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIANS	JOB	MONTH	CODE
Bryan	La Collina CDD - Clubhouse Power Wash	February	1020

DESCRIPTION

Power Wash

Prep area, pre-treat where necessary & power wash Clubhouse parking lot sidewalks/curbs, play area sidewalks, dog park sidewalks, pool deck with pavers & covered patio. Total approximate square footage: 13,144. Price includes all materials (except water), labor, cleanup & disposal.

Total **\$3720.00**



Shady Sails

Mark DePlasco
1011 Sonesta Ave
Brandon, FL 33511

(703) 405-2366
mdeplasco@gmail.com

ESTIMATE	#475
ESTIMATE DATE	Feb 19, 2026
SERVICE DATE	Feb 16, 2026
TOTAL	\$6,800.00

CONTACT US

5321 Avenal Dr
Lutz, FL 33558

(813) 355-9055
ShadySailsLLC@gmail.com

ESTIMATE

Services	qty
Shade Sail Install - main dog area	1.0
Materials	qty
4 inch diameter, 15ft long, schedule 40, galvanized steel post, powder coated and capped. Will be cemented down 4 feet deep and angled at 5 degrees to withstand tension.	2.0
4 inch diameter, 14ft long, schedule 40, galvanized steel post, powder coated and capped. Will be cemented down 3.5 feet deep and angled at 5 degrees to withstand tension.	2.0
Right triangle shade sail. Approximate dimensions are 20' x 24' x 31' Color is TBD	2.0
All mounting hardware is included	1.0
All work comes with a 1 year warranty on labor and parts	1.0
Subtotal	\$6,800.00
Total	\$6,800.00

- Thanks for having me over to give an estimate. Please see what I've prepared (including the attached diagram for an idea of shape and size). To move forward with the job you can hit the accept button on the quote.

- We require half upfront to start the job and order the parts, and the remaining would be due on completion.

- Prior to the project we will call 811 to get them to come out and flag any underground utilities before we dig. They will mark/flag any underground utilities. We would require the use of a water hose on the first install date, for concrete. You would be responsible for disposing of the dirt from the dig (we can move it anywhere on your property).

- You assume responsibility to remove the shade sail on any tropical storm (50 MPH) or larger. We will show you how to easily remove the sails.

- You assume responsibility for any HOA approvals or any permitting required. We can help with paperwork if needed.

-We would be able to start the project in approximately 4-6 weeks, and it would take about 2 weeks to complete once we start.

Thank you for choosing Shady Sails, LLC!



Shady Sails

Mark DePlasco
1011 Sonesta Ave
Brandon, FL 33511

(703) 405-2366
mdeplasco@gmail.com

ESTIMATE	#479
ESTIMATE DATE	Feb 19, 2026
TOTAL	\$12,800.00

CONTACT US

5321 Avenal Dr
Lutz, FL 33558

(813) 355-9055
ShadySailsLLC@gmail.com

ESTIMATE

Services	qty
Both dog areas - Shade Sail Install	1.0
Materials	qty
4 inch diameter, 15ft long, schedule 40, galvanized steel post, powder coated and capped. Will be cemented down 3.5 feet deep and angled at 5 degrees to withstand tension.	4.0
4 inch diameter, 14ft long, schedule 40, galvanized steel post, powder coated and capped. Will be cemented down 3.5 feet deep and angled at 5 degrees to withstand tension.	4.0
Triangle shade sail. Approximate dimensions are 20' x 24' x 31' Color is TBD	2.0
Triangle shade sail. Approximate dimensions are 18' x 18' x 25' Color is TBD	2.0
All mounting hardware is included	1.0
All work comes with a 1 year warranty on labor and parts	1.0
Subtotal	\$12,800.00
Total	\$12,800.00

- Thanks for having me over to give an estimate. Please see what I've prepared (including the attached diagram for an idea of shape and size). To move forward with the job you can hit the accept button on the quote.

- We require half upfront to start the job and order the parts, and the remaining would be due on completion.

- Prior to the project we will call 811 to get them to come out and flag any underground utilities before we dig. They will mark/flag any underground utilities. We would require the use of a water hose on the first install date, for concrete. You would be responsible for disposing of the dirt from the dig

(we can move it anywhere on your property).

- You assume responsibility to remove the shade sail on any tropical storm (50 MPH) or larger. We will show you how to easily remove the sails.
- You assume responsibility for any HOA approvals or any permitting required. We can help with paperwork if needed.
- We would be able to start the project in approximately 4-6 weeks, and it would take about 2 weeks to complete once we start.

Thank you for choosing Shady Sails, LLC!

Harris Harris Bauerle Lopez

EMINENT DOMAIN LAWYERS

February 3, 2026

La Collina CDD
2005 Pan Am Cir., Ste. 120
Tampa, FL 33607



**Re: Lithia Pinecrest Rd. from Fishhawk Blvd. to Lumsden Rd.
Hillsborough County Parcel No. 70327.0222
Project # Lithia Pinecrest Road Widening**

Dear Property Owner:

If you have already retained a lawyer for this matter, please disregard this letter. Our review of maps of the referenced project and county property records indicate that **some or all of your property may be taken by the government**. The lawyers of Harris Harris Bauerle Lopez represent property and business owners in your situation. It's what we do, all day, every day. *Don't wait. Hire us today.*

The right to own and enjoy private property is fundamental to our way of life. In certain circumstances, the government may take private property using the power of "eminent domain," but it must follow strict guidelines. Eminent domain proceedings are often complicated and adversarial, and the government has lawyers working for it. Hire our firm to even the playing field and guide you through the entire eminent domain process. We will vigorously prosecute your right to full compensation for any taking while also making sure the government has the right to take your property in the first place.

We are eminent domain lawyers, in business for more than 20 years, working almost exclusively in this field, and covering the entire state. Comprised of three law partners wielding more than 75 years of combined experience, every case gets partner-level attention from start to finish. As dictated by the circumstances of your case, we will also engage any experts necessary to advance your cause, and you will be a key part of the team. Your thoughts and ideas will be valued, and you will always have ultimate settlement authority. To learn more about who we are and our past results, please visit our website at www.hhblfl.com or call us at (407) 843-0404. We are happy to answer any questions you may have.

Rightfully, **you will never pay us a fee or costs. The government is legally required to pay for it all: your compensation, legal fees, and expert costs** (the appraisers and other experts necessary to establish full compensation on your behalf). **There is no risk to you.** We will gladly meet with you at your property and evaluate your case. **Please use the QR Code above or call us for more information today.**

Bruce Harris

Kurt T. Bauerle

Edgar Lopez

Harris Harris Bauerle Lopez

EMINENT DOMAIN LAWYERS

February 3, 2026

La Collina CDD
2005 Pan Am Cir., Ste. 120
Tampa, FL 33607



**Re: Lithia Pinecrest Rd. from Fishhawk Blvd. to Lumsden Rd.
Hillsborough County Parcel No. 70327.0222
Project # Lithia Pinecrest Road Widening**

Estimado Dueño de Propiedad:

Si ya ha contratado a un abogado para este asunto, por favor ignore esta carta. Nuestra revisión de los mapas del proyecto al que se hace referencia y los registros de propiedad del condado indican que **el gobierno puede confiscar parte o la totalidad de su propiedad**. Los abogados de Harris Harris Bauerle Lopez representan propietarios y negocios en su situación. Es lo que hacemos, todo el día, todos los días. *No esperes. Contratanos hoy.*

El derecho de ser dueño y disfrutar de la propiedad privada es fundamental para nuestra forma de vida. En determinadas circunstancias, el gobierno puede expropiar propiedad privada utilizando el poder de "eminent domain", pero debe seguir reglas estrictas. Los casos de eminent domain son complicados y litigioso, y el gobierno cuenta con abogados que trabajan para ellos. Contrate a nuestra firma para que la disputa sea justa y para que podamos ayudarte en el proceso. Trabajaremos vigorosamente por su derecho de recibir compensación y, al mismo tiempo, nos aseguraremos de que el gobierno tenga derecho a expropiar su propiedad en primer lugar.

Somos abogados de casos de eminent domain, en negocio más de 20 años, trabajando casi exclusivamente en esto casos y cubriendo todo el estado. Con tres socios legales teniendo más de 75 años de experiencia combinado, cada caso recibe atención a nivel de socio principio. Según lo dictaminen las circunstancias de su caso, también contrataremos a los expertos necesarios para avanzar su caso, y usted será una parte importante del equipo. Sus pensamientos e ideas serán valorados y siempre tendrá la máxima autoridad para llegar a acuerdos. Para obtener más información sobre quiénes somos y nuestros resultados, visita nuestra página de internet (www.hhblfl.com) o llámenos al (407) 843-0404. Estaremos encantados de responder a sus preguntas.

Con razón, **nunca nos pagará honorarios ni costos. El gobierno está obligado legalmente a pagar todo: su compensación, honorarios legales y costos de expertos** (los tasadores y otros expertos necesarios para establecer una compensación completa en su nombre). **No hay riesgo para ti.** Con gusto nos reuniremos con usted en su propiedad y evaluaremos su caso. **Utilice el código QR de arriba o llámenos hoy para obtener más información.**

Bruce Harris

Kurt T. Bauerle

Edgar Lopez

Project Description: Lithia Pinecrest Rd. from Fishhawk Blvd. to Lumsden Rd.; Hillsborough County

Project Number: Lithia Pinecrest Road Widening

Property Owner:
La Collina CDD

Condemning Authority:
Hillsborough County

Property ID:
70327.0222

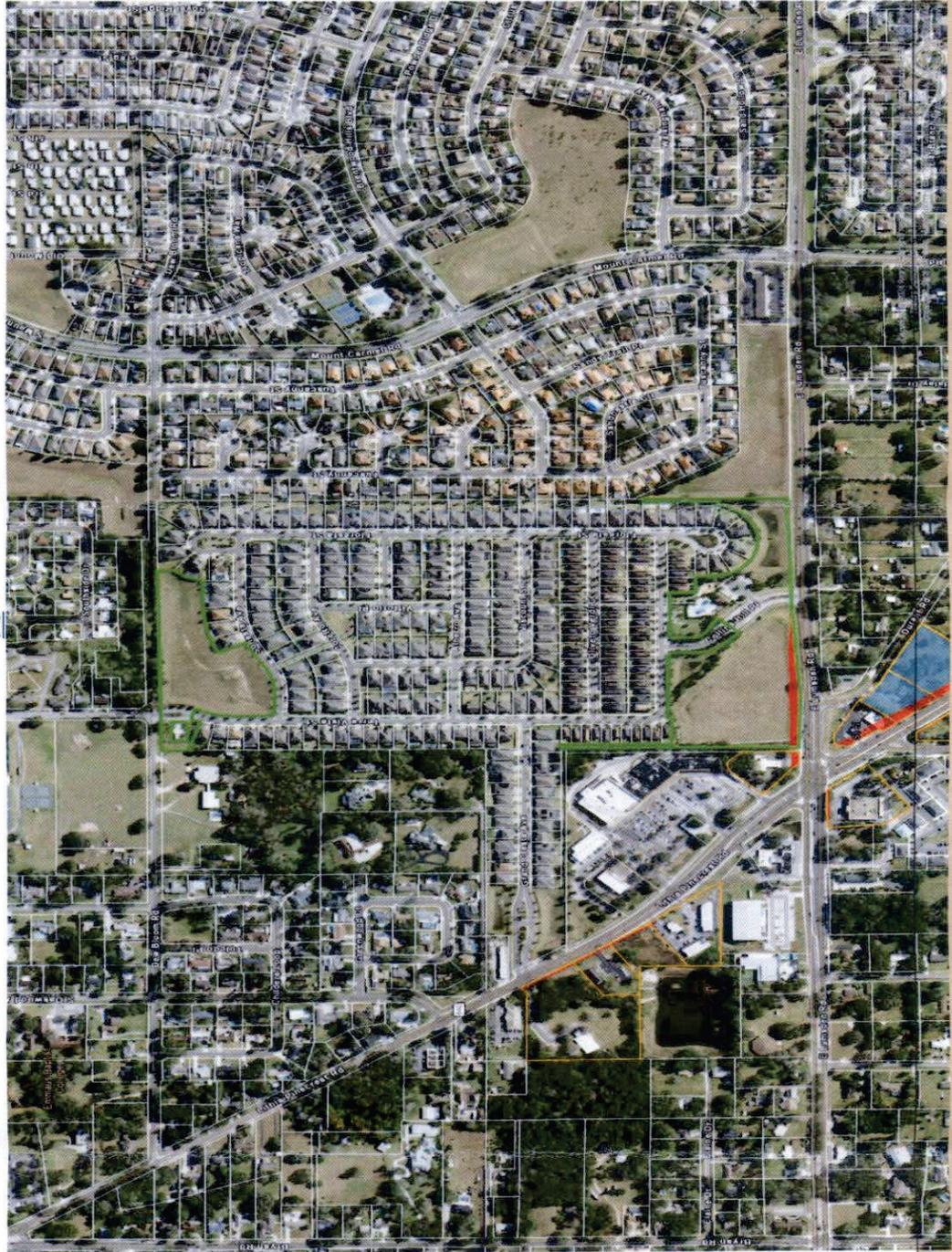
**Harris Harris
Bauerle Lopez**
EMINENT DOMAIN LAWYERS

844-925-3144
222 S. Pennsylvania Ave., Suite 100
Winter Park, Florida 32789
www.hhbfl.com

Legend

- = Taking
- = Temporary Easement
- = Permanent Easement
- = Pond Site
- = Parcel Outline

90



This image is a depiction of the potentially affected area based on proposed plans in our possession and may change. Please contact us if you would like a copy of the plans.

Advertisement/Anuncio

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

1 The regular meeting of the La Collina Community Development District was held on February 2,
2 2026, and called to order at 6:00 p.m. at the Bloomingdale Regional Public Library, 1906
3 Bloomingdale Ave, Valrico, FL 33596.

4
5 Present and constituting a quorum were:

- 6 Chris Karapasha Chairperson
- 7 Mark DePlasco Vice Chairperson
- 8 Scott Tatum Assistant Secretary
- 9 Dan Goon Assistant Secretary
- 10 Douglas Ford Assistant Secretary

11
12 Also present, either in person or via Teams Communications were:

- 13
- 14 Christina Newsome District Manager
- 15

16 *This is not a certified or verbatim transcript but rather represents the context and summary*
17 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
18 *Office for any related costs for an audio copy.*
19

20 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

21 The meeting was called to order, and a quorum was established.
22

23 **SECOND ORDER OF BUSINESS** **Motion to Approve the Agenda**

24 The Board approved the February 2, 2026, agenda as presented.
25

26 **THIRD ORDER OF BUSINESS** **Audience Comments**

27 No audience members were present.
28

29 **FOURTH ORDER OF BUSINESS** **Staff Reports**

30 **A. Accountant’s Report**

31 **i. Review of Financial Statements**

32 The Board is awaiting account confirmations. The Board had questions regarding the
33 financials, and Ms. Newsome provided responses and clarification.
34

35 **B. District Engineer**

36 **i. Discussion of Drainage Repair Update**

37 The District Engineer was not present, the Board requested an update on the plan for drainage
38 for the next meeting.
39

40 **C. District Counsel**

41 **i. Hi-Five Project Update**

42 Ms. Newsome advised that she had spoken with the Project Manager and reported that the
43 project is off to a slow start as efforts are currently focused on coordinating matters with the
44 contractor. Counsel noted that the District will not be impacted for several months and will continue
45 to keep the Board updated as the project progresses. Counsel further advised that spa bonds have
46 been mailed to all residents, with the exception of those with suspended access, who received a
47 letter instead.

48
49 **D. District Manager**

50 **i. Discussion of the Project Board**

51 **ii. Discussion of Amenity Furniture Replacements**

52 Following discussion, the Board approved the replacement of 18 lounge chairs, 6 dining
53 tables, 24 dining chairs, and 6 side tables.

54
55 On MOTION by Mr. Goon, seconded by Mr. DePlasco, with all in
56 favor, the Board authorized the Chair to execute the necessary
57 documents outside of a meeting in an amount not to exceed
58 \$11,500. 5-0
59

60 **FIFTH ORDER OF BUSINESS** **Business Items**

61 The Board discussed pressure washing services for the dog park and the amenity area prior
62 to the delivery and installation of the new furniture. The proposal submitted by Bryan Jaymen was
63 reviewed and considered by the Board.

64 The board requested proposals from Jaymen and Schuab Services for pressure washing.

65 The proposal was tabled for additional details and clarity on the details of the maintenance
66 plan and what is covered. The Board also requested an update on the credit from Safestreeets for the
67 amount of \$222.32 for overpaid taxes.

68
69 **A. Consideration of Complete I.T. Security Camera Proposal**

70 After discussion, the proposal was tabled pending receipt of a credit and a complete I.T. list
71 for further review.

72
73 **B. Consideration of Resolution 2026-02, General Election**

74 The Board considered Resolution 2026-02, General Election. Following discussion, the
75 Board adopted Resolution 2026-02.

