



Rizzetta & Company

Stonegate Preserve Community Development District

**Board of Supervisors' Meeting
January 22, 2026**

District Office:
5020 W. Linebaugh Avenue Suite 200
Tampa, Florida 33624
813.933-55721

Stonegatepreservecdd.net

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.stonegatepreservecdd.net

Board of Supervisors	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company
District Counsel	KC Hopkinson	Straley, Robin, & Vericker, P.A.
Interim Engineer	Strickland T. Smith, PE	Heidt Design

All cellular phones must be placed on mute 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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 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.

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.stonegatepreservecdd.net

Board of Supervisors
Stonegate Preserve Community
Development District

January 14, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Stonegate Preserve Community Development District will be held on **Thursday, January 22, 2026, at 11:00 a.m.**, or immediately following the Prosperity Lakes CDD meeting, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held November 20, 2025 Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for November 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of GIG Outdoor Lighting Agreement..... Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 4
 - D. Field Services Inspection Report (Dec & Jan) Tab 5
 - i. Contractort Response Report (Jan) Tab 6
 - E. District Manager..... Tab 7
- 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) 933-5571.

Sincerely,

Scott Brizendine
Scott Brizendine
District Manager

Tab 1

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

November 20, 2025 - Minutes of Meeting

Page 1

1 MINUTES OF MEETING

2

3 Each person who decides to appeal any decision made by the Board with respect to any
4 matter considered at the meeting is advised that the person may need to ensure that a
5 verbatim record of the proceedings is made, including the testimony and evidence upon
6 which such appeal is to be based.

7 STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

8

9 The Regular meeting of the Board of Supervisors of Stonegate Preserve Community
10 Development District was held on **Thursday, November 20, 2025, at 11:23 a.m.**, at the
11 Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL
12 34219.

13

14 Present and constituting a quorum were:

15

16 Kelly Evans	Chairman
17 Lori Campagna	Vice Chairman
18 Chris Hall	Assistant Secretary
19 Ben Gainer	Assistant Secretary

20

21 Also present were:

22

23 Scott Brizendine	District Manager, Rizzetta & Company, Inc.
24 K.C. Hopkinson	District Counsel, Straley, Robin, & Vericker
25 Matthew Mironchik	Landscape Inspection Services, Rizzetta & Company, Inc.
26	Representative, Sitex Aquatics
27 Joe Craig	
28	
29 Audience	None
30	

31 FIRST ORDER OF BUSINESS

Call to Order and Roll Call

32

33 Mr. Brizendine called the meeting to order and conducted roll call, confirming that
34 a quorum was present.

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36 SECOND ORDER OF BUSINESS

Audience Comments

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38 There were no members of the general audience in attendance.

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STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

November 20, 2025 - Minutes of Meeting

Page 2

46 **THIRD ORDER OF BUSINESS**

47 **Consideration of Minutes of the Board**
48 **of Supervisors Regular Meeting Held**
49 **on October 23, 2025**

50 On a motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board
51 approved the Minutes of the Board of Supervisors Regular Meeting held on October 23,
52 2025, as presented, for Stonegate Preserve Community Development District.

53 **FOURTH ORDER OF BUSINESS**

54 **Consideration of Operations &**
55 **Maintenance Expenditures for October**
56 **2025**

57 On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified
58 the Operations & Maintenance Expenditures of the District for October 2025
59 (\$89,937.99), for Stonegate Preserve Community Development District.

60 **FIFTH ORDER OF BUSINESS**

61 **Staff Reports**

62 **A. District Counsel**

63 No report.

64 **B. District Engineer**

65 Not present.

66 **C. Aquatic Reports**

67 Mr. Craig stated Pond #19 is being addressed this week.

68 **D. Field Inspection Report**

69 Mr. Mironchik reviewed the report with the Board. Ms. Evans stated the dead
70 palms were removed last Friday.

71 **E. District Manager**

72 Mr. Brizendine presented advised that the next meeting date is December 18,
73 2025, at 11:00 a.m.

74 **SIXTH ORDER OF BUSINESS**

75 **Supervisor Requests**

76 There were no Supervisor Requests put forward.

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STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

November 20, 2025 - Minutes of Meeting

Page 3

84

SEVENTH ORDER OF BUSINESS

Adjournment

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On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously adjourned the meeting at 11:31 a.m. for Stonegate Preserve Community Development District.

88

89

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92

93 Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 2

Stonegate Preserve Community Development District

District Office · Ashlyn Park, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,752.30**

Approval of Expenditures:

- Chairperson
- Vice Chairperson
- Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin D Gainer	100242	BG102325-677	Board of Supervisors Meeting 10/23/25	\$ 200.00
Benjamin D Gainer	100248	BGainer112025-677	Board of Supervisors Meeting 11/20/25	\$ 200.00
Christopher James Hall	100243	CH102325-677	Board of Supervisors Meeting 10/23/25	\$ 200.00
Christopher James Hall	100249	CHall112025-677	Board of Supervisors Meeting 11/20/25	\$ 200.00
Kelly Evans	100244	KE102325-677	Board of Supervisors Meeting 10/23/25	\$ 200.00
Kelly Evans	100250	KEvans112025-677	Board of Supervisors Meeting 11/20/25	\$ 200.00
Lori Campagna	100245	LC102325-677	Board of Supervisors Meeting 10/23/25	\$ 200.00
Lori Campagna	100251	LCampagna112025-677	Board of Supervisors Meeting 11/20/25	\$ 200.00
MCUD	100247	103025-100227716	Water Services 10/25	\$ 453.74
MCUD	100247	103025-100227721	Water Services 10/25	\$ 73.58
MCUD	100247	103025-100227726	Water Services 10/25	\$ 868.35
MCUD	100247	103025-100227728	Water Services 10/25	\$ 73.58
MCUD	100247	103025-100227732	Water Services 10/25	\$ 73.58

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
MCUD	100247	103025-100227734	Water Services 10/25	\$ 538.39
MCUD	100247	103025-100227738	Water Services 10/25	\$ 73.58
Rizzetta & Company, Inc.	100246	INV0000104535	District Management Services 11/25	\$ 4,997.50
Report Total				\$ 8,752.30

Stonegate Preserve
Meeting Date : October 23, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Kelly Evans	✓
Ben Gainer	✓
Chris Hall	✓
Lori Campagna	✓
Charlie Peterson	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
10-28-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:45
Meeting End Time:	11:56
Total Meeting Time:	

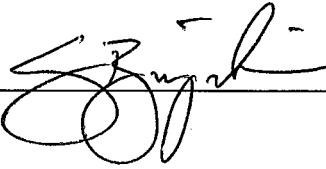
Time Over _____ (?) Hours:	0
----------------------------	---

Total at \$400 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

Stonegate Preserve
Meeting Date : November 20, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Kelly Evans	✓
Ben Gainer	✓
Chris Hall	✓
Lori Campagna	✓
Charlie Peterson	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:23
Meeting End Time:	11:31
Total Meeting Time:	:08

Time Over (?) Hours:	0
----------------------	---

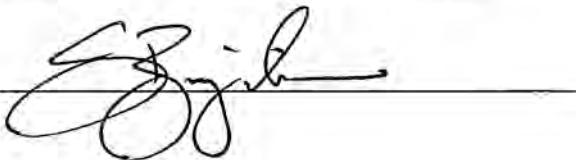
Total at \$400 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature:



MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities



Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11571 72ND PL E

Amount Due	\$453.74
Please Pay By	20-Nov-2025
Account Number	100227716

Account Summary

Previous Amount Due	\$1,217.93
Payments Received	-\$1,217.93
Balance Forward	\$0.00
Contract Charges	\$453.74
Total Amount Due	\$453.74

Usage Profile (Consumption x 1000 = GAL)**Meter Number 70449668**

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	3356	10/21	4636	128 kgal

Important Information

- Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbin
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **7RXJR6N4** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11571 72ND PL E
ACCOUNT NUMBER	100227716
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$453.74

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:**AMOUNT PAID****MAKE CHECKS PAYABLE TO MCUD**

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O C/O RIZZETTE & COMPANY, INC
3434 COLWELL AVENUE SUITE 200
TAMPA, FL 33614

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227716Z00000453740000000



Visit: mymanatee.org/utilities



Call: (941) 792-8811

STONEGATE PRESERVE COMMUNITY
11564 71ST TER E

Amount Due	\$73.58
Please Pay By	20-Nov-2025
Account Number	100227721

Account Summary

Previous Amount Due	\$147.16
Payments Received	-\$147.16
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70449651

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	1419	10/21	1419	0 kgal

Important Information

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Charge Details

Service Period 09/23 - 10/21 (29 Days)

Auto Flush Permanent (Meter # 70449651) (09/23 - 10/21)	
Auto Flush Base Rate	1 month(s) x \$73.58
Total New Charges	\$73.58
Total Amount Due	\$73.58

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **AGPB9Q7A** (do not share this code)MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11564 71ST TER E
ACCOUNT NUMBER	100227721
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$73.58

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227721Z00000073580000000



Visit: mymanatee.org/utilities



Call: (941) 792-8811

STONEGATE PRESERVE COMMUNITY
11803 72ND PL E

Amount Due	\$868.35
Please Pay By	20-Nov-2025
Account Number	100227726

Account Summary

Previous Amount Due	\$951.73
Payments Received	-\$951.73
Balance Forward	\$0.00
Contract Charges	\$868.35
Total Amount Due	\$868.35

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70449650

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	7407	10/21	10083	267.6 kgal

Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **KZVKA9DW** (do not share this code)MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11803 72ND PL E
ACCOUNT NUMBER	100227726
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$868.35

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227726Z00000868350000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities



Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
11916 71ST PL E

Amount Due	\$73.58
Please Pay By	20-Nov-2025
Account Number	100227728

Account Summary

Previous Amount Due	\$410.00
Payments Received	-\$410.00
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)**Meter Number 70449656**

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	1767	10/21	1767	0 kgal

Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **HXNHA823** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11916 71ST PL E
ACCOUNT NUMBER	100227728
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$73.58

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227728Z00000073580000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



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Call: (941) 792-8811



STONEGATE PRESERVE COMMUNITY
6919 116TH CT E

Amount Due	\$73.58
Please Pay By	20-Nov-2025
Account Number	100227732

Account Summary

Previous Amount Due	\$344.67
Payments Received	-\$344.67
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)**Meter Number 70449654**

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	4621	10/21	4621	0 kgal

Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **3JTFQZGD** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	6919 116TH CT E
ACCOUNT NUMBER	100227732
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$73.58

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227732Z00000073580000000



Visit: mymanatee.org/utilities



Call: (941) 792-8811

STONEGATE PRESERVE COMMUNITY
11590 69TH PL E

Amount Due	\$538.39
Please Pay By	20-Nov-2025
Account Number	100227734

Account Summary

Previous Amount Due	\$908.96
Payments Received	-\$908.96
Balance Forward	\$0.00
Contract Charges	\$538.39
Total Amount Due	\$538.39

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70449657

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	5134	10/21	6699	156.5 kgal

Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **98WPRH55** (do not share this code)MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11590 69TH PL E
ACCOUNT NUMBER	100227734
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$538.39

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227734Z000005383900000000



Visit: mymanatee.org/utilities



Call: (941) 792-8811

STONEGATE PRESERVE COMMUNITY
7004 113TH CT E

Amount Due	\$73.58
Please Pay By	20-Nov-2025
Account Number	100227738

Account Summary

Previous Amount Due	\$157.56
Payments Received	-\$157.56
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70449671

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	65	10/21	65	0 kgal

Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **AJPPWAC3** (do not share this code)MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	7004 113TH CT E
ACCOUNT NUMBER	100227738
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$73.58

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

ATTN STONEGATE PRESERVE CDD
STONEGATE PRESERVE COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100227738Z00000073580000000

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
11/2/2025	INV0000104535

Bill To:

Stonegate Preserve CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Description	Services for the month of		Client Number
	November	Upon Receipt	
Accounting Services	1.00	\$1,648.00	\$1,648.00
Administrative Services	1.00	\$360.50	\$360.50
Dissemination Services	1.00	\$166.67	\$166.67
Financial & Revenue Collections Services	1.00	\$309.00	\$309.00
Management Services	1.00	\$2,403.33	\$2,403.33
Website Compliance & Management	1.00	\$110.00	\$110.00

Tab 3

Outdoor Solar Lighting Service Agreement

This Outdoor Solar Lighting Service Agreement (the “**Agreement**”), is made and entered into as of November 11, 2025 (the “**Effective Date**”) by and between **GIG FIBER, LLC**, a Delaware limited liability company registered to do business in Florida (the “**Company**”), whose mailing address is: Attn. John Ryan, 2502 N. Rocky Point Dr., Ste. 1050, Tampa, FL 33607; and, **STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**Customer**”), whose mailing address c/o Rizzetta, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

RECITALS

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

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

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

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

1. **Street Light Services.** Company agrees to provide solar street lights and solar street lighting services to Customer, and Customer agrees to engage Company, to provide installation and lighting services in accordance with this Agreement with respect to the following outdoor solar lighting equipment and systems: **Ten (10) LED Solar Street Lights**, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures (all of which, together with accessories, attachments, and replacement parts, shall be referred to collectively herein as the “**Street Lights**” and any single unit of which shall be referred to individually as a “**Street Light**”). Company shall provide such installation and lighting services for the Street Lights in accordance with this Agreement and the Approved Plans (as defined in Section 5 below) and also according to design, installation and construction plans and specifications prepared by Company and approved by Customer (the “**Installation Plans**”).

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

a. **Term.** The term of this Agreement shall commence on the Effective Date, and shall expire, unless sooner terminated as provided in this Agreement, twenty (20) years after the Effective Date (the “**Term**”). The Term is subject to renewal during the first Renewal Term, and Second Renewal Term if they come into existence, as provided below.

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

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

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

3. Monthly Service Fees; Escalations. During the Term, Customer shall pay Company monthly service fees for the provision of street lighting by the Street Lights, in advance, as follows: Until the Service Fee escalation provided under subsection (a) below occurs, the Service Fee payable in each month of the Term shall be Fifty Dollars (\$50.00) for each installed and mechanically operational Street Light per month, together with all applicable sales, excise,

rental, and use taxes and other Taxes (hereinafter defined) (collectively, the “**Service Fee**”). Regardless of the fact the Term of this Agreement commences on the Effective Date, no Service Fee shall be payable until a Street Light has been installed and is mechanically operational. Service Fee payable with respect to any Street Light that is installed and mechanically operational for a period of less than an entire month shall be prorated based on the number of days in the month that the Street Light is installed and mechanically operational, in proportion to the total number of days in the month.

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

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

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

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

e. **Taxes.** If applicable, the Service Fee shall include all Taxes (as hereafter defined) assessed on the services or the Street Lights, including without limitation any

tangible personal property taxes on the Street Lights levied by any governmental authority. For purposes of this Section 3, “**Taxes**” means any federal, state, and local ad valorem, property, occupation, generation, privilege, sales, use, consumption, excise, transaction, and other taxes, regulatory fees, surcharges or other similar charges, but shall not include any income taxes or similar taxes imposed on Company’s revenues due to the services performed pursuant to this Agreement, which shall be Company’s responsibility. No additional reimbursement of Taxes for prior time periods shall be due from Customer to Company other than as included in the Service Fee set forth in the applicable coupon book or invoice, and any Taxes owed on the services which are not charged to Customer for prior periods shall be paid by the Customer in subsequent payments of the Service Fee pursuant to updated coupon book(s) and/or invoices provided by Company to Customer during the Term. Customer shall show Company as the owner of the Street Lights on all tax reports or returns, and deliver to Company a copy of each report or return and evidence of Customer’s payment of Taxes upon written request from Company. Customer and Company intend for U.S. federal income tax purposes that this Agreement will be treated as a “service contract,” pursuant to Section 7701(e)(3) of the Internal Revenue Code of 1986, as amended (the “**Code**”), and neither Customer nor Company shall take any position to the contrary unless required to do so pursuant to a “determination” within the meaning of Section 1313(a) of the Code.

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

5. Approval of Approved Plans and Change Orders. The Street Lights shall be designed, configured and installed pursuant to the Installation Plans and a final design sketch and

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

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

7. **Customer Information and Preparation; Indemnification.** If applicable and requested by Company, and prior to the commencement of any work by Company at the Installation Site, Customer shall provide to Company a map/sketch (“**Underground Facilities Map**”) depicting the location of all underground facilities or equipment, including, but not limited to sanitary and storm water facilities, potable and irrigation water pipes and wells, septic tanks, swimming pool equipment, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, storm drainage systems, and any other buried underground facilities or equipment (collectively, “**Underground Facilities**”) at the Installation Site. Customer shall be responsible for any and all cost or liability for damage to Underground Facilities caused by Company to the extent such Underground Facilities and the location thereof were not identified, or incorrectly identified, on the Underground Facilities Map, except for any costs, liabilities, claims, losses and damages arising out of Company’s own negligence. Except for those claims, losses, and damages arising out of Company’s own negligence, and subject to the limitations under Section 768.28, Florida

Statutes, Customer agrees to defend, at its own expense, and indemnify Company for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of (i) Customer's failure to properly identify Underground Facilities and the location thereof, including but not limited to damages caused by the incorrect identification or failure to identify such facilities or the location thereof, and (ii) any wrongful conduct by Customer, its employees, contractors, agents, or invitees, whether or not related to Underground Facilities. The term "damages" includes, but is not limited to, damage to the property of Customer, Company, or any third parties. For purposes of this indemnification, and any exculpation from liability provided under this Agreement, the term "Company" shall mean the collective reference to the Company and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, or successor entities.

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

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

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

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

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

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

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

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

15. **Insurance.** Customer shall maintain general liability insurance covering any injury or damage to persons or property (other than the Street Lights), including death of persons, resulting, directly or indirectly, from the negligent conduct of Customer, its employees, contractors, agents, or invitees, with coverages, in amounts and through companies satisfactory to Company. The policy shall name Company as an additional insured. Customer shall periodically provide Company with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time. Company shall maintain a minimum property insurance policy with coverage limits sufficient to cover the full replacement cost of the Street Lights provided by an insurance carrier with a minimum rating of A or equivalent by A.M. Best or other recognized rating agency. The property insurance policy shall cover losses arising from the following events: fire, theft, vandalism, and high wind events. The policy shall specifically exclude damages caused by a) earth movement, b) governmental action, c) nuclear hazard, d) war and military action, e) flood, surface water, waves, tides, tidal water, overflow of any body of water, or spray from any of these, all whether or not driven by wind (including storm surge), f) fungi, wet rot and dry rot, g) virus, bacterium or other microorganism, or h) third-party vehicles or machinery (including bulldozers or construction equipment), unless otherwise agreed to in writing by the Company. Upon request by Customer, Company shall provide Customer with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time.

16. **Assignment and Financing.**

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

b. **Financing.** The parties acknowledge that Company may obtain short or long-term financing or other credit support from banks or other financing parties ("Company's Financing Parties"), which may include persons or entities providing construction or permanent financing to Company in connection with construction, ownership, operation and maintenance of the Street Lights, as well as any person to whom Company has transferred the ownership interest in the Street Lights, subject to this

Agreement. Customer and Company agree in good faith to consider and to negotiate changes or additions to this Agreement that may be reasonably requested by Company's Financing Parties from time to time; provided, that such changes do not alter the fundamental economic terms of this Agreement or the level of services provided under this Agreement, or result in any additional expense or liability to Customer.

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

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

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

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

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

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

18. Remedies. If an Event of Default occurs, the affected party, without further notice or demand, shall have the rights and remedies hereinafter set forth and under applicable Florida law, all of which shall be distinct, separate and cumulative. Without limiting the foregoing, in the Event of Default by Customer, and subject to all notice and cure requirements set forth in this Agreement, Company may elect to terminate this Agreement by giving Customer at least thirty (30) days prior written notice of its election to do so, in which event the Term shall end thirty (30) days after the date of such written notice, and all right, title and interest of Customer hereunder shall terminate at the end of such Term, provided, however, that Customer will remain liable for all Service Fees and other sums and charges due hereunder through the end of the Term and all actual damages incurred by Company resulting from Customer's default (excluding special, incidental, consequential, or punitive damages), all such Service Fees and other sums and charges being accelerated and reduced to present value at the "prime rate" of interest published in the Wall Street Journal on the date of termination of this Agreement, plus five percent (5%). Company shall credit Customer's liability as aforesaid with any sums Company recovers by re-letting or sale of the Street Lights. In an Event of Default, Company may enter upon the Installation Site to take possession of and remove the Street Lights prior to the Removal Date (as defined below), and to store or dispose of the same as Company sees fit. Such entry and repossession may be effectuated peaceably without legal process, by summary dispossessory proceedings, or otherwise as permitted by law, in Company's sole discretion. All Street Lights removed from the Installation Site by Company due to an Event of Default by Customer shall be handled and removed by Company at the cost and expense of Customer. If Company elects to remove the Street Lights, then, excluding ordinary wear and tear, the Installation Site shall be returned to its original condition following the removal of the Street Lights, excluding any mounting pads or foundations and Company otherwise shall leave the Installation Site in reasonable restored and clean condition. Customer shall pay Company for all reasonable expenses actually incurred by Company in such removal of the Street Lights for so long as the same shall be in Company's possession or under Company's control. Without limiting the foregoing, Company may remedy or attempt to remedy any Event of Default under this Agreement for the account of Customer and may enter upon the Installation Site for such purposes. Company shall not be liable to Customer for any loss or damage caused by acts of Company in remedying or attempting to remedy such Event of Default and Customer shall pay to Company all reasonable expenses incurred by Company in connection with remedying or attempting to remedy such default (excluding any cost or expenses related to Company's negligence or misconduct). Any such expenses incurred by Company shall accrue interest from the date of payment by Company until repaired by Customer at the Maximum Interest Rate.

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

provisions contained in this Section shall survive the expiration or other termination of this Agreement.

20. Representations, Warranties, and Covenants. Each party represents and warrants to the other the following as of the Effective Date: (a) such party is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation; (b) the execution, delivery and performance by such party of this Agreement have been duly authorized by all necessary corporate, partnership or limited liability company action, as applicable, and do not and shall not violate any law; and (c) this Agreement is valid obligation of such party, enforceable against such party in accordance with its terms. Further, Customer represents and warrants to Company that (i) neither the execution and delivery of this Agreement by Customer, nor the performance by Customer of any of its obligations under this Agreement, conflicts with or will result in a breach or default under any agreement or obligation to which Customer is a party or by which Customer or the Installation Site is bound, and (ii) to the extent the Service Fee exceeds ten percent (10%) of the total annual budget of the Association pursuant to Fla. Stat. Sect. 720.3055, Customer either (A) has complied with all competitive bidding requirements applicable to the execution, delivery and performance of this Agreement by Association under Fla. Stat. Sect. 720.3055(1), or (B) is exempt from such competitive bidding requirements by reason of Fla. Stat. Sect. 720.3055(2)(c).

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

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

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

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

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

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

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

28. **Recordation.** This Agreement shall not be recorded in any public records; provided, however, that Company and Customer agree to execute, simultaneously with the execution of this Agreement, a Memorandum of Agreement in the form attached as **Exhibit “B”**

and a precautionary UCC-1 Financing Statement in the form attached as **Exhibit “B-1.”** Such Memorandum of Agreement and Financing Statement shall be recorded or filed, as appropriate, by Company at its expense promptly after the Conditions are satisfied, as provided in Section 4 above.

29. Public Records. As required under Section 119.0701, Florida Statutes, Company shall (a) keep and maintain public records required by the Customer in order to perform the service, (b) upon request from the Customer’s custodian of public records, provide the Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the company does not transfer the records to Customer, (d) meet all requirements for retaining public records and transfer, at no cost, to the Customer all public records in possession of the Company upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Customer in a format that is compatible with the information technology systems of the Customer.

IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 888-208-5008, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.

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

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

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

33. Easement. Because the Installation Site is owned by Customer in fee simple, simultaneously with recordation of the Memorandum of Agreement, Customer shall execute,

acknowledge, and deliver to Company an Easement in the form attached as **Exhibit “C,”** covering the Installation Site, which Easement Company shall record in the public records of the county in which the Installation site is located. Such Easement provides by its terms for termination simultaneously with expiration of termination of the Agreement.

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

35. **E-Verification.** Company agrees to comply with the provisions of Sections 448.095(1) and (2), Florida Statutes (the “**Act**”), for as long as Company has any obligations under this Agreement, including, but not limited to, registering with and using the E-Verify System of the United States Department of Homeland Security to verify the work authorization status of all employees hired by Company on or after January 1, 2021. If the Customer has a good faith belief that the Company has violated Section 448.09(1) or (2), Florida Statutes, the Customer may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes; provided, that the following conditions have been met: (i) Customer shall have previously delivered written notice to Company and (ii) within thirty (30) days from the receipt of such written notice, either (x) Company shall have failed to provide reasonable evidence to Customer of Company’s compliance with the Act, or (y) Company shall have failed to cure the alleged non-compliance specified in Customer’s written notice. In the event that Company commences a cure within such thirty (30) day period and thereafter diligently prosecutes the cure, Company shall have such additional time as may be necessary to complete the cure in the exercise of continuing diligent efforts.

36. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Company represents that in entering into this Agreement, the Company does not use coercion for labor or services as defined in the statute. The Company is required to provide an affidavit, signed by an officer or a representative of the Company with this representation, addressed to the Customer, as required by Section 787.06(13), Florida Statutes.

[Executions by the parties follow immediately on next page]

[Signature Page for Company]

Signed, sealed and delivered
in the presence of:

“COMPANY”

WITNESSES:

GIG FIBER, LLC,
a Delaware limited liability company

Sign: _____
Print: _____

Name: John M. Ryan
Its: Manager

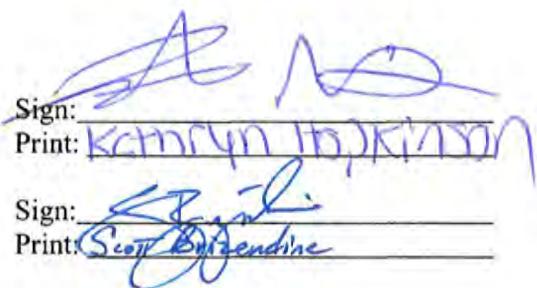
Sign: _____
Print: _____

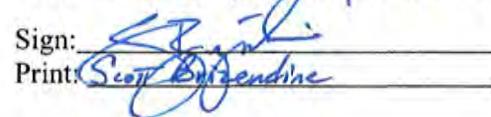
[Signature Page for Customer]

Signed, sealed and delivered
in the presence of:

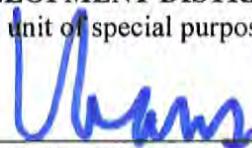
“CUSTOMER”

WITNESSES:

Sign: 
Print: Kathryn H. Kinton

Sign: 
Print: Scott B. Pendleton

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government,



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

Tab 4



SitexAquatics

LAKE & FOUNTAIN SERVICES

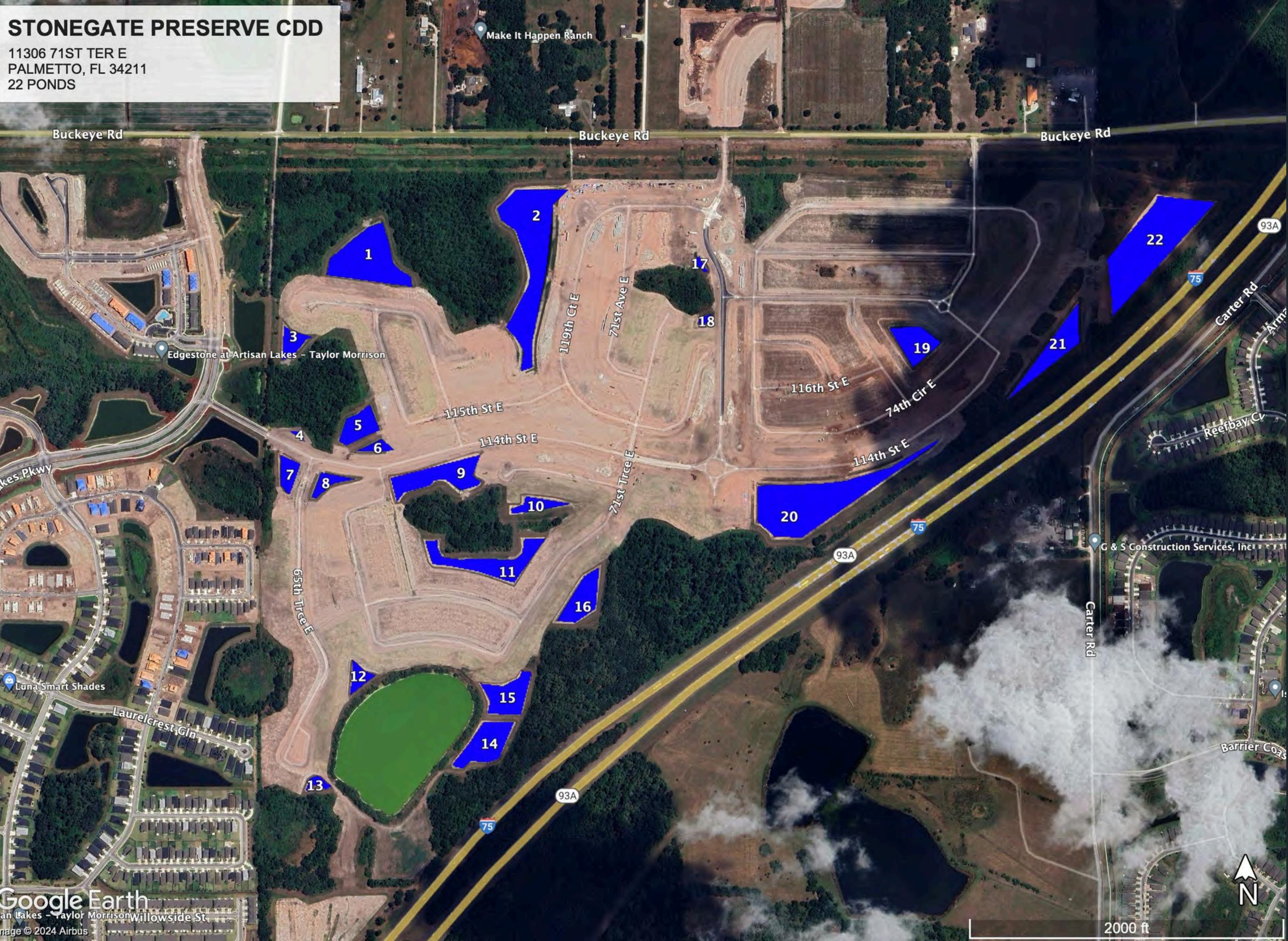
MONTHLY REPORT

JANUARY, 2026



STONEGATE PRESERVE CDD

11306 71ST TER E
PALMETTO, FL 34211
22 PONDS



SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



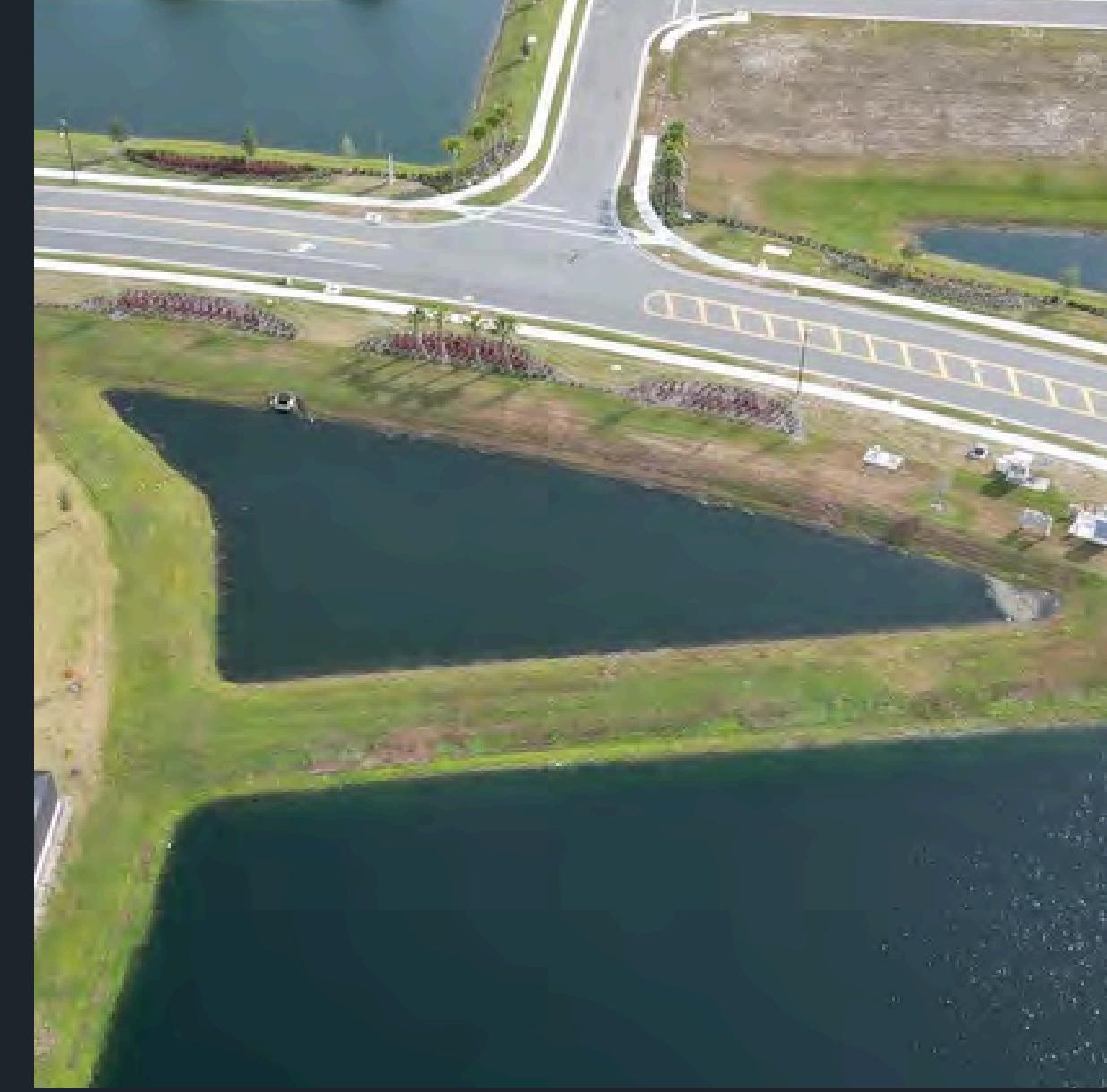
Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



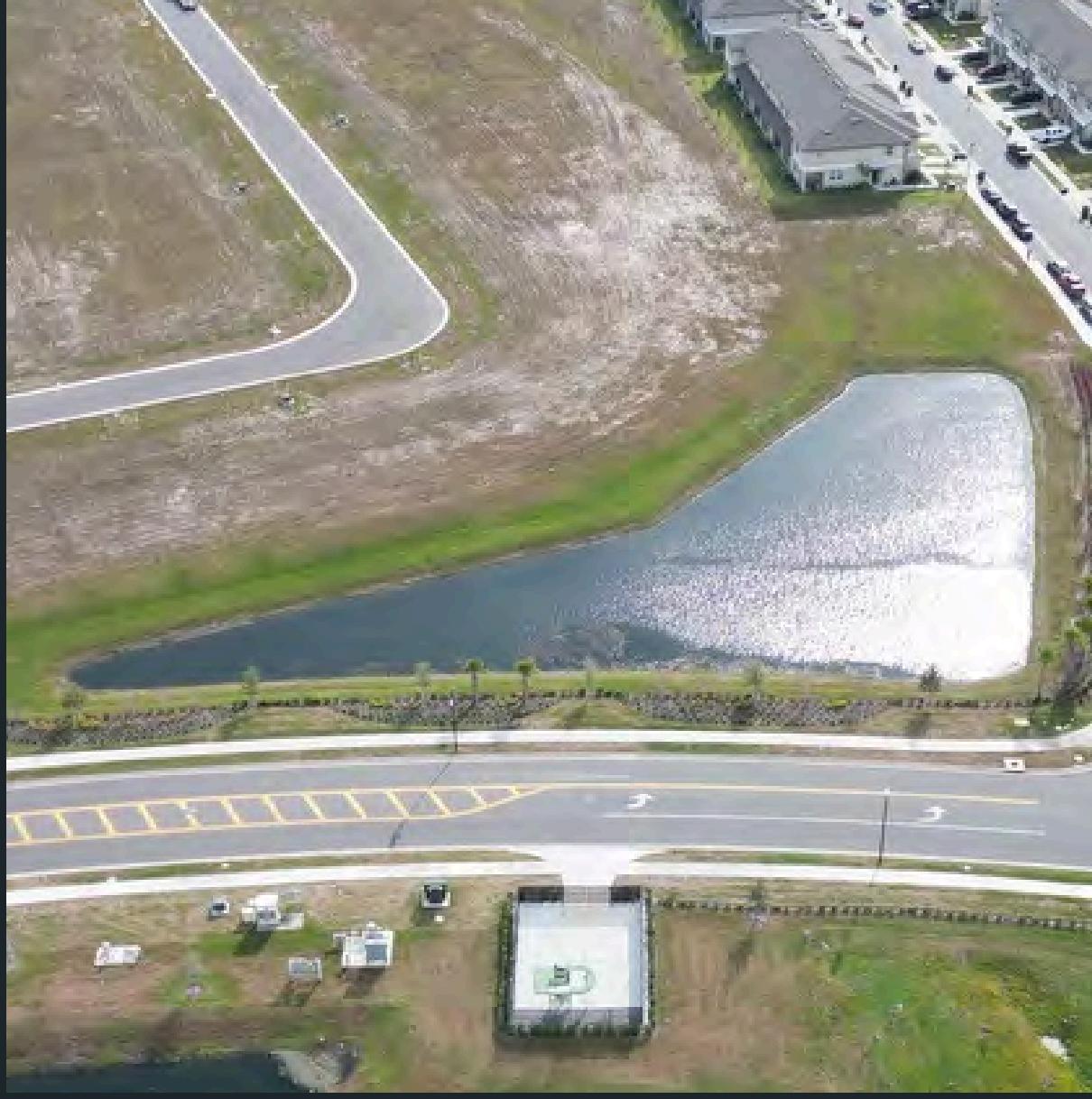
Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.

Pond #11 Treated for Shoreline Vegetation.

Pond #20 Treated for Shoreline Vegetation.

Tab 5

Stonegate Preserve

LANDSCAPE INSPECTION REPORT



December 3, 2025
Rizzetta & Company

Haley Pryor/Matthew Mironchik – Landscape Specialists
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/73rd Avenue East at Buckeye Road

General Updates, Recent & Upcoming Maintenance Events

- Foxtail Palms throughout property are yellowing. Please check the fertilizer program to see if these were included during last treatment.
- Turf areas are weak and weedy. Please make sure there is a plan for next season to correct these issues.

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. At the 73rd Avenue East entrance off of Buckeye Rd, several Holly bushes at the Monument sign are missing and need to be replaced.(pic.1)



<2



2. At the corner of 73rd Ave. E and 119th Ct. E, heading South, there is an area of turf that looks to have mower damage. This needs to be leveled and turf replaced.(pic.2>)

3. Young Foxtail palm along 73rd Ave E. Southbound, mentioned in last report, should be removed and replaced in the Spring.(pic.3>)

4. Irrigation valve box cover, mentioned in last report is still sitting 30ft away from actual valve box. Gras is growing through the hole in the lid. Crew members should be instructed to place lids back before mowing area(pic.4a>>,4b>>)

<3

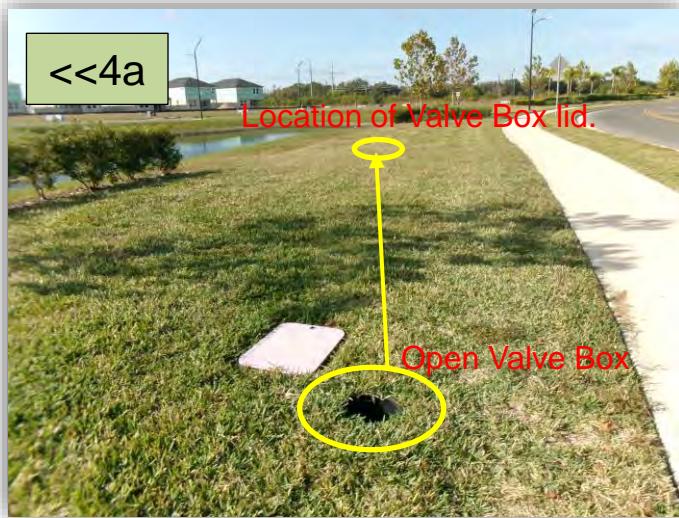


5. Area of turf near utility boxes, adjacent to 118th St., has been disturbed and needs to be leveled and replaced.(pic.5>>)



73rd Avenue East/73rd and 114th Roundabout Bed

<<4a



<<4b



<<5



6. Dead plant material in hedge row, along 73rd Ave. E, mentioned in previous report, should be removed and replaced in the Spring.(pic.6)

6



7. In the roundabout bed at 114th St. and 73rd Ave., there is an irrigation leak near the base of the Foxtail Palm. Please have irrigation team assess and fix ASAP.(pic.7)

7



8. Exiting the roundabout, from 114th St. onto 73rd Ave., heading Northbound, the construction area to the right that was mentioned in last report, needs to be repaired and put back to original form.(pic.8>>)



Rizzetta & Company
Professionals in Community Management

73rd Avenue East/114th Street East

9. The first Oleander bed, heading North on 73rd Ave, from the roundabout, still looks weak. Has irrigation checked this bed?(pic.9)



<10



10. Crack weeds are present in the sidewalks throughout property. These should be sprayed and line trimmed post treatment. (pic.10>)

11. Crew members should be instructed to make sure they are removing all grass along the edge of the sidewalks while hard edging. This area had just been edged.(pic.11>)

12. Dead Sabal Palm at the corner of 114th St. and 71st Trace, needs to be removed and replaced.(pic.12>)



<11



<12



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Professionals in Community Management

114th Street East

15. On the opposite side of 71st Trace, heading West, there is another Sabal Palm that does not look healthy. This will be monitored during each inspection to ensure it either comes back or needs to be replaced.(pic.13)



14. Has irrigation team checked the Duranta bed along 114th St., Westbound just after 71st Trace, to see why the hedge is petering out?(pic.14)



15. Sabal Palm at the entrance to the 'Pocket Park', on 114th St. Westbound, is looking worse than it did during last inspection. Please have Ag team inspect palm to determine cause.(pic.15>)

16. Broken irrigation valve/utility boxes still present throughout CDD maintained area. Is there a timeline on fixing these?(pic.16)



17. Irrigation team should check Copperleaf beds along 114th St. Westbound to ensure they are receiving proper amount of water. Some of these beds look too wet, which may be causing root rot.(pic.17>>)

18. Dead Sabal Palms on 114th St., adjacent to 65th Terrace have been removed. Will the stumps be removed at time of replacement?(pic.18>>)



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Professionals in Community Management

114th Street East/Northeast Entrance off Buckeye Rd.

19. Irrigation Valve box, on corner 114th St. Eastbound and 71st Trace, still has the edger blade present on the lid. Did the leaks mention in the last report get fixed?(pic.19>)

20. At Northeast entrance, off of Buckeye Rd. monument beds, some of the Orange Birds of Paradise are leaning and the basal section of the plant exposed. This could kill the plant. Please straighten.(pic.20a>, 20b>)



Rizzetta & Company
Professionals in Community Management

Proposals

1. Remove and replace Foxtail Palm on 73rd Ave.. Item # 3.(pic.1)



2. Remove and replace Sabal Palm on 114th St.. Items #12.(pic.2)



Stonegate Preserve

LANDSCAPE INSPECTION REPORT



January 5, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Buckeye Rd./77th Ave E/ Entrance Monument.

General Updates, Recent & Upcoming Maintenance Events

- The entire community has numerous live fire ant mounds that need to be treated. Please schedule a treatment visit as soon as possible. Several mounds are over 3ft long and very active.
- Palms need maintenance via dead frond and hanging fruit removal. Please inspect palms for chlorosis due to yellowing in multiple locations.
- **Steadfast scheduled to start damaged sod replacement throughout community on 1/07/2025.**

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. The monument on the exit side of 77th Ave E and Buckeye Rd. has a fallen Birds of Paradise that needs to be secured upright to save the plant. Please have a crew member inspect and straighten it out as soon as possible. (Pic 1)



filled in with plant bed material or turfed over? (Pic 3)



2. There is another fallen Birds of Paradise on the opposite monument bed by the entrance to Stonegate Preserve. This one previously had a wooden stake for support but it is now unattached. Can this be re-staked? The plant is otherwise healthy and blooming. (Pic 2>)
3. Extending from the entrance side monument on 77th Ave E and lined along Buckeye Rd., is an empty patch of dirt shaped like it will join the end of the plant bed. Is this going to be



114th St. E/Pond 20

4. The Simpson's Stopper shrubs along the perimeter of the lift station on 114th St. E are missing plantings in several locations. The front, right side, and back of the fence have empty spots. The right side facing Pond 20 has active fire ant mounds that need to be treated. Please also check irrigation function and timer as conditions seem dry. (Pics 4a&b)



5. Documenting turf conditions along 114th St. E across from the lift station. (Pic 5>)

6. Along the border wall on 114th St E. Simpson's Stopper bushes are missing. Have these been inventoried and scheduled for replacement?. (Pic 6>)



7. Please treat Pine Tree root zones for active fire ant mounds. There are multiple trees with live activity along the border wall. (Pic 7)



114th St. E/Pond 20/73rd Ave E./Buckeye Rd.

Along the bed lining Pond 20, there are a couple of weak Simpson's Stopper placements that are struggling compared to the neighboring bushes. Please check on these and confirm health of the plants. (Pic 8)



9. Please treat the live fire ant mounds along the curb entering the roundabout to the Amenity Center on 114th St. E. (Pic 9)



12. At the 73rd Ave E. entrance off Buckeye Rd., there is debris that needs removal. Can we have the detail crew remove the wood, steel, and plastic duct scraps discarded at this entrance near the monument? (Pic 12)



10. Noting turf conditions on 114th St. E. near the Amenity Center roundabout. Steadfast has turf replacement scheduled to start this week. (Pic 10>).

11. The row of Wax Myrtles between 73rd Ave E. and the cul-de-sac at 72nd Pl E, is missing 5 placements. Will the missing bushes be filled in? (Pic 11>)



Rizzetta & Company
Professionals in Community Management

73rd Ave E/Buckeye Rd.

13. The 73rd Ave E. exit monument at Buckeye Rd. is missing holly bushes. Please advise on replacements? (Pic 13)



<15



<16a



15. Noting another large active fire ant mound on 73rd Ave E. Please treat the entire community. Mounds on the curbs like this are all over. (Pic 15>)



16. Please keep the leafless Oleander bushes on the radar for inspection. We need to ensure the plants are healthy due to the inconsistency in the beds northeast bound on 73rd Ave E. (Pic 16a&b>)



Rizzetta & Company
Professionals in Community Management

17. The two Sabal Palms on sides of the sidewalk entrance to 72nd Pl E. cul-de-sac need maintenance and fruits removed. Fronds are yellowing. Please inspect and treat accordingly. (Pics 17a&b)



17a



17b



<18



<19a



<19b

18. There's a missing Wax Myrtle along the outside fence by 72nd Pl. Will missing Wax Myrtles be replaced in the spring? (Pic 18>)

19. Please inspect the Holly Trees along 73rd Ave E. southbound. Almost all the leaves have holes or bites in them. They need to be inspected and treated for caterpillar or other pests. (Pic 19a &b>)

20. Please inspect all Holly Trees in the community. Pest presence could be found in multiple areas.



114th St E./72nd Ave E./Roundabout/119th Ct. E

20. Steadfast, is there an update on this irrigation line in the roundabout? I see the company flag and noting the water is still spraying out. (Pic 20)



20

21. Please inspect the irrigation and palm health at this roundabout. The Foxtail palms in the middle are yellowing and the Sabal Palms at the edge have minimal fronds. (Pic 21)



21

22. Headed west on 119th Ct. E. is a bed with Duranta and a dead plant in the middle of neighboring healthy plants. Please have this removed and replaced. (Pic 22>)

23. Please ensure detail crews are removing any debris still laying among plant beds. There are still shingles in the beds on 119th Ct E. that have probably been here since Milton. (Pic 23)



23

24. One of the Sabal Palms on the corner of the intersection of 114th St. E. and 71st Terrace E. is dead and needs to be removed. (Pic 24)



24

25. The opposite corner also has a dead Sabal Palm that needs removal. This will be on the proposal section so both palms at this intersection can be submitted under one proposal.

26. Please treat the curbs at these corners for fire ant mounds. Some of these active mounds extend over 4ft long.



Rizzetta & Company
Professionals in Community Management

114th St E./Pond 9

27. Please investigate the irrigation for this plant bed on 114th St SE just past 71st Terrace E. Half of the Duranta look compromised with missing leaves and brittle branches. (Pic 27)



28. The elevated “pocket park” on 114th St. E. has Sabal Palms at the opening that need maintenance and inspection for chlorosis. Dead fronds and hanging fruits need to be removed. (Pic 28)



29. Please inspect the Holly Trees at the back end of the “pocket park”. The leaves show evidence of pest damage.

30. Duranta have been pulled and others look to be declining. This bed is on 114th St. E. and east of Pond 9. Please update on the replacement for the missing plants and inspect the ones struggling.



31. Muhle and Fakahatchee grasses throughout the community need trimming. Please advise if that is scheduled for this month. (Pic 31)



32. The plant bed headed eastbound on 114th St. and on the corner of 71st Terrace E, two Duranta placements are dead and need to be removed and replaced. Another one is declining but with immediate attention could be salvaged. Please inspect and advise of game plan. (Pic 32>)



Rizzetta & Company
Professionals in Community Management

114th St. E./.71st Terrace E/Artisan Lakes Monument

33. The Viburnum hedge around the Welcome Center parking area is very weak and many are dead. This area should be replanted in the Spring if heavy pruning can't promote survival. There is also live fire ant mounds for several feet where the bed meets the parking pad. (Pic 33)



36. At the edge of the monument bed, a Bottle Brush Plant has a fire ant mound that needs treatment. This is a live mound. (Pic 36)



34. On the exit side of 114th St E and across from 65th Terrace E two cut palm trunks are behind the plant bed. Please advise on the game plan for the stump removal and/or replacement.

35. The Duranta in this same bed look to be struggling. Please inspect and advise as the irrigation seems to be working efficiently.



Rizzetta & Company
Professionals in Community Management

Proposals

1. Remove and replace the two dead Sabal Palms on each corner side of the 114th St.E and 71st Ter. E. intersection. (Pic 1a&b) Item #24



Tab 6

Stonegate Preserve

LANDSCAPE INSPECTION REPORT



January 5, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Buckeye Rd./77th Ave E/ Entrance Monument.

General Updates, Recent & Upcoming Maintenance Events

- The entire community has numerous live fire ant mounds that need to be treated. Please schedule a treatment visit as soon as possible. Several mounds are over 3ft long and very active.
- Palms need maintenance via dead frond and hanging fruit removal. Please inspect palms for chlorosis due to yellowing in multiple locations.
- **Steadfast scheduled to start damaged sod replacement throughout community on 1/07/2025.**

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. The monument on the exit side of 77th Ave E and Buckeye Rd. has a fallen Birds of Paradise that needs to be secured upright to save the plant. Please have a crew member inspect and straighten it out as soon as possible. (Pic 1) 



filled in with plant bed material or turfed over? (Pic 3) 



2. There is another fallen Birds of Paradise on the opposite monument bed by the entrance to Stonegate Preserve. This one previously had a wooden stake for support but it is now unattached. Can this be re-staked? The plant is otherwise healthy and blooming.  (Pic 2>)
3. Extending from the entrance side monument on 77th Ave E and lined along Buckeye Rd., is an empty patch of dirt shaped like it will join the end of the plant bed. Is this going to be



Summary of Comments on Slide 1

Page: 2

Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 3:58:29 PM
proposal will be sent to fill in area with new plant material.

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 3:55:01 PM
This has been corrected on 1/13- issue it was buried on an existing pipe.

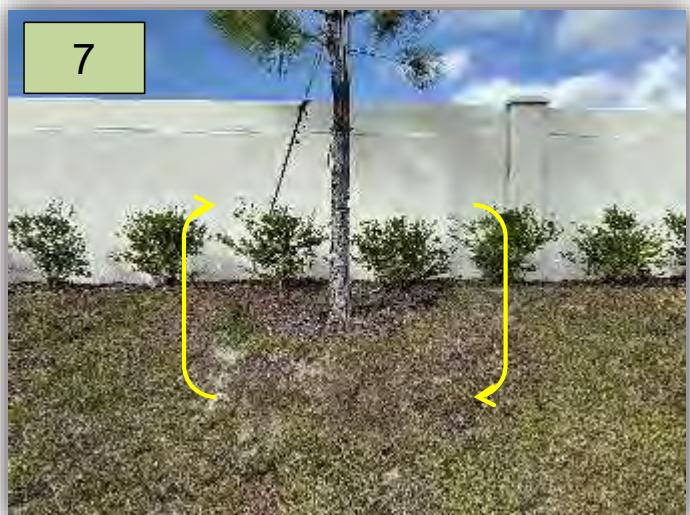
Number: 3 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 3:56:58 PM
This has been re-staked

114th St. E/Pond 20

4. The Simpson's Stopper shrubs along the perimeter of the lift station on 114th St. E are missing plantings in several locations. The front, right side, and back of the fence have empty spots. The right side facing Pond 20 has active fire ant mounds that need to be treated. Please also check irrigation function and timer as conditions seem dry. 1
(Pics 4a&b)



7. Please treat Pine Tree root zones for active 2 fire ant mounds. There are multiple trees with live activity along the border wall. (Pic 7)



5. Documenting turf conditions along 114th St. E across from the lift station. (Pic 5>)

6. Along the border wall on 114th St E. Simpson's Stopper bushes are missing. Have these been inventoried and scheduled for replacement?. (Pic 6>)



Page: 3

Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:01:58 PM
the missing plant material was caused from the fence repair- will send proposal to replace. Ant mounds have been treated- irrigation is functioning properly.

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:03:07 PM
Ant mounds throughout the property have been treated.

114th St. E/Pond 20/73rd Ave E./Buckeye Rd.

Along the bed lining Pond 20, there are a couple of weak Simpson's Stopper placements that are struggling compared to the neighboring bushes. Please check on these and confirm health of the plants. (Pic 8)



9. Please treat the live fire ant mounds along the curb entering the roundabout to the Amenity Center on 114th St. E.(Pic 9)



12. At the 73rd Ave E. entrance off Buckeye Rd., there is debris that needs removal. Can we have the detail crew remove the wood, steel, and plastic duct scraps discarded at this entrance near the monument? (Pic 12)



10. Noting turf conditions on 114th St. E. near the Amenity Center roundabout. Steadfast has turf replacement scheduled to start this week. (Pic 10>).

11. The row of Wax Myrtles between 73rd Ave E. and the cul-de-sac at 72nd Pl E, is missing 5 placements. Will the missing bushes be filled in? (Pic 11>)



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Page: 4

 Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:05:03 PM
irrigation is functioning properly will monitor plants.

 Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:05:47 PM
This has been removed.

73rd Ave E/Buckeye Rd.

13. The 73rd Ave E. exit monument at Buckeye Rd. is missing holly bushes. Please advise on replacements? (Pic 13)



<15



<16a



14. Documenting irrigation work headed southwest on 73rd Ave E before the 119th Ct E., intersection. Is there an update on this? 1



15. Noting another large active fire ant mound on 73rd Ave E. Please treat the entire community. Mounds on the curbs like this are all over. (Pic 15>)



16. Please keep the leafless Oleander bushes on the radar for inspection. We need to ensure the plants are healthy due to the inconsistency in the beds northeast bound on 73rd Ave E. (Pic 16a&b>) 2

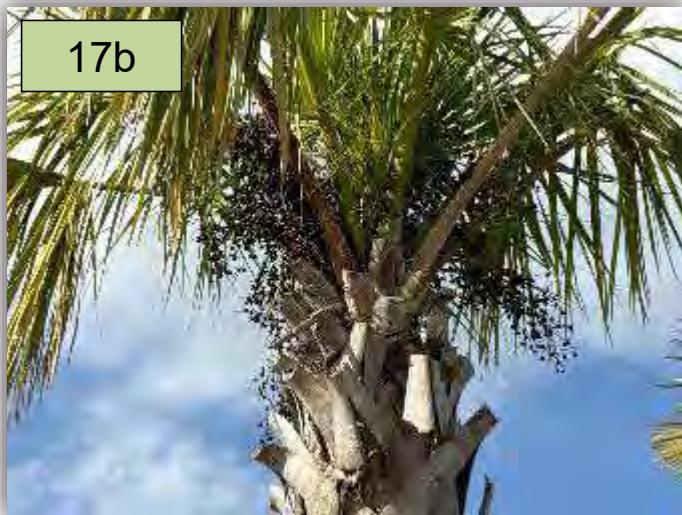


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Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:07:18 PM
There is active construction work being completed throughout the community.

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:09:17 PM
the plant material has been affected by the cold front we had in late December- I expect the oleanders to be healthy in the coming spring months.

17. The two Sabal Palms on sides of the sidewalk entrance to 72nd Pl E. cul-de-sac need maintenance and fruits removed. Fronds are yellowing. Please inspect and treat accordingly. (Pics 17a&b) 



18. There's a missing Wax Myrtle along the outside fence by 72nd Pl. Will missing Wax Myrtles be replaced in the spring? (Pic 18>)

19. Please inspect the Holly Trees along 73rd Ave E. southbound. Almost all the leaves have holes or bites in them. They need to be inspected and treated for caterpillar or other pests. (Pic 19a &b>) 

20. Please inspect all Holly Trees in the community. Pest presence could be found in multiple areas. 



Page: 6

Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:10:24 PM
Palm trimming throughout the community is scheduled for 2/1

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:11:54 PM
there were active pests/caterpillar- they have been treated.

114th St E./72nd Ave E./Roundabout/119th Ct. E

20. Steadfast, is there an update on this irrigation line in the roundabout? I see the company flag and noting the water is still spraying out. (Pic 20)



23. Please ensure detail crews are removing any debris still laying among plant beds. There are still shingles in the beds on 119th Ct E. that have probably been here since [REDACTED]. (Pic 23)



21. Please inspect the irrigation and palm health at this roundabout. The Foxtail palms in the middle are yellowing and the Sabal Palms at the edge have minimal fronds. (Pic 21)



22. Headed west on 119th Ct. E. is a bed with Duranta and a dead plant in the middle of neighboring healthy plants. Please have this removed and replaced. (Pic 22>)

24. One of the Sabal Palms on the corner of the intersection of 114th St.E. and 71st Terrace E is dead and needs to be removed. (Pic 24)



25. The opposite corner also has a dead Sabal Palm that needs removal. This will be on the proposal section so both palms at this intersection can be submitted under one proposal.

26. Please treat the curbs at these corners for fire ant mounds. Some of these active mounds extend over 4ft long.



Page: 7

Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:12:51 PM
This has been completer/repairs

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:14:13 PM
There is active construction throughout the community- will get this piece of trash removed.

Number: 3 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:17:04 PM
We are currently monitoring the foxtail palm- Fertilizer was applied 12/1

Number: 4 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:17:52 PM
This palm has been replaced.

Number: 5 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:18:44 PM
This palm has been replaced- ant mounds have been treated.

114th St E./Pond 9

27. Please investigate the irrigation for this plant bed on 114th St SE just past 71st Terrace E. Half of the Duranta look compromised with missing leaves and brittle branches. (Pic 27)



28. The elevated “pocket park” on 114th St. E. has Sabal Palms at the opening that need maintenance and inspection for chlorosis. Dead fronds and hanging fruits need to be removed. (Pic 28)



29. Please inspect the Holly Trees at the back end of the “pocket park”. The leaves show evidence of pest damage.

30. Duranta have been pulled and others look to be declining. This bed is on 114th St. E. and east of Pond 9. Please update on the replacement for the missing plants and inspect the ones struggling. 1



31. Muhle and Fakahatchee grasses throughout the community need trimming. Please advise if that is scheduled for this month. (Pic 31) 2



32. The plant bed headed eastbound on 114th St. and on the corner of 71st Terrace E, two Duranta placements are dead and need to be removed and replaced. Another one is declining but with immediate attention could be salvaged. Please inspect and advise of game plan. (Pic 32>) 3



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Page: 8

Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:22:37 PM
Some of the plant material throughout the community has been affected from the recent cold weather we have experienced- we will monitor.

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:23:27 PM
This is on the schedule to be trimmed.

Number: 3 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:25:06 PM
We will monitor plants and send proposals in the spring months, if needed.

114th St. E./.71st Terrace E/Artisan Lakes Monument

33. The Viburnum hedge around the Welcome Center parking area is very weak and many are dead. This area should be replanted in the Spring if heavy pruning can't promote survival. There is also live fire ant mounds for several feet where the bed meets the parking pad. (Pic 33)



36. At the edge of the monument bed, a Bottle Brush Plant has a fire ant mound that needs treatment. This is a live mound. (Pic 36)



34. On the exit side of 114th St E and across from 65th Terrace E two cut palm trunks are behind the plant bed. Please advise on the game plan for the stump removal and/or replacement.



35. The Duranta in this same bed look to be struggling. Please inspect and advise as the irrigation seems to be working efficiently.



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Page: 9

Number: 1 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:25:57 PM
Steadfast does not service the model.

Number: 2 Author: fwyatt Subject: Sticky Note Date: 1/14/2026 4:27:06 PM
These have been removed- new palms installed.

Proposals

1. Remove and replace the two dead Sabal Palms on each corner side of the 114th St.E and 71st Ter. E. intersection. (Pic 1a&b) Item #24



Tab 7



UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** February 26, 2026 @ 11:00am
- **Proposed Budget Presentation:** May 25, 2026

District Manager's Report

January 22,

2026

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2025</u>
General Fund Cash & Investment Balance:	\$17,139
Debt Service Fund Cash & Investment Balance:	\$1,219,053
Capital Projects Fund Invest. Balance:	<u>\$49,758</u>
Total Cash and Investment Balances:	\$1,285,950
General Fund Expense Variance:	\$62,355 Under Budget