



Rizzetta & Company

Stonegate Preserve Community Development District

Board of Supervisors' Meeting February 26, 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.stonegatepreserveccd.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.stonegatepreserveccd.net

**Board of Supervisors
Stonegate Preserve Community
Development District**

February 18, 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, February 26, 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 January 22, 2026 Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for December 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. None
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 3
 - D. Field Inspection Report Tab 4
 - i. Presentation of Contractor Response Report Tab 5
 - i. Presentation of Frost Damage Report Tab 6
 - E. District Manager (under separate cover)
 - i. Presentation of Website Compliance Report 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

MINUTES OF MEETING

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

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Stonegate Preserve Community Development District was held on **Thursday, January 22, 2026, at 11:25 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Chris Hall	Assistant Secretary
Ben Gainer	Assistant Secretary
Charlie Peters	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Sam Stevens	District Manager, Rizzetta & Company, Inc.
K.C. Hopkinson	District Counsel, Straley, Robin, & Vericker
Haley Pryor	Landscape Inspection Services, Rizzetta & Company, Inc.

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting Held
on November 20, 2025**

On a motion by Ms. Campagna, seconded by Mr. Hall, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on November 20, 2025, as presented, for Stonegate Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
November 2025**

On a motion by Ms. Evans, seconded by Mr. Peterson, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for November 2025 (\$8,752.30), for Stonegate Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of GIG Outdoor Lighting
Agreement**

This item was tabled.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Aquatic Reports

The Board reviewed the aquatic report.

D. Field Inspection Report

Ms. Pryor reviewed the report with the Board. The Board would like a proposal for top choice in a selected area with a map exhibit.

E. District Manager

Mr. Brizendine advised that the next meeting date is February 26, 2026, at 11:00 a.m.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests put forward.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gainer, seconded by Mr. Peterson, the Board unanimously adjourned the meeting at 11:35 a.m. for Stonegate Preserve Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

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 December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stonegate Preserve Community Association, Inc.	100252	10.03.2025 Refund	Deposit FPL 4550921482 HOA Refund 09/25	\$ 50.00
Report Total				\$ 50.00

INVOICE

Stonegate Preserve Community Association, Inc.
393 Interstate Blvd.
Sarasota, FL 34240

Account # 14307099468

Bill to
CDD

Invoice details
Invoice no.: 10/03/2025
Terms: Upon Receipt
Invoice date: 10.03.2025
Due date: 10.03.2025

#	Date	Account Number	Product/Service	Amount
1	10/3/2025	14307099468 - 11390 65th Ter E	Deposit Payment	\$ 50.00

RECEIVED
10-07-2025

TOTAL BALANCE DUE \$ 50.00



FPL

Thank you for your payment!

Your payment was made on **May 7, 2025 08:55 AM EST.**

An email of your payment has been
sent to **accounting@thesignatureone.com**

Total Payment Amount	\$50.00
Electric Payment	\$50.00
Payment Date	May 7, 2025
Bank Account	*****6136
Confirmation Number	1270855

Set it and forget it

With FPL Automatic Bill Pay[®], choose your monthly withdrawal date and
never worry about missing your bill again.

Enroll today

FPL Energy Manager

Monitor, analyze and simulate your energy usage to find ways you can
save on your bill.

Start saving

Payment Terms & Conditions

- You authorize FPL to make a withdrawal from your bank account to pay the FPL bill for the account listed above.
- You are the bank account holder or an authorized agent for the bank account listed above.
- Your bank account is with a U.S. bank, and you understand that your bank may charge for this service.
- Your payment will be debited from your bank account on or about the same day you make your payment online.

Give Feedback

Account Balance

View Billing & Payment Options



Acct #: 1430799468
11390 65TH TER E #MONUMENT



Total Balance ?

\$0⁰⁰

View Balance Details below.

As of Sep 3, 2025

PAY BILL

VIEW BILL

Sign up for FPL Automatic Bill Pay®

Balance Details	▼
Deposit Amount	\$50.00
View Details	
Pending Payment/Credit	\$50.00
View Details	
Total Adjusted Balance	0

Last Payment	Date Received	Next Bill Date
\$50.00	May 7, 2025	Sep 29, 2025

Account Name
Stonegate Preserve Community
Development District

Email Address
accounting@thesignatureone.com

Phone Number
(813)347-3895

Deposit
\$50.00

Edit Contact Info

Program Enrollments



- ☒ Add Phone Number
 - ☐ Get Text Alerts
 - ☐ Enroll in FPL Automatic Bill Pay
- View All

Tab 3

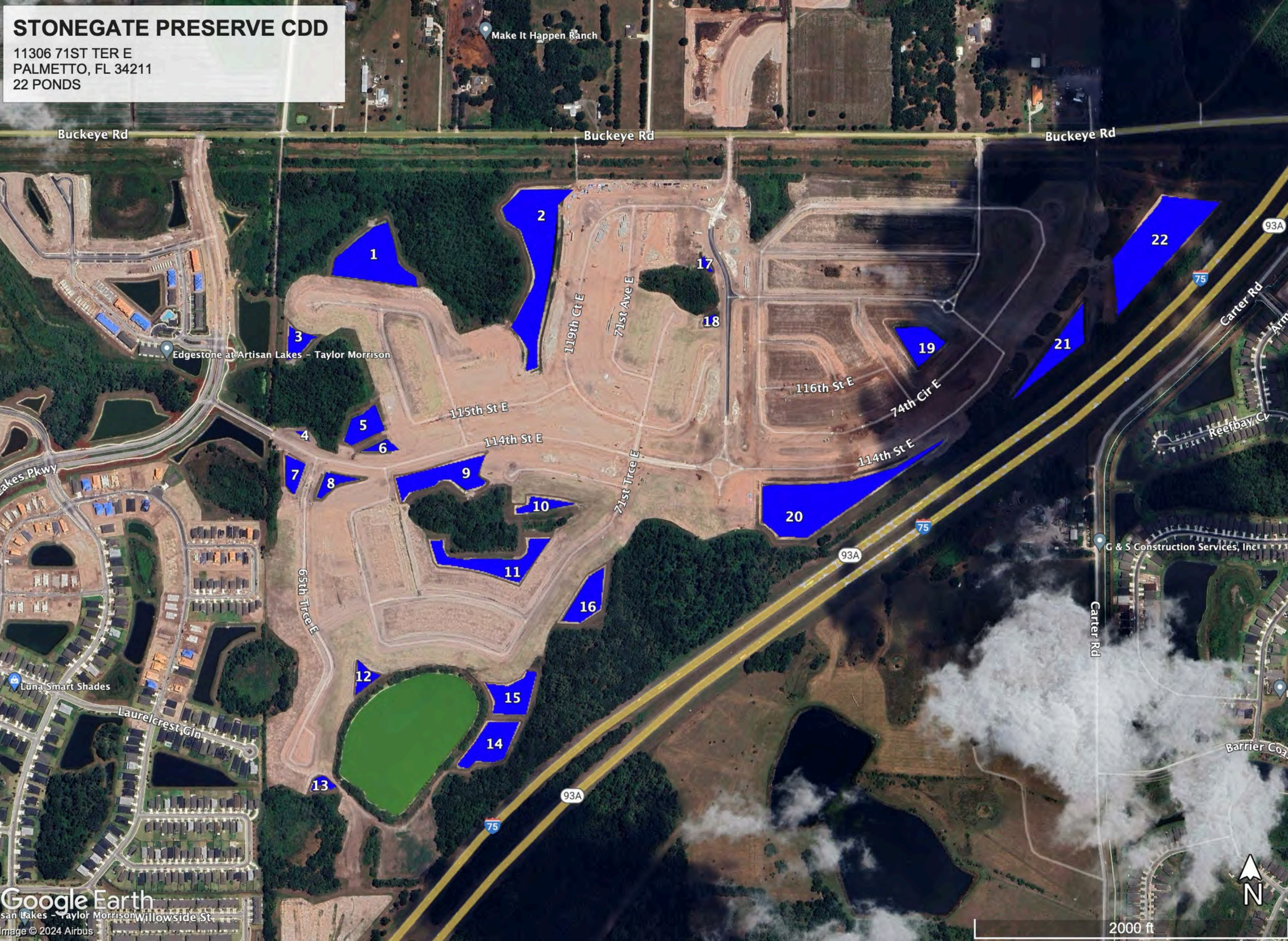


MONTHLY REPORT

FEBRUARY, 2026



STONEGATE PRESERVE CDD
11306 71ST TER E
PALMETTO, FL 34211
22 PONDS



SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



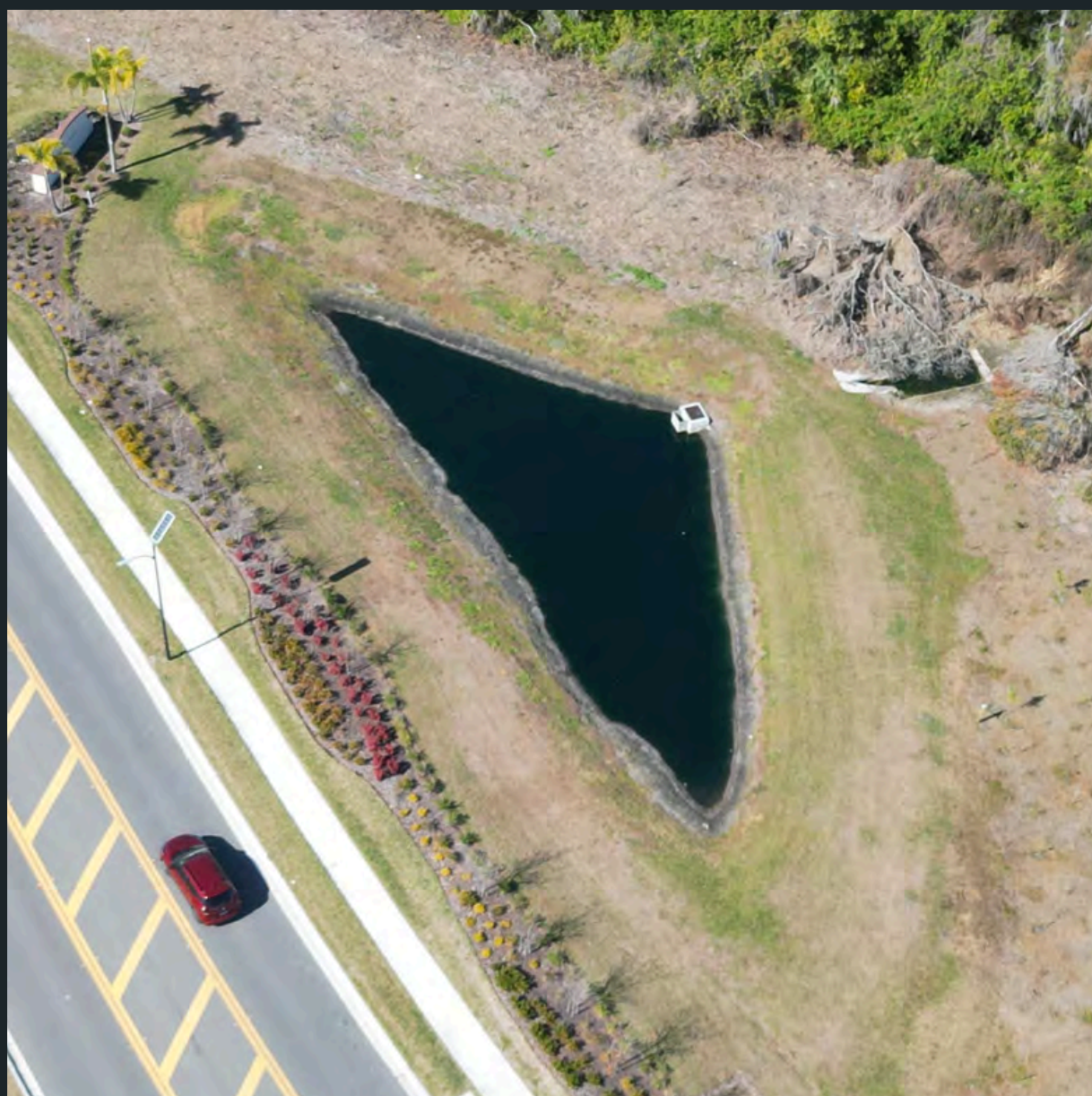
Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



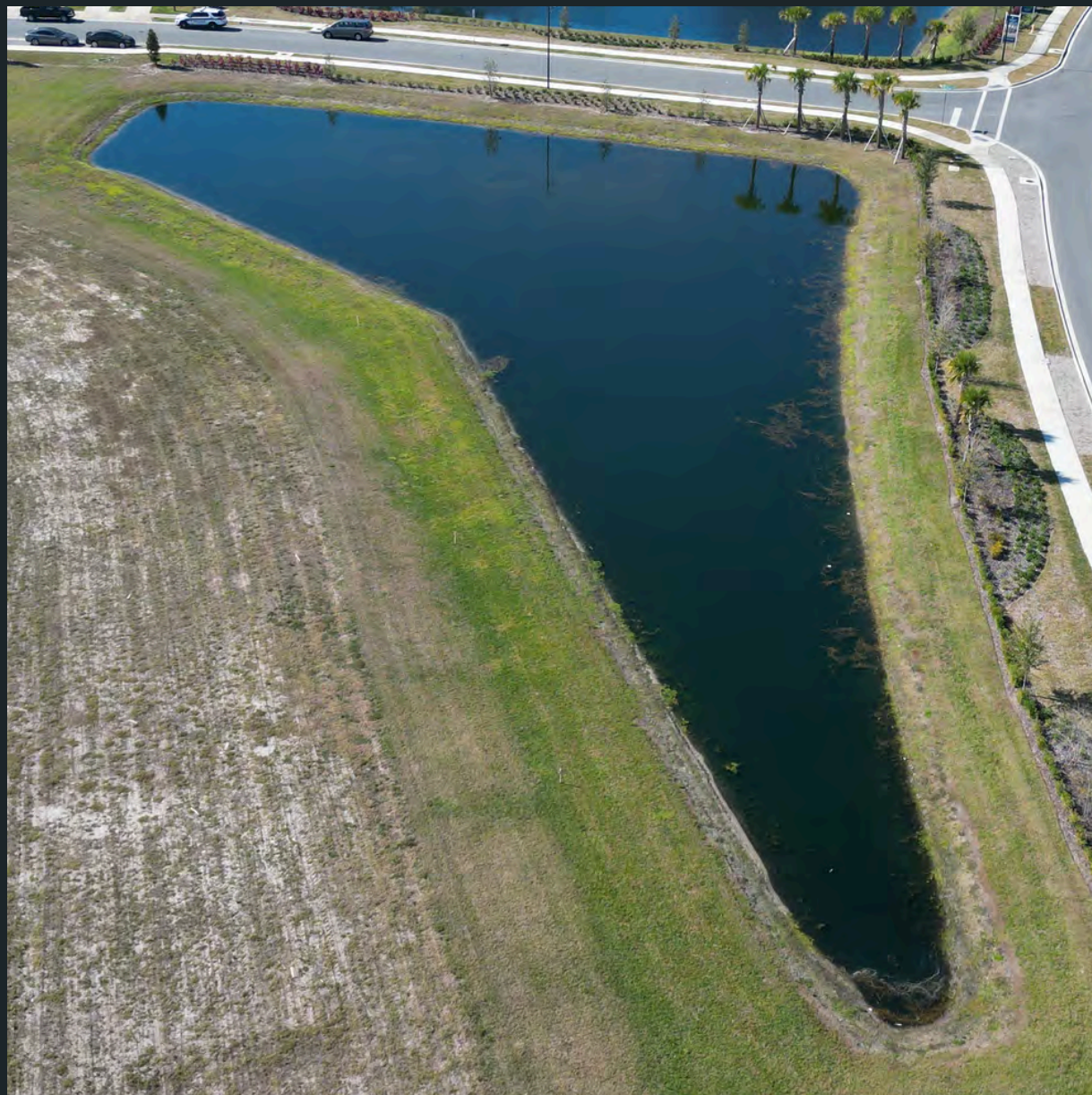
Pond #5 Treated for Algae and Shoreline Vegetation.



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 4

Stonegate Preserve

LANDSCAPE INSPECTION REPORT



February 4, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

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

General Updates, Recent & Upcoming Maintenance Events

- All landscape pruning and planting should be done in mid-March instead of February. Additional time is crucial after the recent freezing temperatures and cold damage. With proper pruning after threats of frost, most landscape can regenerate.

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 landscape beds at the Buckeye North entrance show minimal cold damage. The Duranta behind the south ROW monument on 77th Ave E shows damage at the tips, but with proper pruning mid-March, the plants should survive. (Pics 1a&b)



2. Please advise when it is safe to repair turf at this entrance and along 77th Ave E. Is the county's work done here or will we be waiting indefinitely? (Pics 2a&b)



3. The treatment for fire ants issued by Steadfast has made improvements. Please continue to treat mounds along 77th Ave E. A proposal for Top Choice is not needed at this time.

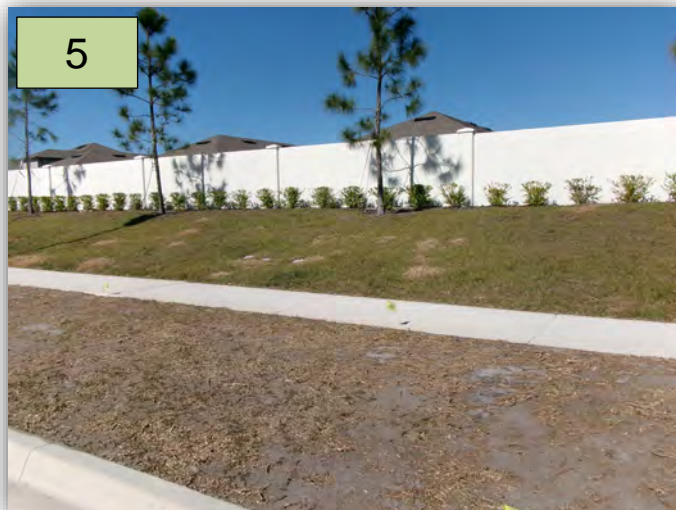
4. Please revisit this pine tree on 114th westbound and right across from the lift station. One of the straps is disconnected and may be needed for stability and proper growth. (Pic 4)



7. At the same corner on 114th, there's a patch of bare dirt. Is this going to be turfed over or will the bed be re-established and continue along the bend? (Pic 7)



5. Documenting turf conditions along 114th St. E across from the lift station. Steadfast has graded in prep for laying new sod. Please confirm the turf past the sidewalk is in good health. This month it looks spotty. (Pic 5)



8. Please remove the hanging fruits from the palms around this intersection at 114th and 71st. (Pic 8)



6. Near the Amenity Center roundabout, the bed along the fence where 114th joins 71st Ave. E, there are multiple Duranta placements that are in decline or missing. Please keep this on the radar for replanting in March. (Pic 6>)



114th St. E/71st Terrace E.

9. The turf along the west ROW of 114th, past the roundabout, an animal is digging significant sized holes. Can these be inspected and taken care of before further damage to turf ensues? (Pic 9)



12. Can the parking pad for the Lennar Welcome Center on 71st Terrace E be revisited for another fire ant treatment? These mounds were treated but still active. (Pic 12)



10. Both dead palms were removed and replaced at the intersection of 71st Ter E. and 114th. Can a return visit be made to remove the dead fronds and hanging fruit on the older palms? The corners will look much better with existing palms maintained. (Pic 10)



13. Documenting struggling turf westbound on 114th passed the Amenity Center before fertilization. (Pic 13)



11. Documenting another placement of Duranta along 114th. This bush shows more cold damage community wide than others. Mid-March pruning will provide plant health data. (Pic 11>)



114th St E./73rd Ave E/Pool

14. In mid-March, this bed along 114th and past 71st Terrace, will need to be filled in. Again, Duranta are struggling after the cold spell. A few will need to be replaced to restore symmetry to the bed. (Pic 14)



18. The turf on the roundabout is scheduled for fertilization today. Irrigation is working and no pests were found. (Pic 18)



15. Documenting turf damage by the dog park fence and water meters. Are there plans to grade this area and install new turf? It may need more than fertilizer. Please advise. (Pic 15)



16. Please be proactive about removing palm fruits before they drop and stain the pool pavers. Several palms around the pool and inside the fence have berries. (Pic 16>)

17. The Autograph plants along the pool fence show cold damage on one end while the other side looks untouched. Please keep these on the radar to inspect and prune in mid-March. (Pic 17>)

73rd Ave E./Buckeye Rd./119th Ct. E

19. The center palm is missing behind the monument at the 73rd Ave E. entrance off of Buckeye Rd. A replacement will be included on the proposal page. (Pic 19)



21. The corner landscape bed along 73rd Ave E. before 119th Ct. shows some cold damage to the front rows of Duranta and Jasmine. Please inspect these rows and determine what is salvageable and what needs replacement. (Pic 21)



20. Noting the county at work on the water lines at this entrance and the impact on surrounding turf. (Pics 20a&b)



22. Coming off the corner bed mentioned above, the Wax Myrtle hedgerow behind the empty lots need inspection. There is inconsistency where some appear cold damaged and sparse and others adjacent appear just fine. Please inform once inspected. (Pic 22)



114th St E./Artisan Lakes Monument

23. Documenting the turf conditions at the elevated pocket park along 114th St E. Please advise on the fertilization plan here. Also, please continue to scan the palm trees in the park and key feature locations. Prioritize trees that are front and center. We still have dead fronds and hanging fruit that need removed. This park is 10 snips away from elevating the appeal. (Pics 23a&b)

23a



23b



<24a



<24b



<25



24. Both monuments at the Artisan Lakes entrance onto 114th have palms that need fruits removed. The sprouts are right over the signage. (Pics 24a&b>)

25. The curb along the West ROW of the entrance, right before the monument, has a very active fire ant mound. Can this be revisited and treated? (Pic25>)



Proposals

1. Provide a proposal to remove the previous stump and replace the Foxtail palm behind the monument. The center palm behind the 73rd Ave. and Buckeye monument is no longer standing. Item #19 (Pics 1a-b)



Tab 5

Stonegate Preserve

LANDSCAPE INSPECTION REPORT



February 4, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

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

General Updates, Recent & Upcoming Maintenance Events

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1. The landscape beds at the Buckeye North entrance show minimal cold damage. The Duranta behind the south ROW monument on 77th Ave E shows damage at the tips, but with proper pruning mid-March, the plants should survive. (Pics 1a&b) 2
2. Please advise when it is safe to repair turf at this entrance and along 77th Ave E. Is the county's work done here or will we be waiting indefinitely? (Pics 2a&b) 1






3. The treatment for fire ants issued by Steadfast has made improvements. Please continue to treat mounds along 77th Ave E. A proposal for Top Choice is not needed at this time. 3



Summary of Comments on Slide 1

Page: 2

	Number: 1	Author: cwilbur	Subject: Sticky Note	Date: 2/17/2026 1:47:45 PM
We will be measuring for sod in the next few weeks.				
	Number: 2	Author: cwilbur	Subject: Sticky Note	Date: 2/17/2026 1:46:56 PM
Noted for March detail.				
	Number: 3	Author: cwilbur	Subject: Sticky Note	Date: 2/17/2026 1:48:05 PM
We will continue to treat.				

4. Please revisit this pine tree on 114th westbound and right across from the lift station. One of the straps is disconnected and may be needed for stability and proper growth. (Pic 4)



5. Documenting turf conditions along 114th St. E across from the lift station. Steadfast has graded in prep for laying new sod. Please confirm the turf past the sidewalk is in good health. This month it looks spotty. (Pic 5)



6. Near the Amenity Center roundabout, the bed along the fence where 114th joins 71st Ave. E, there are multiple Duranta placements that are in decline or missing. Please keep this on the radar for replanting in March. (Pic 6>)




7. At the same corner on 114th, there's a patch of bare dirt. Is this going to be turfed over or will the bed be re-established and continue along the bend? (Pic 7)





8. Please remove the hanging fruits from the palms around this intersection at 114th and 71st. (Pic 8)





Page: 3


 Number: 1 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:48:50 PM
February detail note.

 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:52:29 PM
Being done this week.


 Number: 2 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:51:31 PM
This will get looked at and planned with any replacements from cold damage.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:51:56 PM
This is happening this week with the detail crew.


 Number: 4 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:49:49 PM
We will be evaluating when we measure for new sod, and will consult with horticulture.

 Number: 5 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:50:12 PM
Noted.


114th St. E/71st Terrace E.

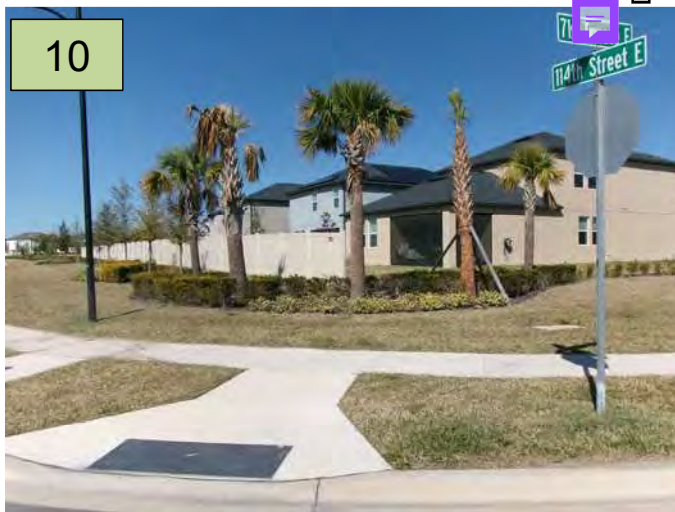
9. The turf along the west ROW of 114th, past the roundabout, an animal is digging significant sized holes. Can these be inspected and taken care of before further damage to turf ensues? (Pic 9)  ²



12. Can the parking pad for the Lennar Welcome Center on 71st Terrace E be revisited for another fire ant treatment? These mounds were treated but still active. (Pic 12)  ¹




10. Both dead palms were removed and replaced at the intersection of 71st Ter E. and 114th. Can a return visit be made to remove the dead fronds and hanging fruit on the older palms? The corners will look much better with existing palms maintained. (Pic 10)  ³




13. Documenting struggling turf westbound on 114th passed the Amenity Center before fertilization. (Pic 13)





11. Documenting another placement of Duranta along 114th. This bush shows more cold damage community wide than others. Mid-March pruning will provide plant health data. (Pic 11>)  ⁴




Page: 4

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:54:46 PM
Steadfast does not service the model or parking lot.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:53:23 PM
This is on the list for detail this week.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:53:56 PM
Fronds and fruit removal is scheduled for this weeks detail.

 Number: 4 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:54:21 PM
Noted for March detail.

114th St E./73rd Ave E/Pool

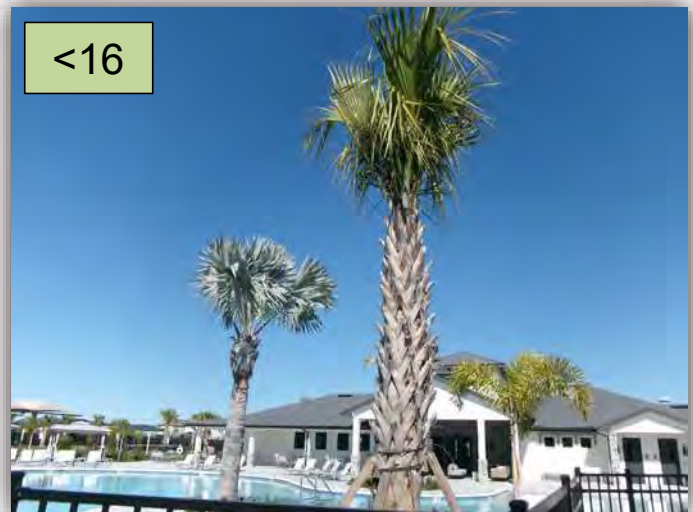
14. In mid-March, this bed along 114th and past 71st Terrace, will need to be filled in. Again, Duranta are struggling after the cold spell. A few will need to be replaced to restore symmetry to the bed. (Pic 14)



18. The turf on the roundabout is scheduled for fertilization today. Irrigation is working and no pests were found. (Pic 18)




15. Documenting turf damage by the dog park fence and water meters. Are there plans to grade this area and install new turf? It may need more than fertilizer. Please advise. (Pic 15)





16. Please be proactive about removing palm fruits before they drop and stain the pool pavers. Several palms around the pool and inside the fence have berries. (Pic 16>)


17. The Autograph plants along the pool fence show cold damage on one end while the other side looks untouched. Please keep these on the radar to inspect and prune in mid-March. (Pic 17>)


Page: 5

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:55:44 PM

 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:56:02 PM
Noted for Spring plant replacement.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:57:11 PM
This area will be evaluated when we measure for sod.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:57:39 PM

 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:58:30 PM
Palm trimming is happening with the detail crew this week.

73rd Ave E./Buckeye Rd./119th Ct. E

19. The center palm is missing behind the monument at the 73rd Ave E. entrance off of Buckeye Rd. A replacement will be included on the proposal page. (Pic 19)



21. The corner landscape bed along 73rd Ave E. before 119th Ct. shows some cold damage to the front rows of Duranta and Jasmine. Please inspect these rows and determine what is salvageable and what needs replacement. (Pic 21)





20. Noting the county at work on the water lines at this entrance and the impact on surrounding turf. (Pics 20a&b)



22. Coming off the corner bed mentioned above, the Wax Myrtle hedgerow behind the empty lots need inspection. There is inconsistency where some appear cold damaged and sparse and others adjacent appear just fine. Please inform once inspected. (Pic 22)



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 1:59:58 PM
Cold damage is being watched and will be evaluated in the next month.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 2:01:30 PM
There is no question of the inconsistency. Some plants are stronger than others even though planted next to each other.

114th St E./Artisan Lakes Monument


23. Documenting the turf conditions at the elevated pocket park along 114th St E. Please advise on the fertilization plan here. Also, please continue to scan the palm trees in the park and key feature locations. Prioritize trees that are front and center. We still have dead fronds and hanging fruit that need removed. This park is 10 snips away from elevating the appeal. (Pics 23a&b) ¹



24. Both monuments at the Artisan Lakes entrance onto 114th have palms that need fruits removed. The sprouts are right over the signage. (Pics 24a&b>)

25. The curb along the West ROW of the entrance, right before the monument, has a very active fire ant mound. Can this be revisited and treated? (Pic25>)



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 2/17/2026 2:02:26 PM
Palm fronds are being trimmed this week for the February detail.

Proposals

1. Provide a proposal to remove the previous stump and replace the Foxtail palm behind the monument. The center palm behind the 73rd Ave. and Buckeye monument is no longer standing. Item #19 (Pics 1a-b)



Tab 6



Printed: Feb 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 4, 2026

Job: SM1170 Stonegate CDD
Title: Cold damage
Added By: Jennifer Wyatt

Log Notes:

Attached are the photos from my site visit outlining the cold/frost damage. Plants, trees and palm trees were all damaged throughout the community from the recent freeze event we had.

The ixorias are heavily damaged, the Foxtail palms took a major hit as well. The gold mounds throughout the community are pretty damaged. we really won't know the total extent of the damage until the next 2 to 4 weeks.

Weather Conditions:

Sunny

Wed, Feb 4, 2026, 3:40 PM



71°F

29°F

Wind: 9 mph
Humidity: 93%
Total Precip: 0"







Tab 7



Quarterly Compliance Audit Report

Stonegate Preserve of Manatee County

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

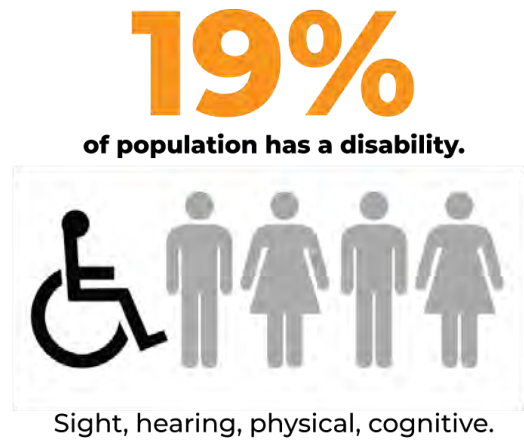
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web