



Rizzetta & Company

Stonegate Preserve Community Development District

Board of Supervisors' Meeting March 26, 2026

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

Stonegatepresvecdd.net

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219

www.stonegatepresvecdd.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**

March 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, March 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 February 26, 2026..... Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for January & February 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-01; Re-Designating Officer of the District Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 4
 - D. Field Inspection Report Tab 5
 - i. Presentation of Contractors Response Report..... Tab 6
 - E. District Manager (under separate cover)
- 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, February 26, 2026, at 11:26 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 Peterson	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Sam Stevens	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin, & Vericker
Haley Pryor	Landscape Inspection Manager, Rizzetta & Company, Inc. (via phone)

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 audience members present.

45 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
46 **of Supervisors Regular Meeting Held**
47 **on January 22, 2026**
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On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on January 26, 2026, for Stonegate Preserve Community Development District.

49 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**
50 **Maintenance Expenditures for**
51 **December 2025**
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On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for December 2025 (\$50.00), for Stonegate Preserve Community Development District.

54 **FIFTH ORDER OF BUSINESS** **Staff Reports**
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56 **A. District Counsel**

57 No report.

58 **B. District Engineer**

59 Not present.

60 **C. Aquatic Reports**

61 The Board reviewed the aquatic report.

62 **D. Field Inspection Report**

63 Ms. Pryor reviewed the report with the Board.

64 The Board reviewed the Contractor Response & Frost Damage Reports.

65 **E. District Manager**

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

68 Mr. Brizendine presented the website compliance report to the Board.

69 Mr. Brizendine informed the board that management posted a notice on the
70 District's website regarding the frost damage.

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On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved moving the April 23, 2026 Stonegate Preserve CDD meeting to April 30, 2026 at 11:00 a.m. or immediately after the Prosperity Lakes CDD meeting at the Harrison Ranch Clubhouse, 5755 Harrison Rand Boulevard, Parrish, Florida 34219, for Stonegate Preserve Community Development District.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans asked Mr. Hall if all common areas are complete and ready for maintenance. Mr. Hall said no, the streetlights for Phase 2B are not installed and three (3) monuments do not yet have power.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gainer, seconded by Ms. Campagna, the Board unanimously adjourned the meeting at 11:37 a.m. for Stonegate Preserve Community Development District.

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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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$154,293.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arbitrage Rebate Counselors, LLC	100259	677-120425 S2023	Arbitrage Rebate 11/25	\$ 400.00
Florida Power & Light Company	100272	0814218111-011026	Electric Services 12/25	\$ 1,019.86
Florida Power & Light Company	100262	0814218111-121025	Electric Services 11/25	\$ 996.47
Florida Power & Light Company	100263	111125-0814218111	Electric Services 10/25	\$ 996.74
Florida Power & Light Company	100263	111125-4241707225	Electric Services 10/25	\$ 1,115.39
Florida Power & Light Company	100272	4241707225-011026	Electric Services 12/25	\$ 1,159.50
Florida Power & Light Company	100262	4241707225-121025	Electric Services 11/25	\$ 1,084.68
Florida Power & Light Company	100272	4550921482-011026	Electric Services 12/25	\$ 38.47
Florida Power & Light Company	100262	4550921482-121025	Electric Services 11/25	\$ 32.05
Gig Fiber, LLC	100254	5651	Solar Equipment Lease 11/25	\$ 10,866.50
Gig Fiber, LLC	100254	5862	Solar Equipment Lease 12/25	\$ 13,441.50
Gig Fiber, LLC	100264	6068	Solar Equipment Lease 01/26	\$ 13,647.50
Manatee County Utilities Department	100268	100227716-112625	Water Services 11/25	\$ 439.78

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	100266	100227716-123125	Water Services 12/25	\$ 520.57
Manatee County Utilities Department	100268	100227721-112625	Water Services 11/25	\$ 73.58
Manatee County Utilities Department	100266	100227721-123125	Water Services 12/25	\$ 73.58
Manatee County Utilities Department	100268	100227726-112625	Water Services 11/25	\$ 843.11
Manatee County Utilities Department	100266	100227726-123125	Water Services 12/25	\$ 997.84
Manatee County Utilities Department	100268	100227728-112625	Water Services 11/25	\$ 73.58
Manatee County Utilities Department	100266	100227728-123125	Water Services 12/25	\$ 73.58
Manatee County Utilities Department	100268	100227732-112625	Water Services 11/25	\$ 73.58
Manatee County Utilities Department	100266	100227732-123125	Water Services 12/25	\$ 73.58
Manatee County Utilities Department	100268	100227734-112625	Water Services 11/25	\$ 391.37
Manatee County Utilities Department	100266	100227734-123125	Water Services 12/25	\$ 73.58
Manatee County Utilities Department	100267	100227738-112625	Water Services 11/25	\$ 73.58
Manatee County Utilities Department	100266	100227738-123125	Water Services 12/25	\$ 75.07

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100253	INV0000105350	Accounting Services 12/25	\$ 4,997.50
Rizzetta & Company, Inc.	100261	INV0000106271	Accounting Services 01/26	\$ 4,997.50
Sitex Aquatics, LLC	100255	10400-b	Lake Maintenance 11/25	\$ 2,400.00
Sitex Aquatics, LLC	100255	10496-b	Lake Maintenance 12/25	\$ 2,400.00
Sitex Aquatics, LLC	100269	10599-b	Lake Maintenance 01/26	\$ 2,400.00
Steadfast Contractors Alliance, LLC	100256	SA-17158	Landscape Maintenance 11/25	\$ 25,834.67
Steadfast Contractors Alliance, LLC	100257	SA-17183	Irrigation Repair 10/25	\$ 2,875.13
Steadfast Contractors Alliance, LLC	100256	SA-18009	Landscape Maintenance 12/25	\$ 25,834.67
Steadfast Contractors Alliance, LLC	100256	SA-18044	Irrigation Repair 11/25	\$ 482.13
Steadfast Contractors Alliance, LLC	100270	SA-18661	Irrigation Repair 12/25	\$ 260.72
Steadfast Contractors Alliance, LLC	100271	SA-18804	Landscape Maintenance 01/26	\$ 25,834.67
Straley Robin Vericker	100258	27468	Legal Services 10/25	\$ 1,762.50
Straley Robin Vericker	100258	27640	Legal Services 11/25	\$ 1,087.50

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100273	27855	Legal Services 12/25	\$ 225.00
U.S. Bank	100260	7976953	Trustee Fees S2023 FY25/26	\$ 4,246.25
Report Total				<u>\$ 154,293.28</u>

Stonegate Preserve Community Development District

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Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$71,162.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin D Gainer	100275	BG012226-677	Board of Supervisors Meeting 01/22/26	\$ 200.00
Charles Peterson	100276	CP012226-677	Board of Supervisors Meeting 01/22/26	\$ 200.00
Christopher James Hall	100277	CH012226-677	Board of Supervisors Meeting 01/22/26	\$ 200.00
Disclosure Technology Services LLC	100290	1626	Assessment Bonds 10/25	\$ 2,375.00
Florida Power & Light Company	100287	0814218111-021126	Electric Services 01/26	\$ 958.61
Florida Power & Light Company	100287	4241707225-021126	Electric Services 01/26	\$ 1,110.79
Gig Fiber, LLC	100284	6288	Solar Equipment Lease 02/26	\$ 13,647.50
Gig Fiber, LLC	100284	6289	Solar Equipment Lease 02/26	\$ 500.00
Kelly Evans	100278	KE012226-677	Board of Supervisors Meeting 01/22/26	\$ 200.00
Lori Campagna	100279	LC012226-677	Board of Supervisors Meeting 01/22/26	\$ 200.00
Manatee County Utilities Department	100288	100227716-013026	Water Services 01/26	\$ 512.84
Manatee County Utilities Department	100288	100227721-013026	Water Services 01/26	\$ 73.58
Manatee County Utilities Department	100288	100227726-013026	Water Services 01/26	\$ 968.44

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	100288	100227728-013026	Water Services 01/26	\$ 73.58
Manatee County Utilities Department	100288	100227732-013026	Water Services 01/26	\$ 73.58
Manatee County Utilities Department	100288	100227734-013026	Water Services 01/26	\$ 73.58
Manatee County Utilities Department	100288	100227738-013026	Water Services 01/26	\$ 73.58
Rizzetta & Company, Inc.	100280	INV0000106930	Accounting Services 02/26	\$ 7,997.50
Sitex Aquatics, LLC	100281	10702-b	Lake Maintenance 02/26	\$ 2,400.00
Steadfast Contractors Alliance, LLC	100282	SA-14414	Irrigation Repair 08/25	\$ 2,256.51
Steadfast Contractors Alliance, LLC	100274	SA-19281	Landscape Replacement 01/26	\$ 9,402.00
Steadfast Contractors Alliance, LLC	100283	SA-19496	Irrigation Repair 01/26	\$ 601.23
Steadfast Contractors Alliance, LLC	100285	SA-199003	Landscape Maintenance 02/26	\$ 25,834.67
Straley Robin Vericker	100286	27932	Legal Services 01/26	\$ <u>1,230.00</u>
Report Total				\$ <u>71,162.99</u>

Tab 3

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Stonegate Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Kelly Evans is appointed Chairman.

Section 2. Lori Campagna is appointed Vice Chairman.

Section 3. Ben Gainer is appointed Assistant Secretary.

Chris Hall is appointed Assistant Secretary.

Charlie Peterson is appointed Assistant Secretary.

Sam Stevens is appointed Assistant Secretary.

Scott Brizendine is appointed as Secretary.

Susan Garcia is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of NOVEMBER 2024.

**STONEGATE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Chairman / Vice Chairman

Assistant Secretary

Tab 4



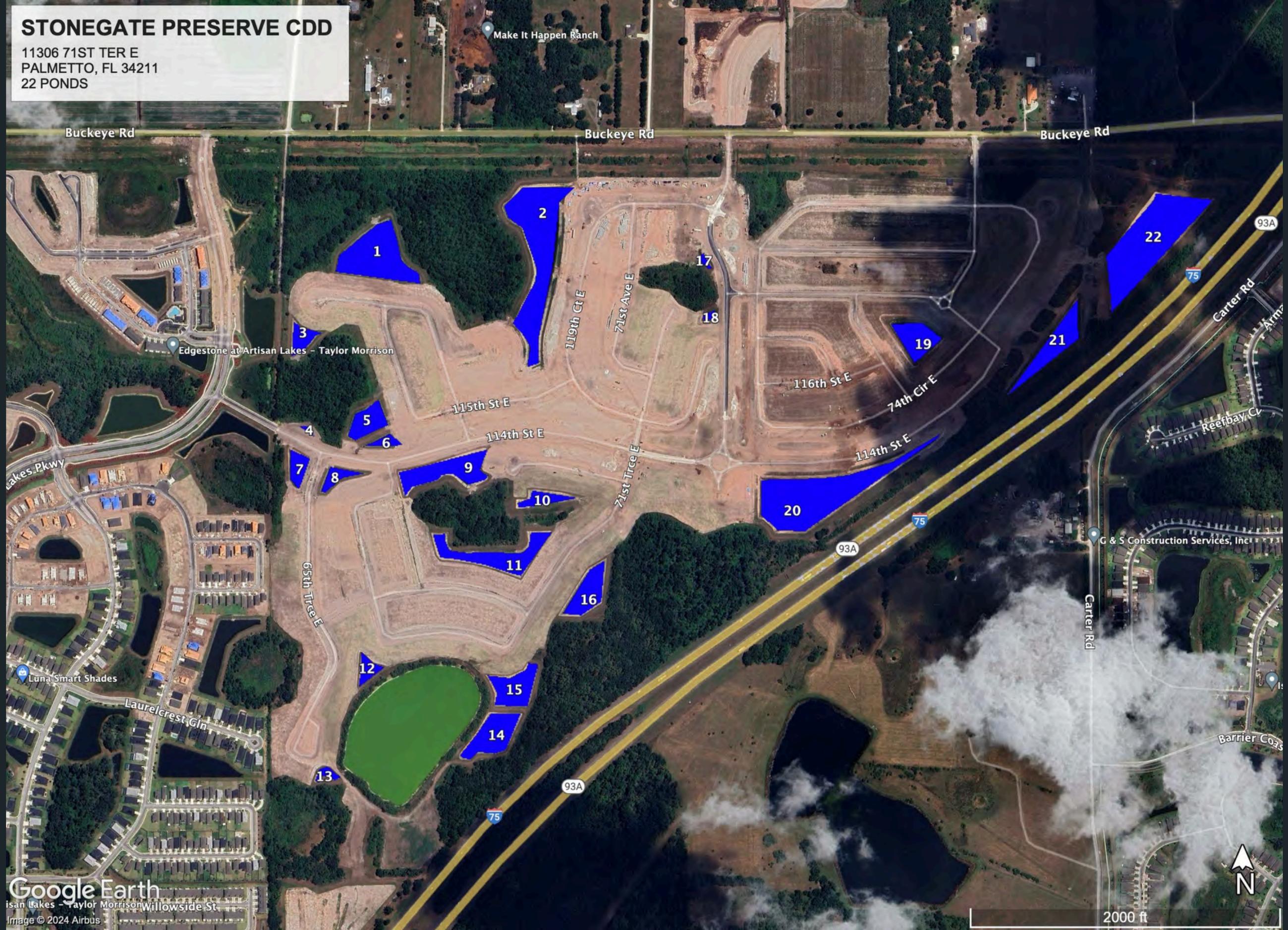
MONTHLY REPORT

MARCH, 2026



STONEGATE PRESERVE CDD

11306 71ST TER E
PALMETTO, FL 34211
22 PONDS



SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



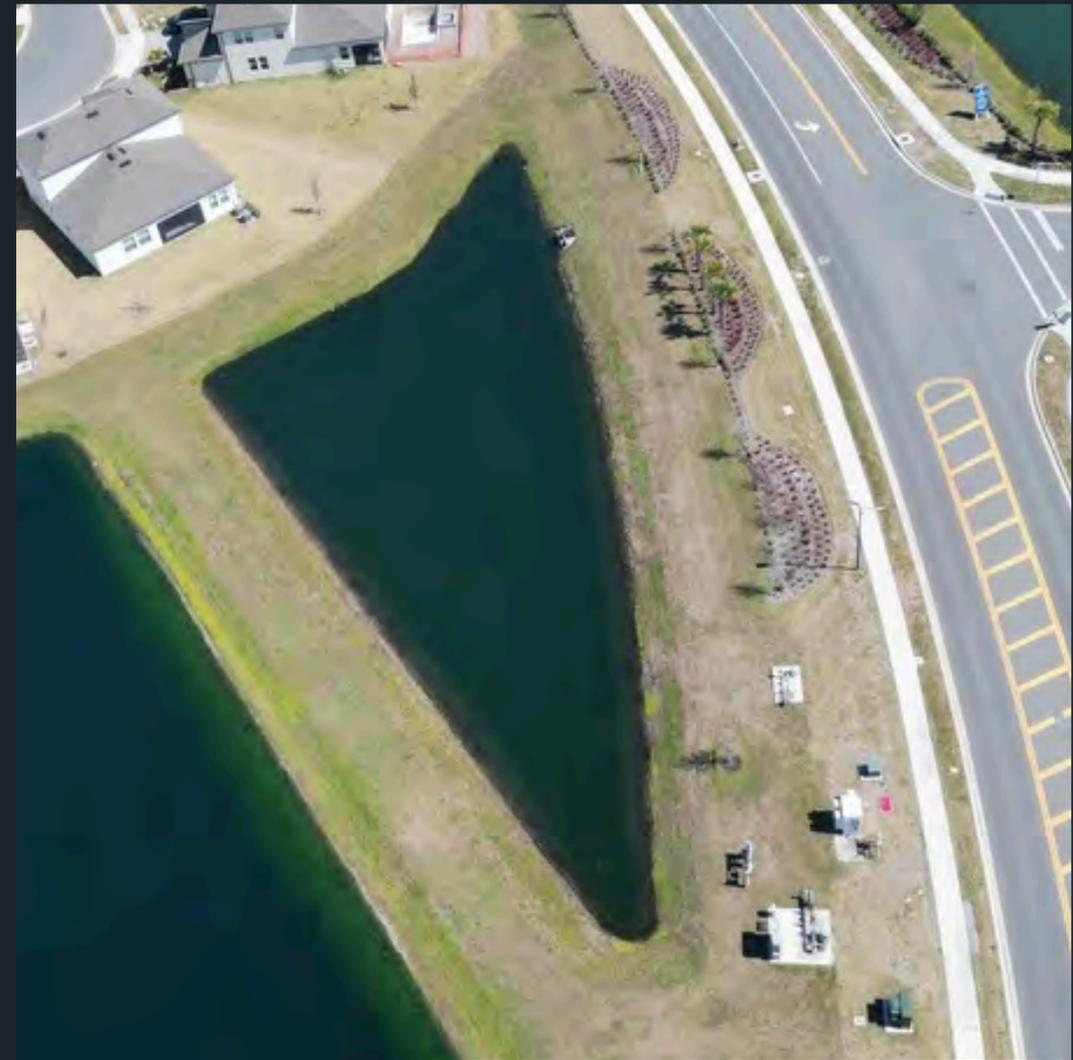
Pond #3 Treated for Algae and Shoreline Vegetation.



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



March 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

- New growth after cold damage is starting to show throughout community.
- Fire ants continue to form large mounds and a proposal request for Top Choice is included in this report.

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 Birds of Paradise at the 77th Ave E monument are doing well after cold spells. Please visit the North ROW landscape bed and re-stake the fallen Crane Flower on the left side. Its stem is still attached to the root and the bloom is live. (Pic 1)



2. The 77th Ave E. monument beds need weed removal on both sides. Grass and weeds are popping up through the mulch and need to be hand pulled before they get out of hand and require hours of clearing. (Pics 2a&b>)
3. Please see the proposal page for fire ant treatment. This recommendation is for the application of Top Choice in the heavily infested sections of the community. The mounds previously mentioned simple evacuated and then set up several feet away. Due to the volume of large mounds in pedestrian, pet, and recreational areas, it may be best to zap them for good. Off the shelf solutions are not doing enough. (Pic 3>)

77th Ave E/Buckeye Rd/73rd Ave E/Pond 17

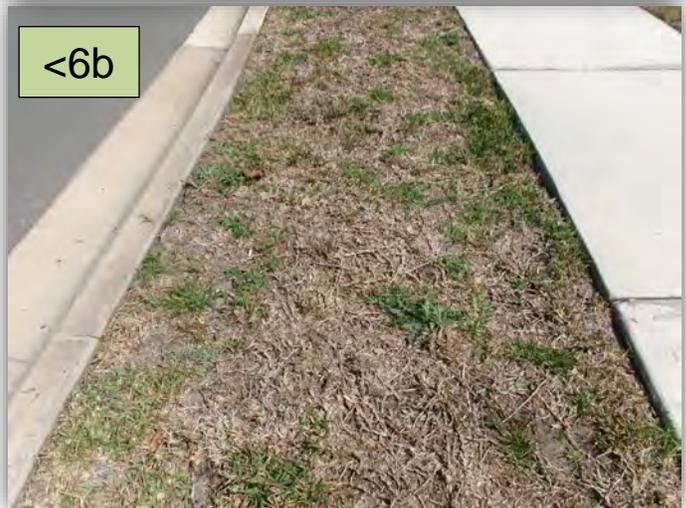
4. This bare patch at the end of the 77th Ave plant bed on Buckeye Rd. was mentioned in previous reports. Is there an update on this and will it be turfed over or included in the measurement for new sod?



7. Past 119th Ct E, along 73rd Ave southbound, there's a Wax Myrtle hedge at the back row of the plant bed. Two or three plants are missing and the symmetry is incomplete along the bank of Pond 17. Does the Spring gameplan include replacing these? (Pic 7)



5. Please resecure the middle tree on Buckeye Rd. at the 73rd Ave E monument. The Crape Myrtle is leaning and the strap is broken. Also, please remember to have crews pencil prune throughout community in March. (Pic 5)



6. The turf at the South ROW corner of 119th Ct. and 73rd has a rut from tire damage. Can this be filled in and packed down so turf can grow evenly? The turf in this area is patchy and weedy. Is county construction still in progress? (Pics 6a&b>)

77th Ave E/114th St. E/71st Terrace E.

8. The roundabout at 77Ave E and 114th St. has a rut from recent tire damage. Please inspect and determine if this can be filled and leveled or if new sod needs to be installed. Also, provide an update on the irrigation for this roundabout. (Pic 8)



11. Please treat the turf for broadleaf weeds. They are popping up aggressively along this side of 114th St. E. (Pic 11)



9. Please have mowing crews remove the rocks and debris in the turf at the 114th St. bend and tract parallel to Pond 21. There seems to be a build up of debris behind the vinyl fence. (Pic 9)



10. Animal or pest burrowing holes continue to affect the turf along 114th St. Please provide update on an improvement gameplan. Additional larger burrowing holes are also present so we have two types of animals making homes in the ground from the bend and past the lift station. Most are on the West ROW. (Pics 10a&b>)



Pond 18/73rd Ave E

12. Can the 73rd Ave turf previously dug up by the electric company be repaired at Pond 18? The works seems to be completed and the ground is lumpy and pitted so it will need to be graded and new sod placed. Please see proposal page for bid request. (Pic 12)



15. The second bed on the North ROW before 118th St. E. has a missing Ixora that needs to be replaced. (Pic 15)



13. Remove dead Oleander bushes in the bed directly in front of Pond 18 on 73rd Ave E. West ROW. Inspect, diagnose, and treat declining Oleander along the same bed. Some may be salvageable after pruning. (Pics 13a&b>)



16. Remove multiple influx of weeds in beds along 73rd Ave on both sides. (Pic 16)



14. Please remove the hanging fruits on Palms along 73rd Ave E. Removal before dropping is ideal so the sidewalks and walkways don't get stained or messy.



73rd Ave E/114th St. E

17. There is a heavy cluster of weeds under the maple tree in the West ROW bed before the 114th St. roundabout. Please have these hand pulled along with the Mexican Clover in the Juniper. (Pic 17)



19. Please inspect irrigation for the roundabout and ensure the timer is optimal for the warmer temperatures in the 80's. Some of the Jasmine is showing new growth but there are placements that may not rejuvenate. Moisture in the ground is confirmed so please adjust for current weather. The turf is also still looking dry and patchy. (Pic 19)



18. The roundabout in front of the Amenity Center on 114th St. has an edge that needs to be filled in and leveled. This may be previous damage from a vehicle. Please inspect and provide and update about the turf here. If new turf is the only solution, please include that in proposals for this month. (Pic 18)



20. Inspect, diagnose, and treat declining Ixora in the West ROW bed on 114th St. and 71st Terr. Remove dead plant material and treat the placements that may rejuvenate with pruning and time. Replace as needed. It's doubtful that this entire row will survive. Include in proposals so the next planting cycle will fill in this bed. (Pic 20)



114th St. E/71st Terrace E

21. The Palm on the West corner of 114th and 71st appear to be in decline but there is a green spear leaf in the center. Please continue to monitor this particular tree and update on the palm fertilization schedule. (Pic 21)



24. The corner bed along 71st Terrace has Duranta that needs removal and replacement. In addition, please inspect, diagnose, and treat the declining Wax Myrtles lining this bed. (Pics 24a&b)



22. Half of the Duranta row in the 114th St. E westbound bed is still in recovery so please continue to monitor. Please see the proposal page for a replacement at the edge of the bed since the area is empty and dead material removed. (Pic 22)



23. Behind the bed on the East ROW of 114th, right before 71st Terrace, there is a hole at the fence that should be filled. The reason for the ground collapse is unclear so for safety purposes, can this be filled in? (Pic 23>)



114th St E./Artisan Lakes

25. The West ROW turf on 114th St, across from the dog park, has a large patch that may be in decline. Please inspect, diagnose, and treat. (Pic 25)



26. The Artisan Lakes entrance monument on the East ROW also has Holly bushes that need to be replaced. These are directly in front of the monument. (Pic 26)



Proposals

1. Provide a proposal to grade and level the ground at the bank of Pond 18 on 114th St. and place new sod. The electric company work appears to be completed and the turf was left pitted and bare after digging and mounting electrical structures. (Pic 1)



2. Provide a proposal to treat fire ants in the community with Top Choice. Large active mounds, previously treated with other solutions, have forced the colonies to move and set up again several feet over so we need something more powerful. The concentration needs to be along sidewalks and walkways where pedestrians stroll or walk their dogs. 77th Ave E, 71st Ave. E, and 114th St. E sidewalks and parks are the the main areas of concern. Please scan the flatwork edges and curbs as well as the plant beds where ants have sought higher ground. Also, keep in mind where dogs might sniff- bottom of light poles, fire hydrants etc. (Pics 2a-c>)
3. Provide proposal to replace Duranta along the beds mentioned in items 22 & 24. The empty spaces in the beds need to be filled on both sides of the 71st Terrace corner of 114th. (See page 7 for photos)

Tab 6

Stonegate Preserve

LANDSCAPE INSPECTION REPORT



March 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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- Fire ants continue to form large mounds and a proposal request for Top Choice is included in this report.

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 Birds of Paradise at the 77th Ave E monument are doing well after cold spells. Please visit the North ROW landscape bed and re-stake the fallen Crane Flower on the left side. Its stem is still attached to the root and the bloom is live. (Pic 1) 



2. The 77th Ave E. monument beds need weed removal on both sides. Grass and weeds are popping up through the mulch and need to be hand pulled before they get out of hand and require hours of clearing. (Pics 2a&b) 
3. Please see the proposal page for fire ant treatment. This recommendation is for the application of Top Choice in the heavily infested sections of the community. The mounds previously mentioned simple evacuated and then set up several feet away. Due to the volume of large mounds in pedestrian, pet, and recreational areas, it may be best to zap them for good. Off the shelf solutions are not doing enough. (Pic 3>) 

Summary of Comments on Slide 1

Page: 2

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:12:22 PM
Done on Tuesday this week.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:14:21 PM
Weeds addressed Tuesday this week.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:15:12 PM
I am working on this with our horticulture department.

77th Ave E/Buckeye Rd/73rd Ave E/Pond 17

4. This bare patch at the end of the 77th Ave plant bed on Buckeye Rd. was mentioned in previous reports. Is there an update on this and will it be turfed over or included in the measurement for new sod?  



7. Past 119th Ct E, along 73rd Ave southbound, there's a Wax Myrtle hedge at the back row of the plant bed. Two or three plants are missing and the symmetry is incomplete along the bank of Pond 17. Does the Spring gameplan include replacing these? (Pic 7) 



5. Please resecure the middle tree on Buckeye Rd. at the 73rd Ave E monument. The Crape Myrtle is leaning and the strap is broken. Also, please remember to have crews pencil prune throughout community in March. (Pic 5)  



6. The turf at the South ROW corner of 119th Ct. and 73rd has a rut from tire damage. Can this be filled in and packed down so turf can grow evenly? The turf in this area is patchy and weedy. Is county construction still in progress? (Pics 6a&b>)  

Page: 3

Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:18:04 PM
We are replacing some sod areas this Friday, and can include this area.

Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:21:29 PM
This can be part of a Spring project when we get some more steady temperatures.

Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:18:19 PM
Done this last Tuesday.

Number: 4 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:20:56 PM
In my experience with Lennar this might be handled by the land department.

77th Ave E/114th St. E/71st Terrace E.

8. The roundabout at 77Ave E and 114th St. has a rut from recent tire damage. Please inspect and determine if this can be filled and leveled or if new sod needs to be installed. Also, provide an update on the irrigation for this roundabout. (Pic 8)  



11. Please treat the turf for broadleaf weeds. They are popping up aggressively along this side of 114th St. E. (Pic 11)  



9. Please have mowing crews remove the rocks and debris in the turf at the 114th St. bend and tract parallel to Pond 21. There seems to be a build up of debris behind the vinyl fence. (Pic 9)  



10. Animal or pest burrowing holes continue to affect the turf along 114th St. Please provide update on an improvement gameplan. Additional larger burrowing holes are also present so we have two types of animals making homes in the ground from the bend and past the lift station. Most are on the West ROW. (Pics 10a&b>)  



Page: 4

Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:24:24 PM
The property will be fertilized and treated this month.

Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:22:43 PM
Lennar land department may want to handle this.

Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:23:36 PM
This will be completed next service. The builders have a habit of leaving chunks of concrete around the property.

Number: 4 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:22:13 PM
Please refer to a pest control company to handle rodents.

Pond 18/73rd Ave E

12. Can the 73rd Ave turf previously dug up by the electric company be repaired at Pond 18? The works seems to be completed and the ground is lumpy and pitted so it will need to be graded and new sod placed. Please see proposal page for bid request. (Pic 12)



15. The second bed on the North ROW before 118th St. E. has a missing Ixora that needs to be replaced. (Pic 15)



13. Remove dead Oleander bushes in the bed directly in front of Pond 18 on 73rd Ave E. West ROW. Inspect, diagnose, and treat declining Oleander along the same bed. Some may be salvageable after pruning. (Pics 13a&b>)



16. Remove multiple influx of weeds in beds along 73rd Ave on both sides. (Pic 16)



14. Please remove the hanging fruits on Palms along 73rd Ave E. Removal before dropping is ideal so the sidewalks and walkways don't get stained or messy.



Page: 5

Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:28:46 PM

This will be a Spring project that I will need to do a plant count soon. Cold weather damage did kill many plants and some are recovering.

Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:25:58 PM

This can be added to a Spring project.

Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:29:09 PM

Completed Tuesday this week.

Number: 4 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:27:27 PM

This will be completed next week during detail service.

Number: 5 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:25:35 PM

Completed.

73rd Ave E/114th St. E

17. There is a heavy cluster of weeds under the maple tree in the West ROW bed before the 114th St. roundabout. Please have these hand pulled along with the Mexican Clover in the Juniper. (Pic 17) ¹



19. Please inspect irrigation for the roundabout and ensure the timer is optimal for the warmer temperatures in the 80's. Some of the Jasmine is showing new growth but there are placements that may not rejuvenate. Moisture in the ground is confirmed so please adjust for current weather. The turf is also still looking dry and patchy. (Pic 19) ²



18. The roundabout in front of the Amenity Center on 114th St. has an edge that needs to be filled in and leveled. This may be previous damage from a vehicle. Please inspect and provide and update about the turf here. If new turf is the only solution, please include that in proposals for this month. (Pic 18) ³



20. Inspect, diagnose, and treat declining Ixora in the West ROW bed on 114th St. and 71st Terr. Remove dead plant material and treat the placements that may rejuvenate with pruning and time. Replace as needed. It's doubtful that this entire row will survive. Include in proposals so the next planting cycle will fill in this bed. (Pic 20) ⁴



Page: 6

Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:29:45 PM
Completed.

Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:30:45 PM
Irrigation is performing efficiently.

Number: 3 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:30:03 PM
Land department may want to handle this.

Number: 4 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:32:01 PM
Many Ixora have bad cold damage, and some are recovering. This will be part of my Spring plant count.

114th St. E/71st Terrace E

21. The Palm on the West corner of 114th and 71st appear to be in decline but there is a green spear leaf in the center. Please continue to monitor this particular tree and update on the palm fertilization schedule. (Pic 21)



24. The corner bed along 71st Terrace has Duranta that needs removal and replacement. In addition, please inspect, diagnose, and treat the declining Wax Myrtles lining this bed. (Pics 24a&b) 



22. Half of the Duranta row in the 114th St. E westbound bed is still in recovery so please continue to monitor. Please see the proposal page for a replacement at the edge of the bed since the area is empty and dead material removed. (Pic 22)



23. Behind the bed on the East ROW of 114th, right before 71st Terrace, there is a hole at the fence that should be filled. The reason for the ground collapse is unclear so for safety purposes, can this be filled in? (Pic 23>)



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:36:23 PM

I will have to look at these next week during service and find out what is going on.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:35:27 PM

This may be an irrigation issue from a home on the other side of the fence, or get a hold of a pest control company.

114th St E./Artisan Lakes

25. The West ROW turf on 114th St, across from the dog park, has a large patch that may be in decline. Please inspect, diagnose, and treat. (Pic 25)



26. The Artisan Lakes entrance monument on the East ROW also has Holly bushes that need to be replaced. These are directly in front of the monument. (Pic 26)



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:37:10 PM
I have tested water and am not sure what happened to this area.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 3/19/2026 12:37:39 PM
I can include this in the Spring plant count.

Proposals

1. Provide a proposal to grade and level the ground at the bank of Pond 18 on 114th St. and place new sod. The electric company work appears to be completed and the turf was left pitted and bare after digging and mounting electrical structures. (Pic 1)



2. Provide a proposal to treat fire ants in the community with Top Choice. Large active mounds, previously treated with other solutions, have forced the colonies to move and set up again several feet over so we need something more powerful. The concentration needs to be along sidewalks and walkways where pedestrians stroll or walk their dogs. 77th Ave E, 71st Ave. E, and 114th St. E sidewalks and parks are the the main areas of concern. Please scan the flatwork edges and curbs as well as the plant beds where ants have sought higher ground. Also, keep in mind where dogs might sniff- bottom of light poles, fire hydrants etc. (Pics 2a-c>)
3. Provide proposal to replace Duranta along the beds mentioned in items 22 & 24. The empty spaces in the beds need to be filled on both sides of the 71st Terrace corner of 114th. (See page 7 for photos)

