



Rizzetta & Company

# **Stonegate Preserve Community Development District**

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## **Board of Supervisors' Meeting February 26, 2026**

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

**[Stonegatepreservecdd.net](http://Stonegatepreservecdd.net)**

# STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219  
[www.stonegatepreservecdd.net](http://www.stonegatepreservecdd.net)

<b>Board of Supervisors</b>	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company
<b>District Counsel</b>	KC Hopkinson	Straley, Robin, & Vericker, P.A.
<b>Interim Engineer</b>	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

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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**

**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

# STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

January 22, 2026 - Minutes of Meeting

Page 1

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## 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:

16            Kelly Evans	<b>Chairman</b>
17            Lori Campagna	<b>Vice Chairman</b>
18            Chris Hall	<b>Assistant Secretary</b>
19            Ben Gainer	<b>Assistant Secretary</b>
20            Charlie Peters	<b>Assistant Secretary</b>

Also present were:

24            Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
25            Sam Stevens	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
26            K.C. Hopkinson	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
27            Haley Pryor	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>

30            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.

# STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

January 22, 2026 - Minutes of Meeting

Page 2

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45 **THIRD ORDER OF BUSINESS**

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

49 On a motion by Ms. Campagna, seconded by Mr. Hall, with all in favor, the Board  
50 approved the Minutes of the Board of Supervisors Regular Meeting held on November  
51 20, 2025, as presented, for Stonegate Preserve Community Development District.

52 **FOURTH ORDER OF BUSINESS**

53 **Consideration of Operations &**  
54 **Maintenance Expenditures for**  
55 **November 2025**

56 On a motion by Ms. Evans, seconded by Mr. Peterson, with all in favor, the Board  
57 ratified the Operations & Maintenance Expenditures of the District for November 2025  
58 (\$8,752.30), for Stonegate Preserve Community Development District.

59 **FIFTH ORDER OF BUSINESS**

60 **Ratification of GIG Outdoor Lighting**  
61 **Agreement**

62 This item was tabled.

63 **SIXTH ORDER OF BUSINESS**

64 **Staff Reports**

65 **A. District Counsel**  
66 No report.

67 **B. District Engineer**  
68 Not present.

69 **C. Aquatic Reports**  
70 The Board reviewed the aquatic report.

71 **D. Field Inspection Report**  
72 Ms. Pryor reviewed the report with the Board. The Board would like a  
73 proposal for top choice in a selected area with a map exhibit.

74 **E. District Manager**  
75 Mr. Brizendine advised that the next meeting date is February 26, 2026, at  
76 11:00 a.m.

**STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**January 22, 2026 - Minutes of Meeting**

**Page 3**

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83      **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

84

85      There were no Supervisor Requests put forward.

86

87      **EIGHTH ORDER OF BUSINESS**

**Adjournment**

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89

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.

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95      Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

## Tab 2

# Stonegate Preserve Community Development District

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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:

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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
<b>Report Total</b>				<b>\$ 50.00</b>

# INVOICE

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

Amount Due Amount Paid Amount Received

**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](mailto:accounting@thesignatureone.com)

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

[Give Feedback](#)

## 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.

## Account Balance

[View Billing & Payment Options](#)

Total Balance [?](#)

**\$0.00**

[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

**\$50.00**

Date Received

**May 7, 2025**

Next Bill Date

**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



Your Progress  
Take advantage of our services and programs

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[Get Text Alerts](#)

[Enroll In FPL Automatic Bill Pay](#)

[View All](#)

## Tab 3



**SitexAquatics**

LAKE & FOUNTAIN SERVICES

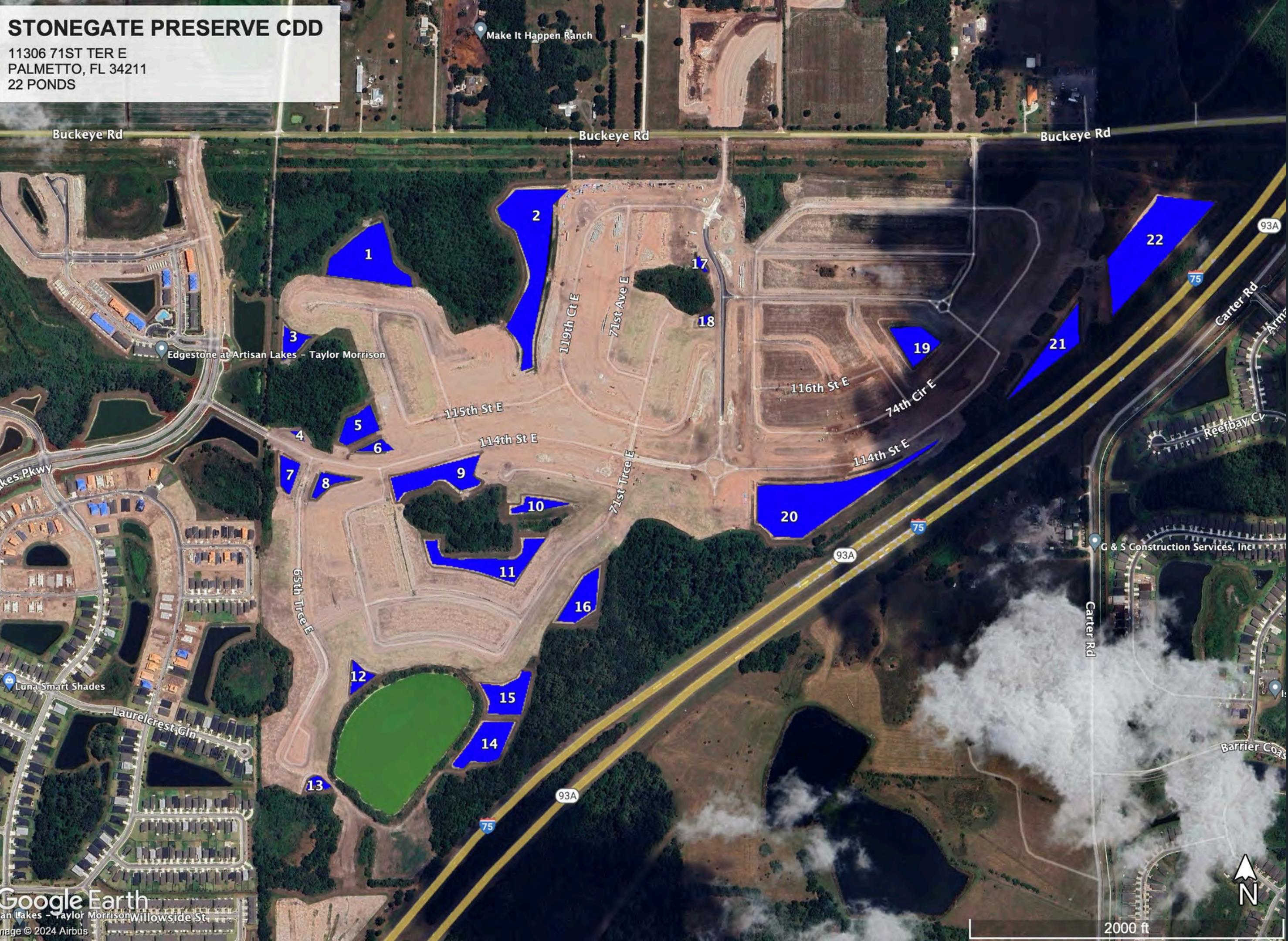
# MONTHLY REPORT

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.



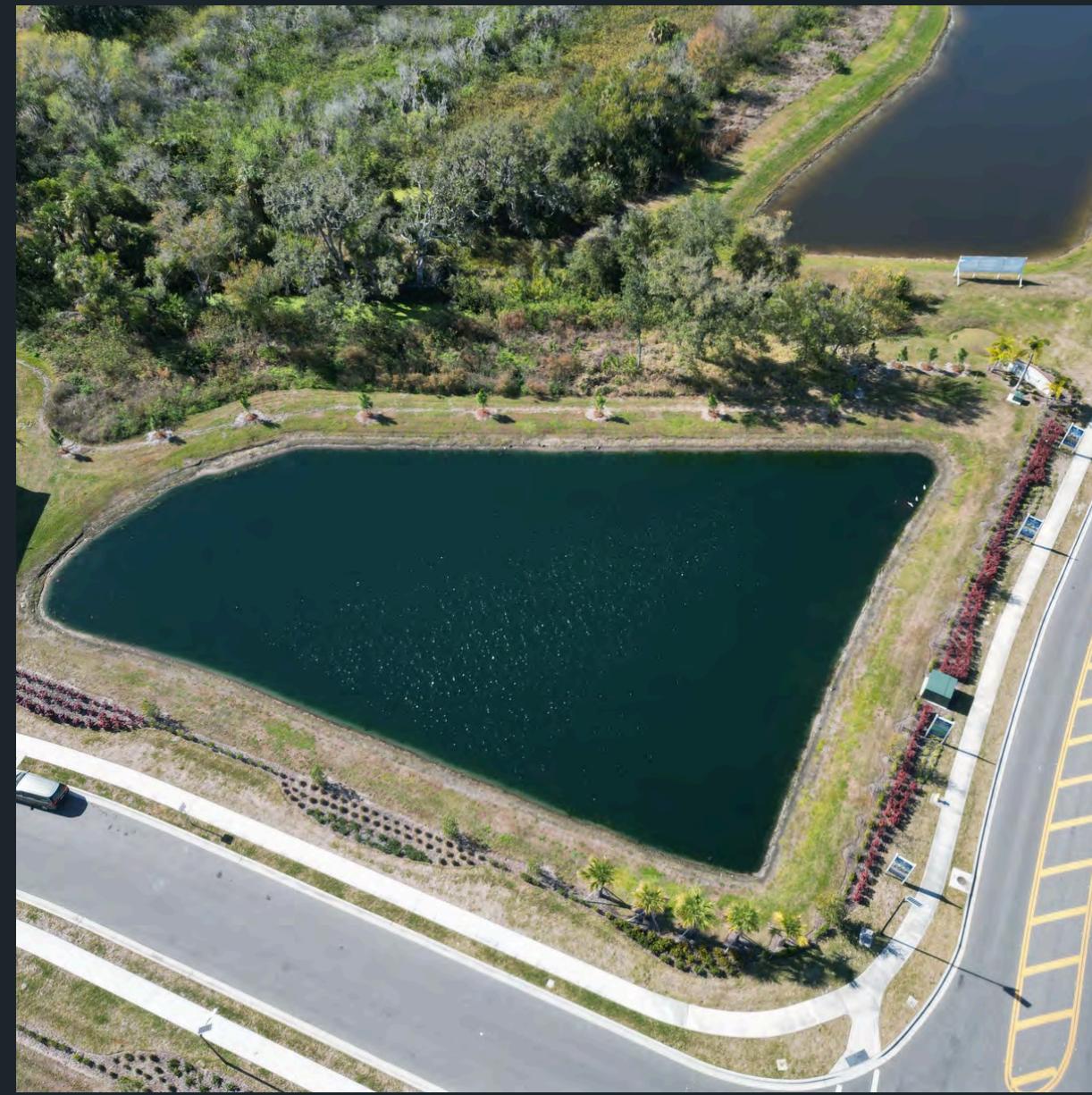
Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



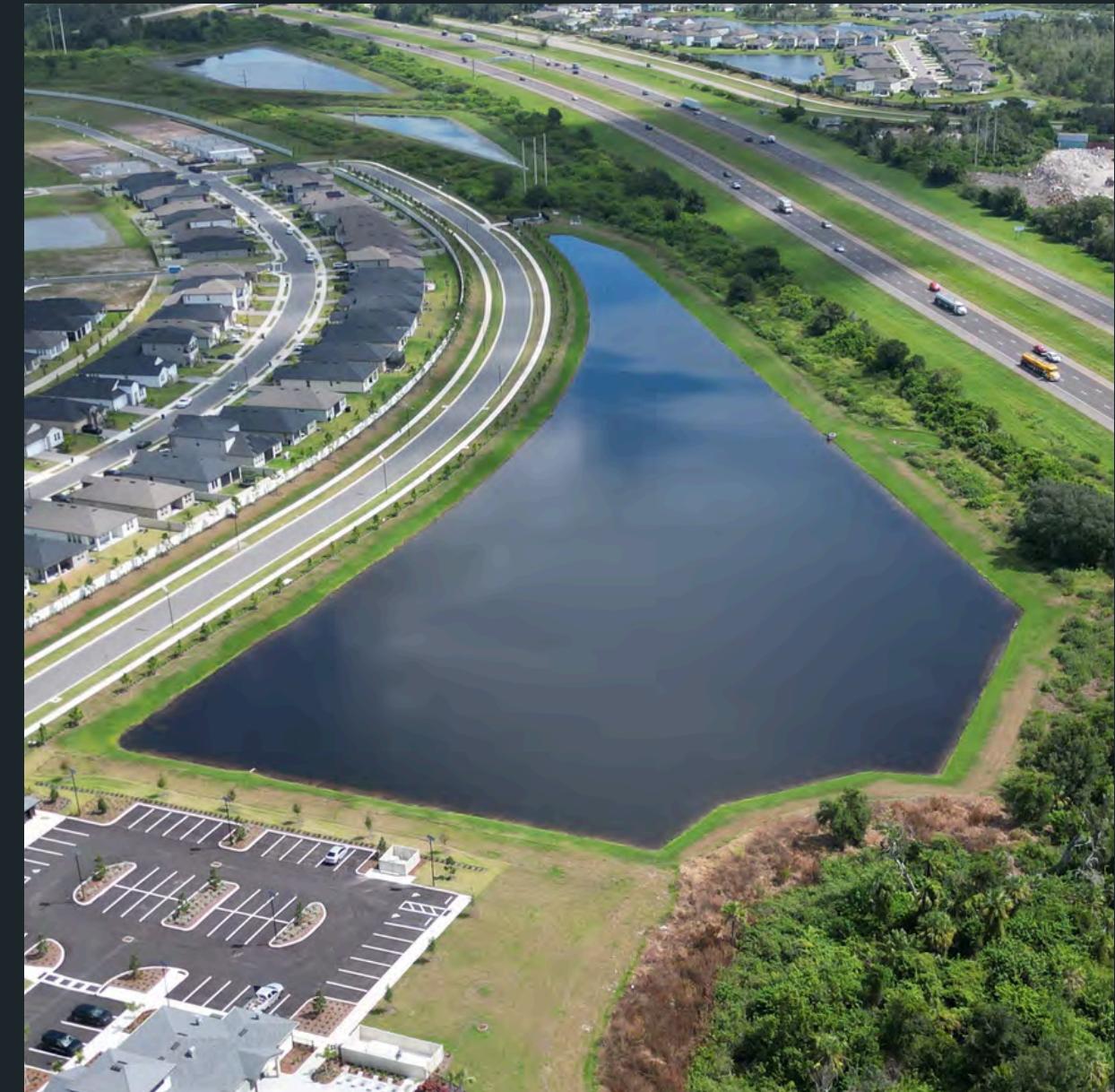
Pond #7 Treated for Algae and Shoreline Vegetation.



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

# Summary/Buckeye Rd./77<sup>th</sup> 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 77<sup>th</sup> 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 77<sup>th</sup> 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 77<sup>th</sup> Ave E. A proposal for Top Choice is not needed at this time.



Rizzetta & Company  
Professionals in Community Management

# 114<sup>th</sup> St. E/Pond 20/71<sup>st</sup> Ave. E

4. Please revisit this pine tree on 114<sup>th</sup> 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 114<sup>th</sup> 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 114<sup>th</sup> joins 71<sup>st</sup> 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 114<sup>th</sup>, 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 114<sup>th</sup> and 71st. (Pic 8)



# 114<sup>th</sup> St. E/71<sup>st</sup> Terrace E.

9. The turf along the west ROW of 114<sup>th</sup>, 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 71<sup>st</sup> 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 71<sup>st</sup> Ter E. and 114<sup>th</sup>. 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)



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

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



# 114<sup>th</sup> St E./73<sup>rd</sup> Ave E/Pool

14. In mid-March, this bed along 114<sup>th</sup> and past 71<sup>st</sup> 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>)



Rizzetta & Company  
Professionals in Community Management

# 73<sup>rd</sup> Ave E./Buckeye Rd./119<sup>th</sup> Ct. E

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



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



21. The corner landscape bed along 73<sup>rd</sup> Ave E. before 119<sup>th</sup> 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)



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)



Rizzetta & Company  
Professionals in Community Management

# 114<sup>th</sup> St E./Artisan Lakes Monument

23. Documenting the turf conditions at the elevated pocket park along 114<sup>th</sup> 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)



24. Both monuments at the Artisan Lakes entrance onto 114<sup>th</sup> 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 73<sup>rd</sup> 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

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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 77<sup>th</sup> 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 77<sup>th</sup> 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 77<sup>th</sup> Ave E. A proposal for Top Choice is not needed at this time. [3]



Rizzetta & Company  
Professionals in Community Management

# 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.

# 114<sup>th</sup> St. E/Pond 20/71<sup>st</sup> Ave. E

4. Please revisit this pine tree on 114<sup>th</sup> 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 114<sup>th</sup> 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 114<sup>th</sup> joins 71<sup>st</sup> 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 114<sup>th</sup>, 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 114<sup>th</sup> and 71<sup>st</sup>. (Pic 8) 



## Page: 3

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

---

5 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.

---

# 114<sup>th</sup> St. E/71<sup>st</sup> Terrace E.

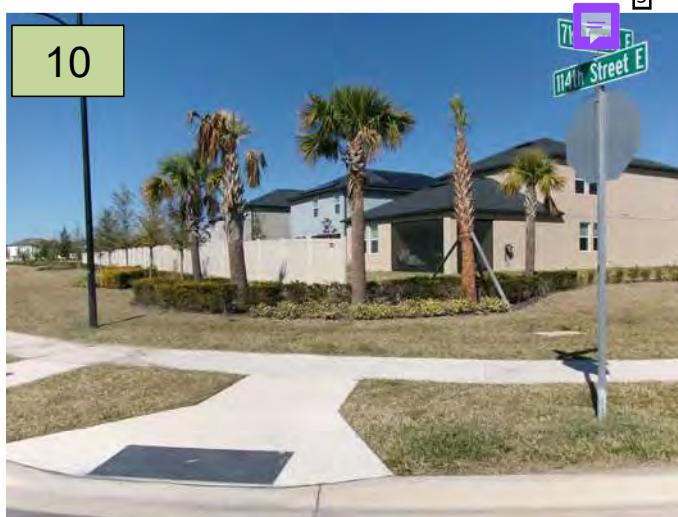
9. The turf along the west ROW of 114<sup>th</sup>, past the roundabout, an animal is digging significant sized holes. Can these be inspected and taken care of before further damage to turf ensues? (Pic 9) [2]



12. Can the parking pad for the Lennar Welcome Center on 71<sup>st</sup> 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 71<sup>st</sup> Ter E. and 114<sup>th</sup>. 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]



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

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



## Page: 4

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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.

---

# 114<sup>th</sup> St E./73<sup>rd</sup> Ave E/Pool

14. In mid-March, this bed along 114<sup>th</sup> and past 71<sup>st</sup> 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) 



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Rizzetta & Company  
Professionals in Community Management

## Page: 5

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 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.

# 73<sup>rd</sup> Ave E./Buckeye Rd./119<sup>th</sup> Ct. E

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



21. The corner landscape bed along 73<sup>rd</sup> Ave E. before 119<sup>th</sup> 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)



Rizzetta & Company  
Professionals in Community Management

## Page: 6

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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.

# 114<sup>th</sup> St E./Artisan Lakes Monument

23. Documenting the turf conditions at the elevated pocket park along 114<sup>th</sup> 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 114<sup>th</sup> 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>)



Rizzetta & Company  
Professionals in Community Management

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 73<sup>rd</sup> Ave. and Buckeye monument is no longer standing. Item #19 (Pics 1a-b)



## Tab 6



## 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

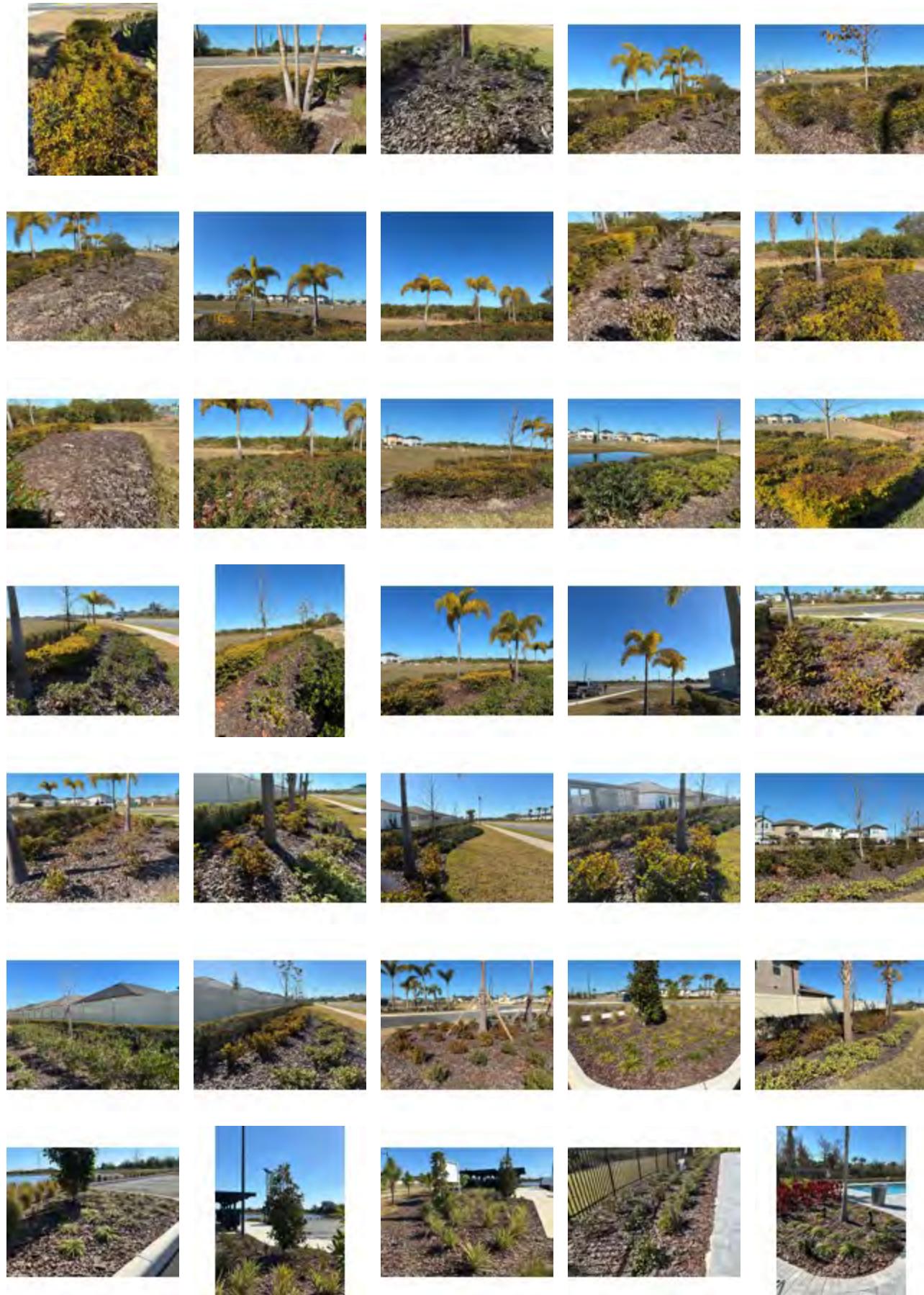


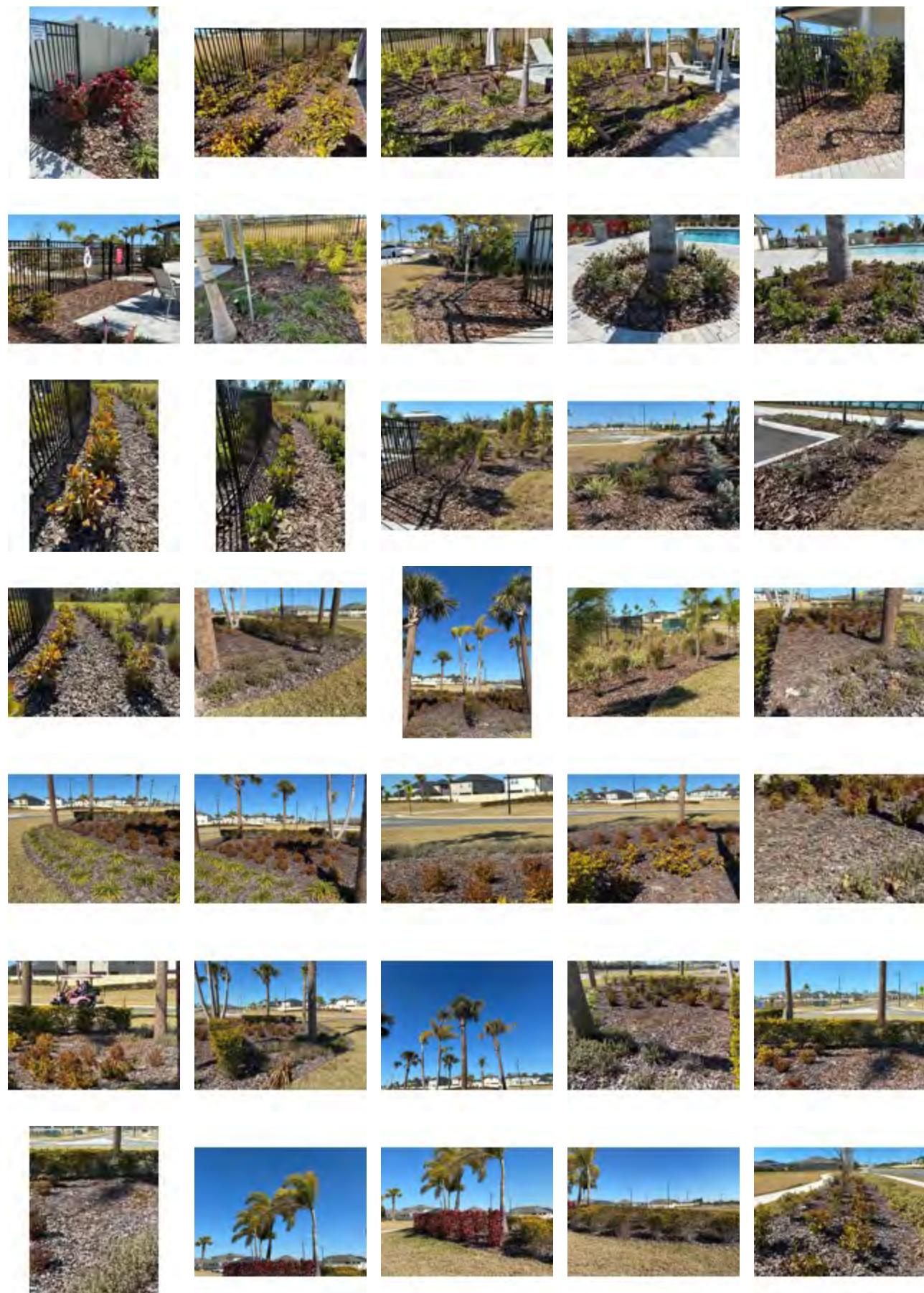
71°F  
29°F

Wind: 9 mph

Humidity: 93%

Total Precip: 0"







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## **Tab 7**



# Quarterly Compliance Audit Report

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

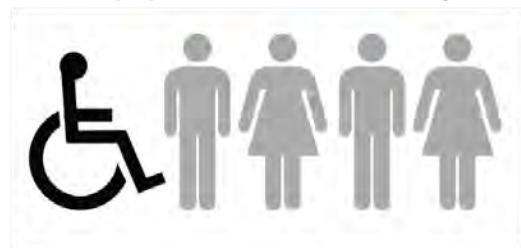
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, 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.

**19%**

of population has a disability.



Sight, hearing, physical, cognitive.



# 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](http://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