



Rizzetta & Company

# Stonegate Preserve Community Development District

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**Board of Supervisors' Meeting  
April 30, 2026**

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

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

# STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

[www.stonegatepresvecdd.net](http://www.stonegatepresvecdd.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

District Office – Tampa, Florida (813) 933-5571  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.stonegatepreserveccd.net](http://www.stonegatepreserveccd.net)

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

**April 22, 2026**

## AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Stonegate Preserve Community Development District will be held on **Thursday, April 30, 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 March 26, 2026 ..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for March 2026 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Discussion of Supervisor Fees
  - B. Ratification of Special Warranty Deeds..... Tab 3
  - C. Ratification of Sitex Addendum No. 1 Trash Removal ..... Tab 4
  - D. Ratification of Sitex Addendum No. 2 Fuel Surcharge ..... Tab 5
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatics Report ..... Tab 6
  - D. Field Inspection Report ..... Tab 7
    - i. Presentation of Contractors Response Report..... Tab 8
    - ii. Steadfast Landscape Reports ..... Tab 9
  - E. District Manager..... Tab 10
- 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, March 26, 2026, at 11:43 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Lori Campagna	<b>Vice Chairman</b>
Chris Hall	<b>Assistant Secretary</b>
Ben Gainer	<b>Assistant Secretary</b>
Charlie Peterson	<b>Assistant Secretary</b>

Also present were:

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

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.

44 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
45 **of Supervisors Regular Meeting Held**  
46 **on February 26, 2026**  
47

On a motion by Ms. Campagna, seconded by Mr. Peterson, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on February 26, 2026, for Stonegate Preserve Community Development District.

48 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**  
49 **Maintenance Expenditures for January**  
50 **& February 2026**  
51  
52

53 Mr. Brizendine stated that the January Operation & Maintenance Expenditures  
54 includes certain invoices for more than one month of services and timing issue with  
55 collection of assessments.  
56

On a motion by Ms. Campagna, seconded by Mr. Peterson, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for January 2026 (\$154,293.28) & February 2026 (\$71,162.99), for Stonegate Preserve Community Development District.

57 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-01;**  
58 **Re-Designating Officers of the District**  
59  
60

61 Mr. Brizendine stated the Resolution was adding Sam Stevens as Assistant  
62 Secretary and replacing Shawn Wildermuth with Susan Garcia as Assistant Treasurer.  
63

On a motion by Mr. Hall, seconded by Mr. Peterson, with all in favor, the Board approved Resolution 2026-01; Redesignating Officers of the District Designating Kelly Evans as Chairman, Lori Campagna as Vice Chairman, Chris Hall, Ben Gainer, Charlie Peterson, and Sam Stevens as Assistant Secretaries, Scott Brizendine as Secretary and Treasurer, and Susan Garcia as Assistant Treasurer for Stonegate Preserve Community Development District.

64 **SIXTH ORDER OF BUSINESS** **Staff Reports**  
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- 67 **A. District Counsel**  
68 No report.
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  - 70 **B. District Engineer**  
71 Not present.
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**C. Aquatic Reports**

The Board reviewed the aquatic report.

**D. Field Inspection Report**

Ms. Pryor reviewed the report with the Board and stated the cold damage was not as extensive as Prosperity Lakes CDD.

The Board reviewed the Contractor Response Report.

On a motion by Ms. Campagna, seconded by Mr. Hall, with all in favor, the Board approved the Steadfast Top Choice proposal in the amount of \$6,240.00, for Stonegate Preserve Community Development District.

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**E. District Manager**

Mr. Brizendine advised that the next meeting date is April 30, 2026, at 11:00 a.m.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Campagna, seconded by Mr. Peterson, the Board unanimously adjourned the meeting at 11:52 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

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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 March 2026 For Board Approval**

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

The total items being presented:     **\$58,725.27**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Stonegate Preserve Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin D Gainer	100291	BG022626-677	Board of Supervisors Meeting 02/26/26	\$ 200.00
Benjamin D Gainer	100305	BG032626-677	Board of Supervisors Meeting 03/26/26	\$ 200.00
Charles Peterson	100292	CP022626-677	Board of Supervisors Meeting 02/26/26	\$ 200.00
Charles Peterson	100306	CP032626-677	Board of Supervisors Meeting 03/26/26	\$ 200.00
Christopher James Hall	100293	CH022626-677	Board of Supervisors Meeting 02/26/26	\$ 200.00
Christopher James Hall	100307	CH032626-677	Board of Supervisors Meeting 03/26/26	\$ 200.00
Florida Power & Light Company	100301	0814218111-031226	Electric Services 02/26	\$ 958.35
Florida Power & Light Company	100301	4241707225-031226	Electric Services 02/26	\$ 1,100.10
Florida Power & Light Company	100301	4550921482-031226	Electric Services 02/26	\$ 38.55
Gig Fiber, LLC	100299	6519	Solar Equipment Lease 03/26	\$ 13,647.50
Gig Fiber, LLC	100298	6520	Solar Equipment Lease 03/26	\$ 500.00
Jayman Enterprises, LLC	100300	4436	Sign Repair & Replacement 02/26	\$ 2,975.00

# Stonegate Preserve Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kelly Evans	100294	KE022626-677	Board of Supervisors Meeting 02/26/26	\$ 200.00
Lori Campagna	100295	LC022626-677	Board of Supervisors Meeting 02/26/26	\$ 200.00
Lori Campagna	100308	LC032626-677	Board of Supervisors Meeting 03/26/26	\$ 200.00
Manatee County Utilities Department	100297	100227716-022726	Water Services 02/26	\$ 360.78
Manatee County Utilities Department	100297	100227721-022726	Water Services 02/26	\$ 73.58
Manatee County Utilities Department	100297	100227726-022726	Water Services 02/26	\$ 950.92
Manatee County Utilities Department	100297	100227728-022726	Water Services 02/26	\$ 73.58
Manatee County Utilities Department	100297	100227732-022726	Water Services 02/26	\$ 73.58
Manatee County Utilities Department	100297	100227734-022726	Water Services 02/26	\$ 73.58
Manatee County Utilities Department	100297	100227738-022726	Water Services 02/26	\$ 73.58
Rizzetta & Company, Inc.	100296	INV0000107510	Accounting Services 03/26	\$ 5,747.50
Sitex Aquatics, LLC	100302	10807-b	Lake Maintenance 03/26	\$ 2,400.00

# Stonegate Preserve Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100303	SA-20592	Landscape Maintenance 03/26	\$ 25,834.67
Steadfast Contractors Alliance, LLC	100309	SA-21009	Irrigation Repair 02/26	\$ 532.00
Straley Robin Vericker	100304	28039	Legal Services 02/26	<u>\$ 1,512.00</u>
<b>Report Total</b>				<b><u>\$ 58,725.27</u></b>

## **Tab 3**

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Cari Allen Webster, Esq.  
Staley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 25 day of March, 2026, by **DRP FL 6, LLC**, a Delaware limited liability company (the “**Grantor**”), whose address is 520 Madison Avenue, 21<sup>st</sup> Floor, New York, New York 10022, in favor of **Stonegate Preserve Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (the “**Grantee**”), whose address is 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida more particularly described as follows:

ALL OF TRACTS C-1, C-2, AND C-3 STONEGATE PRESERVE - IA,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
BOOK 77 PAGES 132 TO 154, OF THE PUBLIC RECORDS OF  
MANATEE COUNTY, FLORIDA (the “**Property**”).

**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.**

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

**DRP FL 6, LLC**  
a Delaware limited liability company

By: Mila Janette Sunia  
Name: Mila Janette Sunia  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

By: Houdin Honarvar  
Houdin Honarvar  
Authorized Signatory

By: Josephine Cimino  
Name: Josephine Cimino  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of March, 2026, by Houdin Honarvar, as Authorized Signatory of DRP FL 6, LLC, a Delaware limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

DB  
Notary Public Signature  
DEBORAH BRAZIER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BR0041391  
Qualified in Suffolk County  
Commission Expires September 08, 2029  
Notary Stamp

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Cari Allen Webster, Esq.  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606

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**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida more particularly described as follows:

ALL OF TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, C-1, C-2, AND D-1, STONEGATE PRESERVE PHASES IB-1 & IB-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82 PAGES 34 TO 43, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (the "**Property**").

**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.**

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

DRP FL 6, LLC  
a Delaware limited liability company

By: Josephine Cimino  
Name: Josephine Cimino  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

By: Houdin Honarvar  
Name: Houdin Honarvar  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022  
Houdin Honarvar  
Authorized Signatory

By: Mila Janette Sunio  
Name: Mila Janette Sunio  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of March, 2026, by Houdin Honarvar, as Authorized Signatory of DRP FL 6, LLC, a Delaware limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

DB  
Notary Public Signature  
DEBORAH BRAZIER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BR0041391  
Qualified in Suffolk County  
Commission Expires September 08, 2029  
Notary Stamp

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Cari Allen Webster, Esq.  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606

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**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida more particularly described as follows:

ALL OF TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, C-1, C-2, C-3, C-4, C-5, C-6, C-7, D-1, D-2, D-3, D-4, D-5, D-6, D-7, U-1, U-2, U-3, AND U-4, STONEGATE PRESERVE PHASES IIB-1, IIB-2 & IIB-3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 PAGES 49 TO 74, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (the "**Property**").

**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

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IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

DRP FL 6, LLC  
a Delaware limited liability company

By: Josephine Cimino  
Name: Josephine Cimino  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

By: Houdin Honarvar  
Houdin Honarvar  
Authorized Signatory

By: Mila Janette Senio  
Name: Mila Janette Senio  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of March, 2026, by Houdin Honarvar, as Authorized Signatory of DRP FL 6, LLC, a Delaware limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

DB  
Notary Public Signature

DEBORAH BRAZIER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BR0041391  
Qualified in Suffolk County  
Commission Expires September 08, 2029

Notary Stamp

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Cari Allen Webster, Esq.  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606

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**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida more particularly described as follows:

ALL OF TRACTS B-1, B-2, C-1, AND C-2, STONEGATE PRESERVE PHASE IIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82 PAGES 153 TO 161, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (the "**Property**").

**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.**

**IN WITNESS WHEREOF**, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

**DRP FL 6, LLC**  
a Delaware limited liability company

By: Mila Janette Senio  
Name: Mila Janette Senio  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

By: Houdin Honarvar  
Houdin Honarvar  
Authorized Signatory

By: Josephine Cimino  
Name: Josephine Cimino  
Address: 520 Madison Ave, 21st Floor  
New York, NY 10022

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of March, 2026, by Houdin Honarvar, as Authorized Signatory of DRP FL 6, LLC, a Delaware limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

DB  
Notary Public Signature  
DEBORAH BRAZIER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BR0041391  
Qualified in Suffolk County  
Commission Expires September 08, 2029

Notary Stamp

# Tab 4

**ADDENDUM NO. 1 TO THE  
AQUATIC MANAGEMENT AGREEMENT**

This Addendum No. 1 to the Aquatic Management Agreement (this “**Addendum No. 1**”), is made and entered into as of March 30, 2026, by and between the **Stonegate Preserve Community Development District** (the “**District**”), and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District and the Contractor entered into the Aquatic Services Agreement dated April 26, 2024, (the “**Agreement**”), which is fully incorporated herein by this reference; and

**WHEREAS**, the District and the Contractor desire to add additional services to the Agreement; and

**WHEREAS**, the District and the Contractor each has the authority to execute this Addendum No. 1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum No. 1 so that this Addendum No. 1 constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Recitals**. The recitals above are true and correct and by this reference are incorporated by reference as a material part of this Addendum No. 1.
2. **Additional Service to Aquatic Services**. The services shall be amended as follows:
  - a. Contractor agrees to provide non-construction trash removal to all 22 waterways (34 acres) up to and including the high-water mark in ponds as depicted in the proposal and map attached hereto as **Exhibit A**.
3. **Additional Compensation for Additional Service**. Contractor shall perform the additional services outlined above and on the attached Exhibit A for the additional total annual cost of \$500.00 per Month.
4. **Ratification of all Other Terms and Conditions of the Agreement**. Except as hereby modified, the original terms and conditions of the Agreement are hereby ratified and confirmed.


*[Signature Page to Follow]*

**IN WITNESS WHEREOF** the undersigned have executed this Addendum No. 1 effectively as of the date written above.

**Sitex Aquatics, LLC**

**Stonegate Preserve  
Community Development District**

  
Name: Joseph T. Craig  
Title: President

  
Kelly Evans (Apr 15, 2026 07:31:15 EDT)  
Name: Kelly Evans  
Title: Chair of the Board of Supervisors



PO Box 917  
Parrish, FL 34219

813.564.2233  
www.sitexaquatics.com

## Aquatic Management Proposal

**Customer:** Stonegate Preserve CDD  
**C/O:** Rizzetta  
**Contact:** Scott Brizendine  
**Address:** 12750 Citrus Park In Suite 115 Tampa, FL 33625  
**Email:** sbrizendine@rizzetta.com  
**Phone:**

---

*Sitex agrees to provide services on a month by month basis in the following sites:*

22 waterways (34 acres) at the Stonegate Preserve Community located in Parrish, FL (see attached map)

- 1. Non-Construction trash removal not to exceed \$500.00 per event*
- 2. Additional labor hr's will be billed @ \$85.00 per hour*

*Service shall consist of picking up trash located in Ponds up to high water mark in ponds.*

03/26/2025

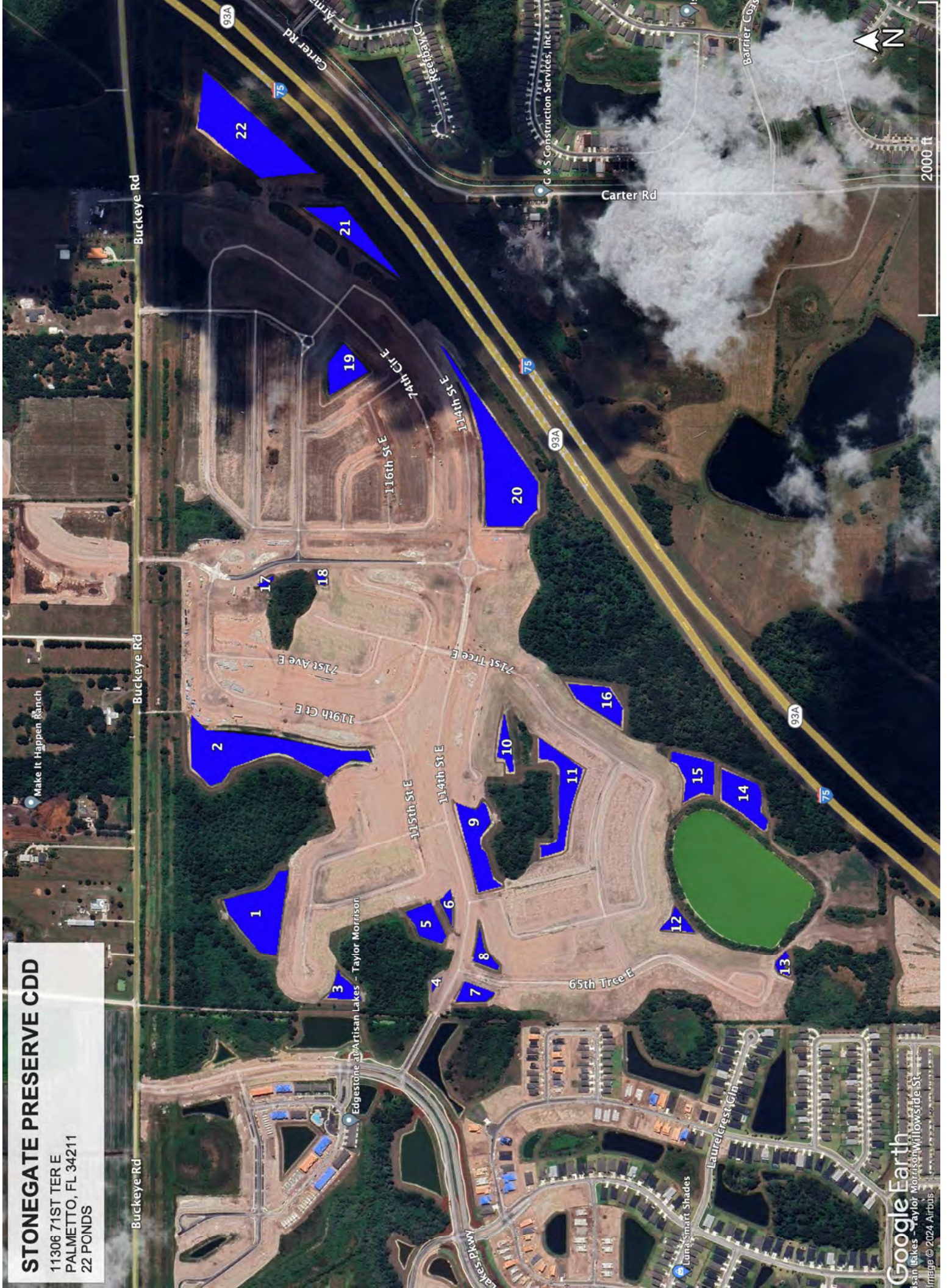
---

President, Sitex Aquatics Ilc.

Date

# STONEGATE PRESERVE CDD

11306 71ST TER E  
PALMETTO, FL 34211  
22 PONDS









# 2026-03-30 Stonegate Preserve CDD Sitex Add No. 1 - Trash Removal Aquatic Services Agreement Exhibit A, 4918-56~

Final Audit Report

2026-04-15

Created:	2026-04-07
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPrkHO8wo3sriNVifACzmDR1sM_iY5ea_

## "2026-03-30 Stonegate Preserve CDD Sitex Add No. 1 - Trash Removal Aquatic Services Agreement Exhibit A, 4918-56~" Hist ory

-  Document created by Diana Kronick (dkronick@rizzetta.com)  
2026-04-07 - 6:06:40 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature  
2026-04-07 - 6:06:47 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)  
2026-04-07 - 6:34:54 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)  
2026-04-14 - 7:33:14 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)  
Signature Date: 2026-04-15 - 11:31:15 AM GMT - Time Source: server
-  Agreement completed.  
2026-04-15 - 11:31:15 AM GMT

## **Tab 5**

**Addendum No. 2 to the  
Aquatic Maintenance Services Agreement**  
*[Temporary Fuel Surcharge]*

This Addendum No. 2 to the Aquatic Services Agreement (this “**Addendum**”), is made and entered into as of April 1, 2026, by and between the **Stonegate Preserve Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District and the Contractor entered into the Aquatic Services Agreement dated April 26, 2024, as amended by Addendum No. 1 to the Aquatic Management Agreement dated March 30, 2026 (collectively with all prior amendments and addendums, the “**Agreement**”), which is fully incorporated herein by this reference; and

**WHEREAS**, due to the recent escalation of fuel prices the Contractor requested permission to bill a temporary fuel surcharge to the monthly invoices; and

**WHEREAS**, each party has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals above are true and correct and by this reference are incorporated by reference as a material part of this Addendum.
2. **Temporary Fuel Surcharge.**
  - a. Effective for services rendered on or after April 1, 2026, the Contractor may add a temporary fuel surcharge of 3% of the total compensation amount due for the monthly services performed under the Agreement.
    - i. As gas prices are fluctuating at an unpredictable rate, the surcharge may need to fluctuate on a monthly basis. The surcharge may fluctuate by .25%. for every \$00.25 fluctuation from “Today's AAA Florida Avg” as shown on <https://gasprices.aaa.com/?state=FL>, which lists \$4.181 as the price as of 4/7/26, which shall serve as the baseline.<sup>1</sup>
    - ii. The surcharge will be removed when the AAA Florida average reaches or drops below \$3.50 for at least 30 days.

---

<sup>1</sup> While Contractor may use diesel or other grades of fuel and there are complicated indexes and formulas related to fuel prices, to keep things streamlined, transparent, and easy to track this metric and formula was recommended by Contractor.

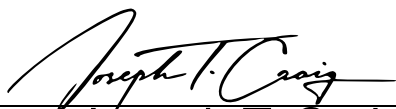
b. The surcharge must be a separate line item in the invoices showing the compensation owed under the Agreement, plus the surcharge, and a total amount for each month. Contactor must provide a screenshot of the AAA Florida Average price as of first day of each month, which will be compared to the above referenced baseline to evidence any fluctuation warranted for the invoice of the previous month's services.

3. **Termination**. This Addendum will automatically terminate on September 30, 2026.

4. **Ratification of all Other Terms and Conditions of the Agreement**. Except as hereby modified, the original terms and conditions of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum effectively as of the date written above.

**Sitex Aquatics, LLC**



Name: Joseph T. Craig  
Title: President

**Stonegate Preserve  
Community Development District**

  
Kelly Evans (Apr 15, 2026 07:32:28 EDT)

Kelly Evans  
Chair of the Board of Supervisors







# 2026-04-01 Stonegate Preserve CDD Add No. 2 - Temporary Fuel Surcharge Aquatic Services A greement4907-5280-6302-2

Final Audit Report

2026-04-15

Created:	2026-04-07
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-clw4y8DFXTT8kAGYyWgUDNNrEmdbbMk

## "2026-04-01 Stonegate Preserve CDD Add No. 2 - Temporary Fuel Surcharge Aquatic Services Agreement4907-5280-6302-2" History

-  Document created by Diana Kronick (dkronick@rizzetta.com)  
2026-04-07 - 6:08:47 PM GMT
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-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)  
Signature Date: 2026-04-15 - 11:32:28 AM GMT - Time Source: server
-  Agreement completed.  
2026-04-15 - 11:32:28 AM GMT

# Tab 6



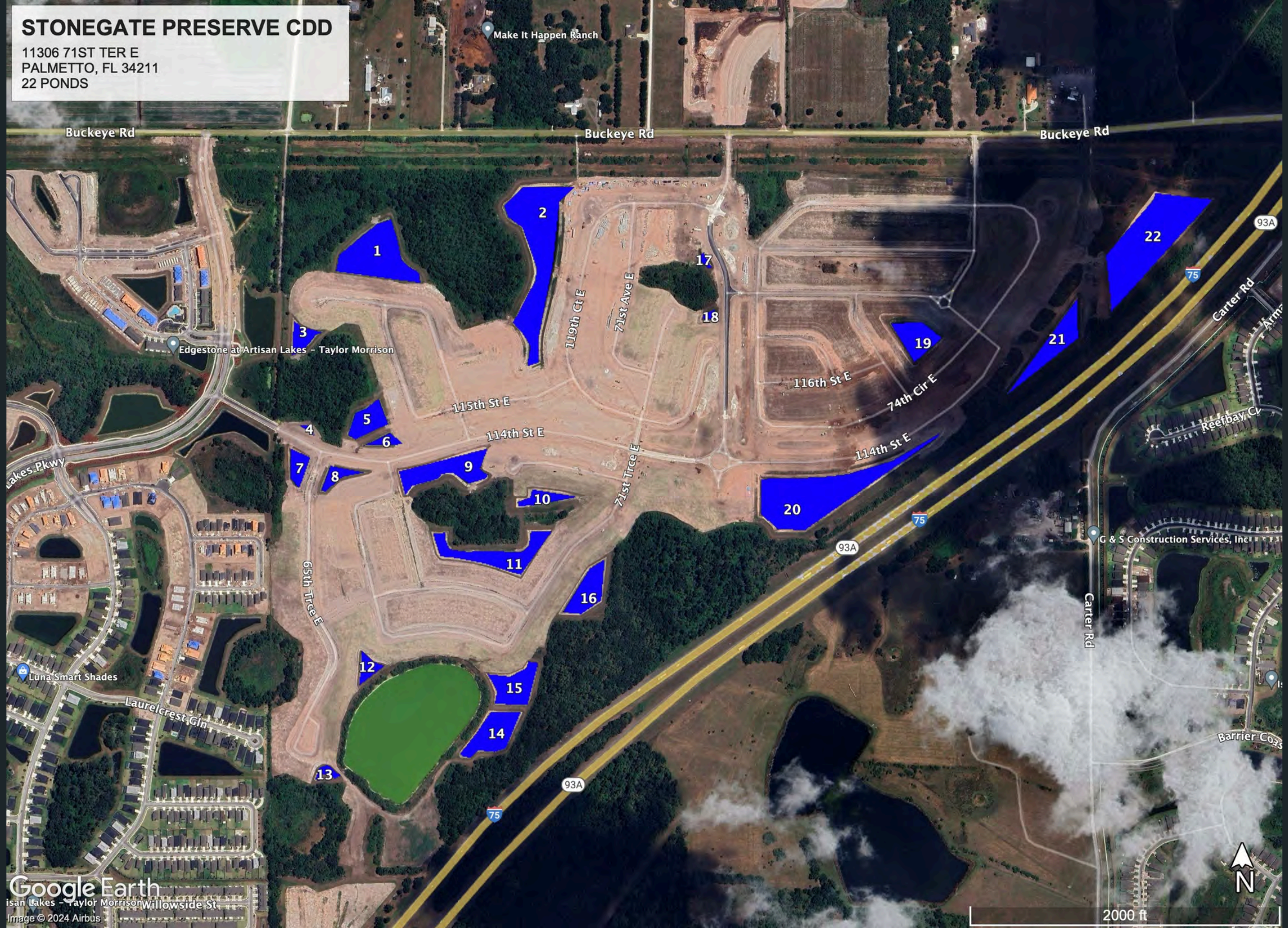
# MONTHLY REPORT

APRIL, 2026



# STONEGATE PRESERVE CDD

11306 71ST TER E  
PALMETTO, FL 34211  
22 PONDS



Google Earth

Palmetto Lakes - Taylor Morrison  
Willowside St  
Image © 2024 Airbus

2000 ft

## SUMMARY:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #16 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 #14 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 7**

# Stonegate Preserve

## COMMUNITY ASSET MANAGEMENT REPORT



April 1, 2026  
Rizzetta & Company  
Haley Pryor - Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary/Buckeye Rd./77<sup>th</sup> Ave E/ 114<sup>th</sup> St. E

## General Updates, Recent & Upcoming Maintenance Events

- Multiple species of trees need treatment for scale. An arborist inspection is recommended this month.

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 around the monuments at the Buckeye Rd. entrance onto 77<sup>th</sup> Ave. is starting to fill out and look vibrant. The turf is still patchy with sand spots, and the weed pressure is gaining on us. (Pic 1)



4. Please have regular inspections on the new sod installed along the East ROW of 114<sup>th</sup> St between the sidewalk and curb. This is across from the lift station. It may be transplant shock and the roots are fine but the new turf pieces look rough. They will need optimal conditions to thrive with the current water ban. (Pic 4)



2. The bend that leads to the 114<sup>th</sup> St. lift station has patches of bare dirt and tall weeds taking over the patchy areas. Has this tract been fertilized and treated for weeds? (Pic 2>)



3. Along Pond 20 on 114<sup>th</sup>, the turf between the sidewalk and curb is particularly patchy with weeds. Please make sure this street gets treated accordingly.

# 114<sup>th</sup> St. E

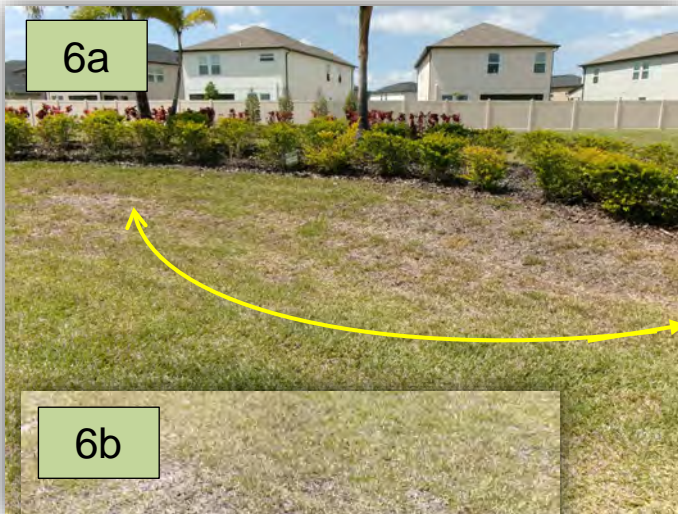
5. The turf at the 114<sup>th</sup> St. roundabout in front of the Amenity Center does not seem improved since last month. Please inspect and troubleshoot for stressors to the turf. (Pic 5)



7. The plant bed closest to the fence, on the same corner, has Japanese Blueberry trees with scale. Please inspect, diagnose, and treat. Black sooty mold is heavy on the last tree on the right. All need treatment and have bite marks on the leaves. (Pics 7a-c)



6. The turf on the incline of the corner plant bed at 73<sup>rd</sup> Ave E and the East ROW of 114<sup>th</sup> St. is another area where turf may need replacement. Please inspect the turf along the East ROW and update on improvement plans. (Pics 6a&b)



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

8. Remove dead plant material from the bed on the end of 73<sup>rd</sup> Ave E. southbound. (Pic 8)



10. The plant bed on the same corner at 71<sup>st</sup> Terrace E. has dead plants that need removal. A few placements of Duranta are not coming back. Also, there is a heavy presence of dollar weed in the turf surrounding the bed. (Pics 10a-c)



9. Black sooty mold is also present on the Japanese Blueberries lining the bed on 71<sup>st</sup> Terrace E across from the Lennar Welcome Center. Please have Arborist inspect and treat this bed accordingly along with the Magnolias on the same stretch from 114<sup>th</sup> to 113<sup>th</sup> St. (Pics 9a&b)



# 114<sup>th</sup> St. E

11. Please have detail crews continue to scan the beds along 114<sup>th</sup> St. and remove dead plant material and pull weeds. Both sides of 114<sup>th</sup> St. from the roundabout to the Artisan Lakes entrance.

12. The elevated pocket park, off the West ROW of 114<sup>th</sup> St., has plant beds that need weeds and dead plants removed. An arborist needs to inspect the Japanese Blueberry trees in this area as there are pest damaged leaves similar to the Holly Trees that were treated last year. (Pics 12a&b)



12a



12b

13. The turf in this park is loose and lifting near the sidewalk. Please keep this area on the radar for turf replacements once that gets the green light.

14. Comb the bed along 114<sup>th</sup> East ROW at the beginning of Pond 9 and remove the shrubbery that is no longer viable. (Pics 14a-c)



14a



14b



14c

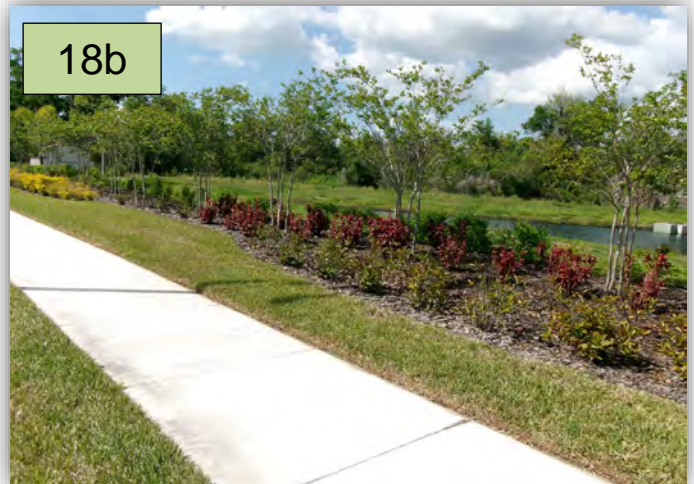
15. Please inspect, diagnose, and treat the declining Ixora and shrubbery in the back of the bed at 114<sup>th</sup> and 69<sup>th</sup> Pl. This is the corner bed on the West ROW. (Pic 15)



18. The westbound bed on 114<sup>th</sup>, that joins the monument bed near Pond 4, has Ixora and Duranta that is struggling. The irrigation may need to be tweaked since the Copper Leaf are showing wilt as well. Please monitor this landscaping and treat accordingly. (Pics 18a&b)



16. Please have the Japanese Blueberry Trees and Silver Buttonwood Bushes inspected for scale on the corner of 115<sup>th</sup> St. and 69<sup>th</sup> Pl.. This bed appears to be in decline and black sooty mold is on some of these branches as well. (Pic 16)



17. Across from the lift station on the east end of 114<sup>th</sup> St E and along the Artisan Lakes Entrance, some of the Duranta along those beds need to be removed. They are not going to rejuvenate and the roots are dead. (Pic 17>)



# Tab 8

# Stonegate Preserve

## COMMUNITY ASSET MANAGEMENT REPORT



April 1, 2026  
Rizzetta & Company  
Haley Pryor - Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary/Buckeye Rd./77<sup>th</sup> Ave E/ 114<sup>th</sup> St. E

## General Updates, Recent & Upcoming Maintenance Events

- Multiple species of trees need treatment for scale. An arborist inspection is recommended this month.

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.

- The landscape around the monuments at the Buckeye Rd. entrance onto 77<sup>th</sup> Ave. is starting to fill out and look vibrant. The turf is still patchy with sand spots, and the weed pressure is gaining on us. (Pic 1)

Fertilizer went down recently, and we will be replacing sod



- Please have regular inspections on the new sod installed along the East ROW of 114<sup>th</sup> St between the sidewalk and curb. This is across from the lift station. It may be transplant shock and the roots are fine but the new turf pieces look rough. They will need optimal conditions to thrive with the current water ban. (Pic 4) Irrigation set, and being



- The bend that leads to the 114<sup>th</sup> St. lift station has patches of bare dirt and tall weeds taking over the patchy areas. Has this tract been fertilized and treated for weeds? (Pic 2>)

This is Bahia and does not get



- Along Pond 20 on 114<sup>th</sup>, the turf between the sidewalk and curb is particularly patchy with weeds. Please make sure this street gets treated accordingly.

This will be

# 114<sup>th</sup> St. E

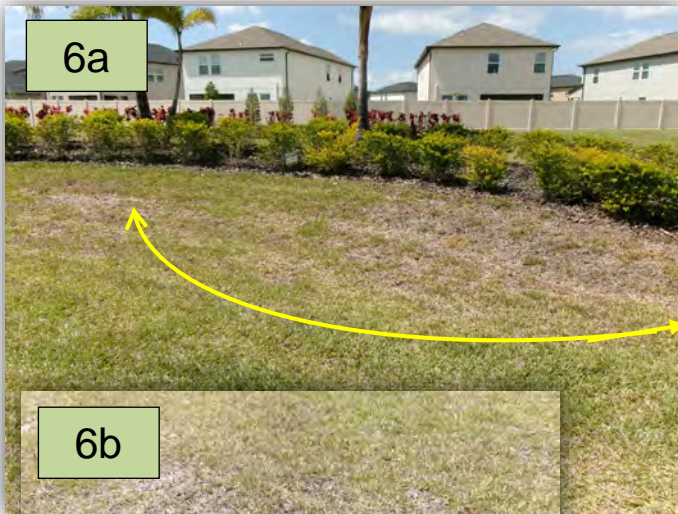
5. The turf at the 114th St. roundabout in front of the Amenity Center does not seem improved since last month. Please inspect and troubleshoot for stressors to the turf. (Pic 5)  
[This is Large Truck](#)



7. The plant bed closest to the fence, on the same corner, has Japanese Blueberry trees with scale. Please inspect, diagnose, and treat. Black sooty mold is heavy on the last tree on the right. All need treatment and have bite marks on the leaves. (Pics 7a-c)



6. The turf on the incline of the corner plant bed at 73<sup>rd</sup> Ave E and the East ROW of 114<sup>th</sup> St. is another area where turf may need replacement. Please inspect the turf along the East ROW and update on improvement plans. (Pics 6a&b) [Will be](#)



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

8. Remove dead plant material from the bed on the end of 73<sup>rd</sup> Ave E. southbound. (Pic 8)



10. The plant bed on the same corner at 71<sup>st</sup> Terrace E. has dead plants that need removal. A few placements of Duranta are not coming back. Also, there is a heavy presence of dollar weed in the turf surrounding the bed. (Pics 10a-c)



9. Black sooty mold is also present on the Japanese Blueberries lining the bed on 71<sup>st</sup> Terrace E across from the Lennar Welcome Center. Please have Arborist inspect and treat this bed accordingly along with the Magnolias on the same stretch from 114<sup>th</sup> to 113<sup>th</sup> St. (Pics 9a&b)



# 114<sup>th</sup> St. E

11. Please have detail crews continue to scan the beds along 114<sup>th</sup> St. and remove dead plant material and pull weeds. Both sides of 114<sup>th</sup> St. from the roundabout to the Artisan Lakes entrance. [Done last](#)

12. The elevated pocket park, off the West ROW of 114<sup>th</sup> St., has plant beds that need weeds and dead plants removed. An arborist needs to inspect the Japanese Blueberry trees in this area as there are pest damaged leaves similar to the Holly Trees that were treated last year. (Pics 12a&b) [Detailed last](#)



13. The turf in this park is loose and lifting near the sidewalk. Please keep this area on the radar for turf replacements once that gets the green light.

14. Comb the bed along 114<sup>th</sup> East ROW at the beginning of Pond 9 and remove the shrubbery that is no longer viable. (Pics 14a-c) [Replacement proposal inspection next week](#)



# 115<sup>th</sup> St E/69<sup>th</sup> Pl. E/114<sup>th</sup> St. E/Pond 4

Cold damaged

15. Please inspect, diagnose, and treat the declining Ixora and shrubbery in the back of the bed at 114<sup>th</sup> and 69<sup>th</sup> Pl. This is the corner bed on the West ROW. (Pic 15)



18. The westbound bed on 114<sup>th</sup>, that joins the monument bed near Pond 4, has Ixora and Duranta that is struggling. The irrigation may need to be tweaked since the Copper Leaf are showing wilt as well. Please monitor this landscaping and treat accordingly. (Pics 18a&b)



16. Please have the Japanese Blueberry Trees and Silver Buttonwood Bushes inspected for scale on the corner of 115<sup>th</sup> St. and 69<sup>th</sup> Pl.. This bed appears to be in decline and black sooty mold is on some of these branches as well. (Pic 16)



17. Across from the lift station on the east end of 114<sup>th</sup> St E and along the Artisan Lakes Entrance, some of the Duranta along those beds need to be removed. They are not going to rejuvenate and the roots are dead. (Pic 17>)



## **Tab 9**



Printed: Mar 29, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Mar 20, 2026

**Job:** SM1170 Stonegate CDD  
**Title:** Service request S/O 13094  
**Added By:** Michael Clausen

**Log Notes:**

Edward and I were sent out to make a couple repairs. We were also told to check the areas where the new sod is going down to make sure all the heads were spraying correctly.

Also someone is using some of our valves box as animal waste, trash cans.

Travel time

15 minutes

On site time

1.5 hours

Part used

6 hunter nozzles

1 hunter 6" sprinkler

1 1" coupling

**Weather Conditions:**

Sunny



**78°F**

**56°F**

Wind: 12 mph

Humidity: 78%

Total Precip: 0"

Fri, Mar 20, 2026, 12:24 PM

Attachments: 12





Printed: Mar 29, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

### Daily Logs List

#### Mar 20, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Brigida Crespo

**Log Notes:**

Maintenance Service complete

**Weather Conditions:**

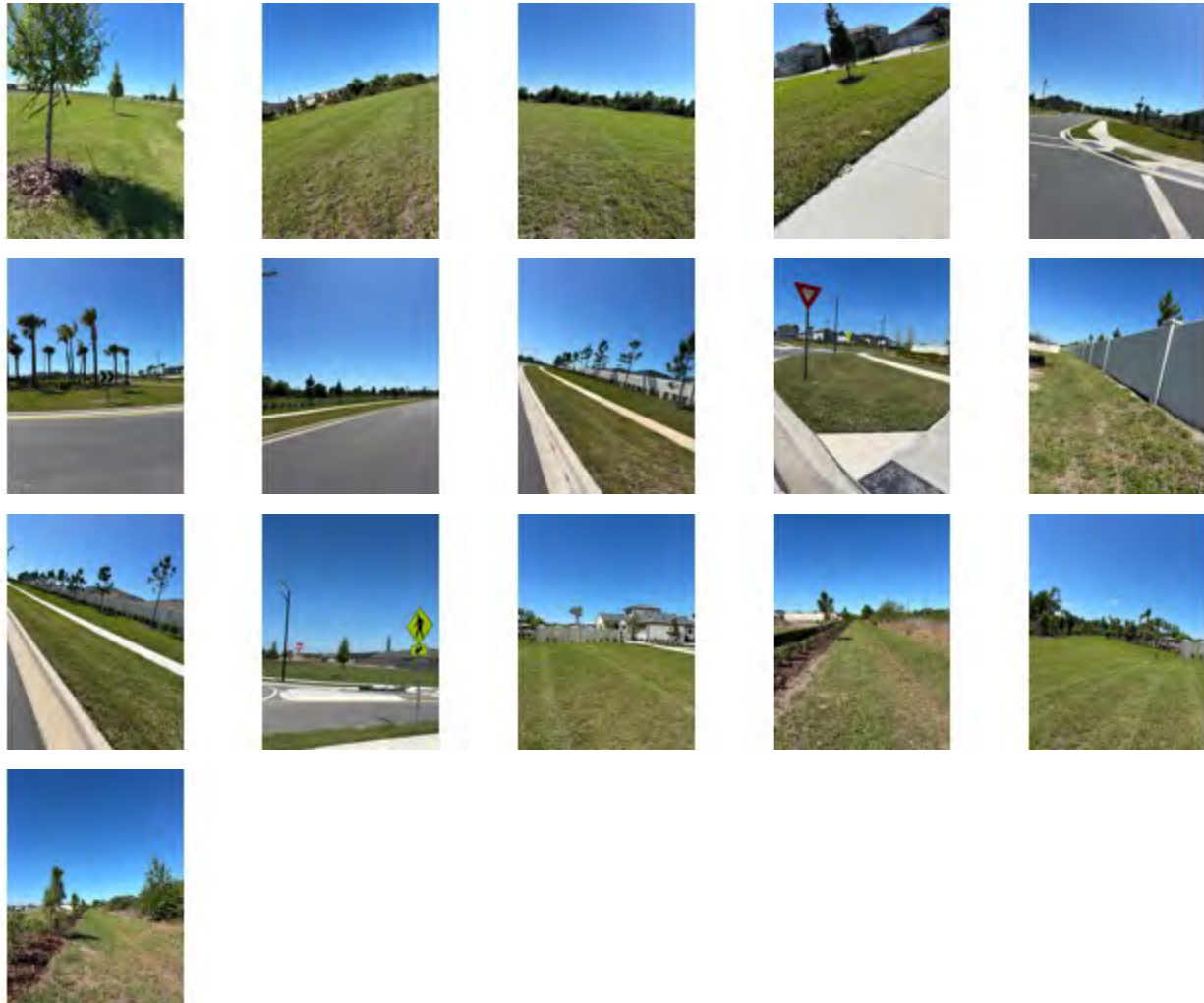
Sunny

Fri, Mar 20, 2026, 12:00 AM



Wind: 9 mph  
Humidity: 91%  
Total Precip: 0"

**Attachments:** 16





Printed: Mar 29, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

### Mar 26, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Zaqueo Baza

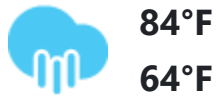
**Log Notes:**

Removed 1 dead palm and installed new Palm at 71st trce E and 114th st e. Also removed root ball and installed Fox tall palm at Entrance at 73rd Ave E.

**Weather Conditions:**

Partly cloudy with showers

Thu, Mar 26, 2026, 3:35 PM



Wind: 10 mph  
Humidity: 96%  
Total Precip: 0"

**Attachments:** 3





Printed: Mar 29, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

### Mar 17, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Martina Venegas

**Log Notes:**

Pond service

**Weather Conditions:**

Partly cloudy

Tue, Mar 17, 2026, 10:08 PM



Wind: 8 mph  
Humidity: 75%  
Total Precip: 0"

**Attachments:** 13





Printed: Mar 29, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

### Mar 27, 2026

**Job:** SM1170 Stonegate CDD  
**Title:** New Sod  
**Added By:** Corey Wilbur

**Log Notes:**

Today we had two crews installing 3200 sq ft of St Augustine. I turned the irrigation on in those areas to water in the new sod. Other areas of the blvd the irrigation was turned to run for awhile and all appeared to be working well.

**Weather Conditions:**

Mostly sunny

Fri, Mar 27, 2026, 3:16 PM



Wind: 9 mph  
Humidity: 88%  
Total Precip: 0"

**Attachments:** 13



**Terrapin Lawn Care, LLC.**

30929 Mirada Blvd # 529  
San Antonio, FL 33576

+1 (352) 530-2000

# WORK ORDER



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

Steadfast Contractors Alliance, LLC  
30435 Commerce Drive  
San Antonio, FL 33576  
Steadfast Contractors Alliance, LLC

SERVICE ADDRESS  
Stonegate CDD  
(SM1170-402)  
Steadfast Contractors  
Alliance, LLC  
6610 114th Drive East  
Parrish, FL 34219

PRIMARY CONTACT  
Steadfast Contractors  
Alliance, LLC  
(844) 347-0702 Work

**ACCOUNT# 5061**

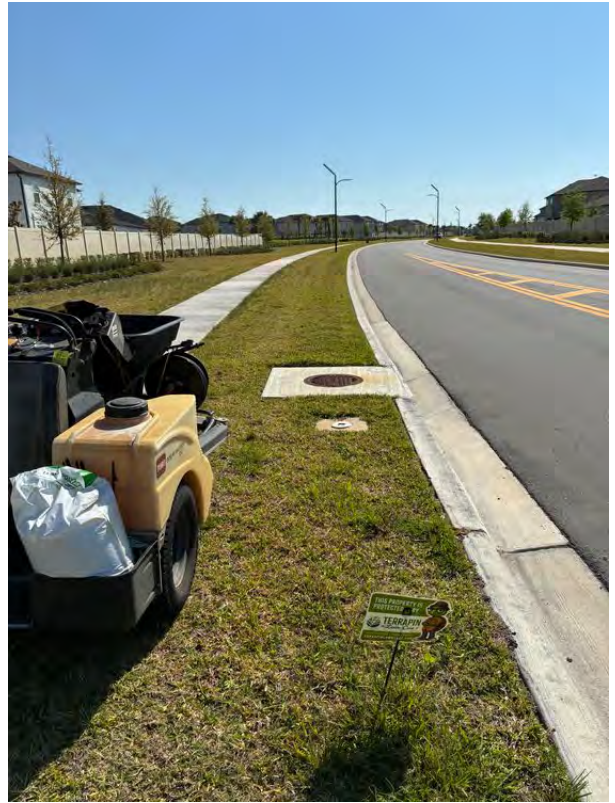
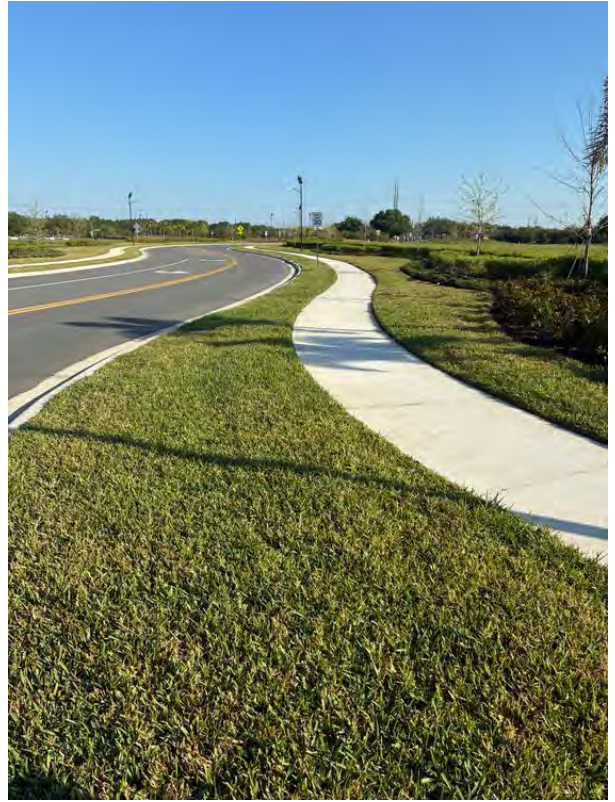
**WORK ORDER 18864**

03/26/2026

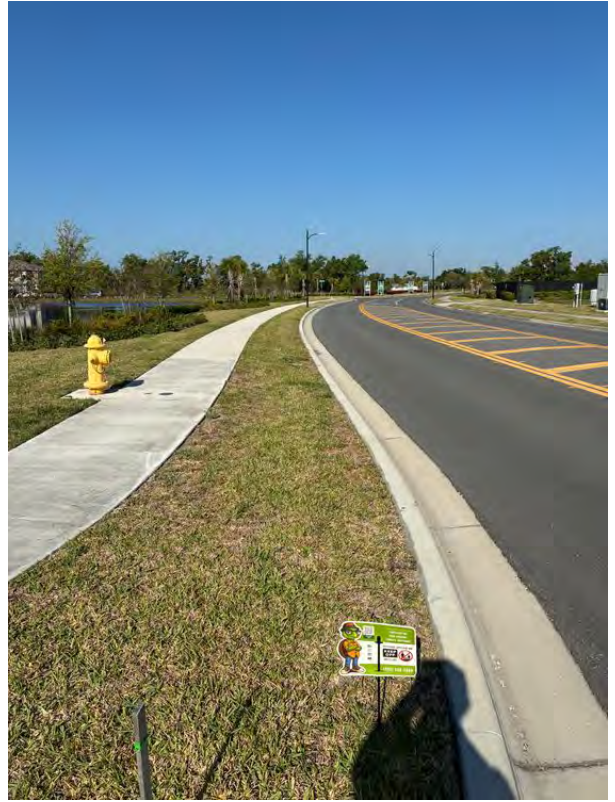
ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service	1
<b>Lawn and shrub care services.</b>	
Notes	
Wind speed: 4mph	
Wind direction: SSE	
Temperature: 78 °F	
Sky Condition: Clear	
Humidity: 50%	
Service Date: 03/26/2026	
Next Service Date: 05/13/2026	

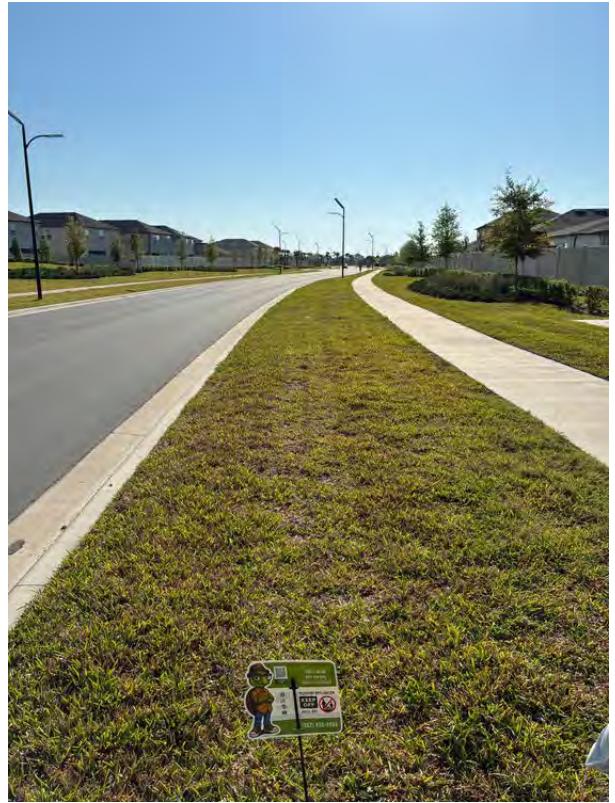
MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Lesco 24-2-11 Turf Fertilizer 10404-89	4.5 lb	1000Sqft	Granules	Side Yards, Front Yard, Entrance		36000 Linear ft	
Turf - T-Methyl-Fungicide 228-626	99 oz	100Gal	Blanket Spray			181500 Square ft	
Turf- T/O Chelated Micro-Nutrients 084047	128 oz	100Gal	Blanket Spray			181500 Square ft	
Turf-Bifen XTS Insecticide 53883-189	8 oz	100Gal	Blanket Spray			181500 Square ft	
Bandit insecticide	20 oz	100 gal	Blanket Spray			181500 Square ft	
Celcius Extra - Turf Weed Control 432-1614	3.75 oz	100 gal	Blanket Spray			181500 Square ft	
Turf-Spreader Sticker 400508	32 oz	100 gal	Blanket Spray			181500 Square ft	

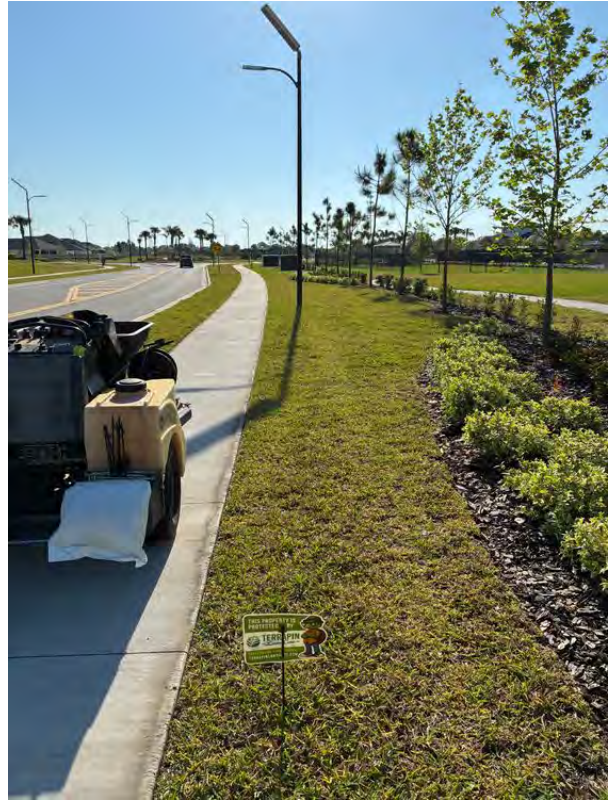


















**Terrapin Lawn Care, LLC.**

30929 Mirada Blvd # 529  
San Antonio, FL 33576

+1 (352) 530-2000

# WORK ORDER



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

Steadfast Contractors Alliance, LLC  
30435 Commerce Drive  
San Antonio, FL 33576  
Steadfast Contractors Alliance, LLC

SERVICE ADDRESS  
Stonegate Townhomes  
(SM1171-402)  
Steadfast Contractors  
Alliance, LLC  
65th Street East  
Parrish, FL 34219

PRIMARY CONTACT  
Steadfast Contractors  
Alliance, LLC  
(844) 347-0702 Work

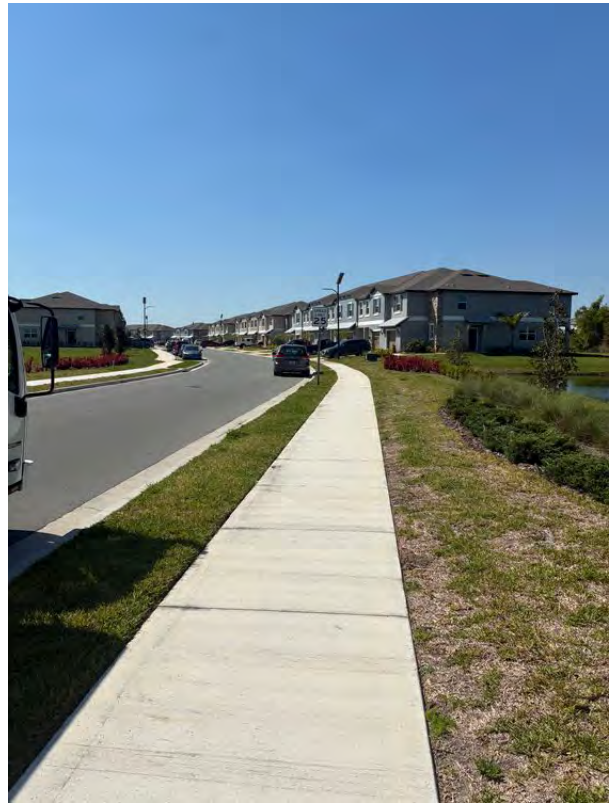
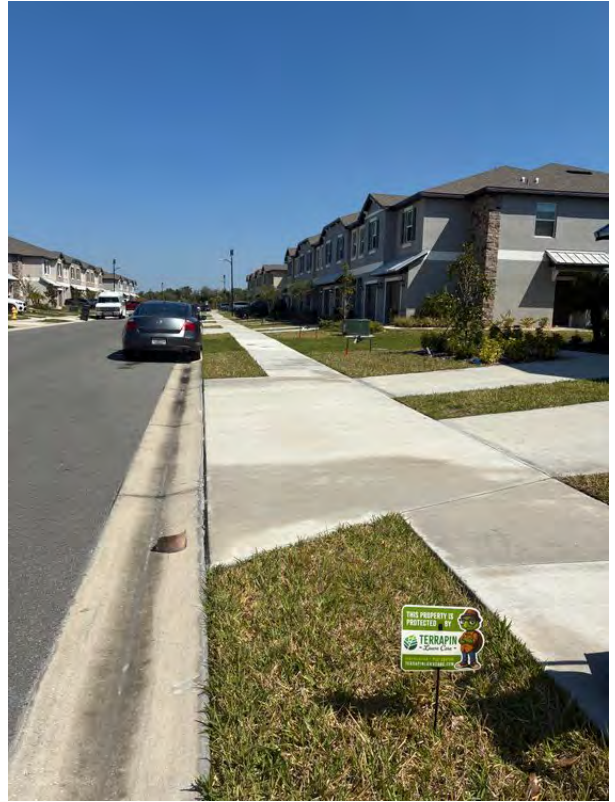
ACCOUNT# 5061

WORK ORDER 18912

03/26/2026

ITEM	QTY
Bi-Monthly Service	
Bi-Monthly Service	1
<b>Lawn and shrub care services.</b>	
Notes	
Wind speed: 5mph	
Wind direction: SE	
Temperature: 79 °F	
Sky Condition: Clear	
Humidity: 45%	
Service Date: 03/26/2026	
Next Service Date: 05/09/2026	

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
24-0-11 turf fertilizer	550 lb		Granules			120000 Square ft	
Turf - T-Methyl-Fungicide 228-626	99 oz	100Gal	Blanket Spray			50000 Square ft	
Celcius Extra - Turf Weed Control 432-1614	3.75 oz	100 gal	Blanket Spray			50000 Square ft	
Turf- T/O Chelated Micro-Nutrients 084047	128 oz	100Gal	Blanket Spray			50000 Square ft	
Turf-Bifen XTS Insecticide 53883-189	8 oz	100Gal	Blanket Spray			50000 Square ft	
Bandit insecticide	20 oz	100 gal	Blanket Spray			50000 Square ft	
Turf-Spreader Sticker 400508	32 oz	100 gal	Blanket Spray			50000 Square ft	









Printed: Apr 10, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

### Apr 6, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Brigida Crespo

**Log Notes:**

Mowing and detail service completed.

**Weather Conditions:**

Partly cloudy with isolated storms

Mon, Apr 6, 2026, 4:41 PM



82°F

70°F

Wind: 10 mph

Humidity: 91%

Total Precip: 0.03"

**Attachments:** 9





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## Daily Logs List

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### Apr 8, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Estela Osorio

**Log Notes:**

Detail service. Pulled plants that did not survive the cold.

**Weather Conditions:**

Mostly cloudy with isolated storms

Wed, Apr 8, 2026, 7:29 PM



81°F

47°F

Wind: 17 mph  
Humidity: 100%  
Total Precip: 0.01"

**Attachments:** 6





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## Daily Logs List

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### Apr 9, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Estela Osorio

**Log Notes:**

Pulling weeds and spraying.

**Weather Conditions:**

Partly cloudy with showers

Thu, Apr 9, 2026, 5:48 PM



**82°F**

**67°F**

Wind: 18 mph  
Humidity: 90%  
Total Precip: 0.05"

**Attachments:** 4





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## Daily Logs List

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### Apr 10, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Edward Rivera

**Log Notes:**

Was sent there to do monthly wet check for the West clock at Stonegate. Upon my investigation I noticed a few clogged nozzles and one bubbler not functioning. All nozzles were replaced and bubbler also and made sure everything was functioning.

W/c

8:10-11:00

Repairs

45minutes

**Weather Conditions:**

Mostly sunny

Fri, Apr 10, 2026, 11:17 AM



**84°F**

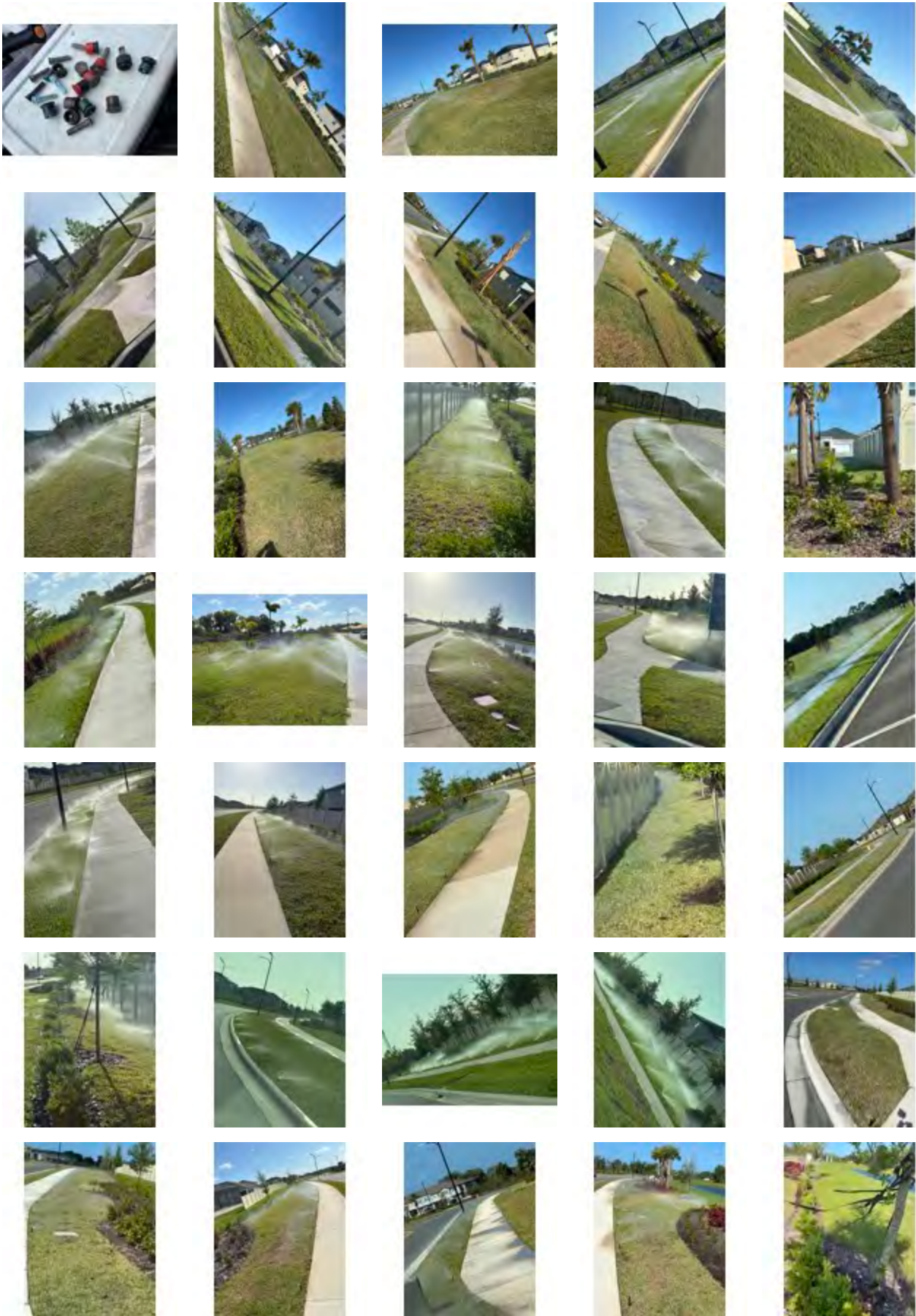
**64°F**

Wind: 14 mph

Humidity: 85%

Total Precip: 0"

Attachments: 42





# Tab 10



Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting / FY 26/27 Proposed Budget Meeting May 28, 2026 @ 11:00am**

# District Manager's Report

April 30,

# 2026

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<u>FINANCIAL SUMMARY</u>	<u>02/28/2026</u>
General Fund Cash & Investment Balance:	\$297,888
Debt Service Fund Cash & Investment Balance:	\$1,244,382
Capital Projects Fund Invest. Balance:	<u>\$50,188</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,592,458</b>
<b>General Fund Expense Variance:</b>	<b>\$117,672 Under Budget</b>