



Rizzetta & Company

# Stonegate Preserve Community Development District

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## Board of Supervisors' Meeting June 25, 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<br>Lori Campagna<br>Charlie Peterson<br>Ben Gainer<br>Vacant | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>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**

**June 17, 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, June 25, 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 May 28, 2026 ..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for May 2026 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Acceptance of Chris Hall Resignation Seat #5 (Term 2024-2028) ..... Tab 3
  - B. Appointment of Board Supervisor to Seat #5 (Term 2024-2028)
  - C. Consideration of Encroachment Easement for Pool Construction (under separate cover)
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatics Report ..... Tab 4
  - D. Community Asset Management Report ..... Tab 5
    - i. Presentation of Contractors Response Report ..... Tab 6
    - ii. Steadfast Landscape Reports ..... Tab 7
  - 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, May 28, 2026, at 11:44 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

|                  |                            |
|------------------|----------------------------|
| Kelly Evans      | <b>Chairman</b>            |
| 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>              |
| Amiee Brodeen    | <b>Landscape Inspection Specialist, Rizzetta &amp; Company, Inc.</b> |

|          |      |
|----------|------|
| Audience | None |
|----------|------|

**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 April 30, 2026**  
48

On a motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on April 30, 2026, for Stonegate Preserve Community Development District.

49 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**  
50 **Maintenance Expenditures for April**  
51 **2026**  
52  
53

On a motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for April 2026 (\$62,822.67), for Stonegate Preserve Community Development District.

54 **FIFTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2026/2027**  
55 **Proposed Budget**  
56  
57

58 Mr. Brizendine informed the board that Ms. Stevens and himself worked with Ms.  
59 Evans to draft the proposed budget totaling \$975,485 with an administrative sub-total of  
60 \$144,287 and a field operations sub-total of \$831,198. If adopted at this amount, there  
61 would not be a change in assessment levels compared to the current year. The board  
62 didn't make any changes.

63 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2026-02;**  
64 **Approving Fiscal Year 2026/2027**  
65 **Proposed Budget and Setting Public**  
66 **Hearing**  
67  
68

On a motion by Mr. Gainer, seconded by Mr. Peterson, with all in favor, the Board approved Resolution 2026-02; Approving Fiscal Year 2026/2027 Proposed Budget and Setting the Public Hearing for August 6, 2026, at 10:00 a.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219, for Stonegate Preserve Community Development District.

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76 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03;  
Setting Landowner Election**

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On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved Resolution 2026-03; Setting Landowner Election for November 19, 2026, at 11:00 a.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219, for Stonegate Preserve Community Development District.

80

81 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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83 **A. District Counsel**

84 No report.

85

86 **B. District Engineer**

87 Not present.

88

89 **C. Aquatic Reports**

90 The Board reviewed the aquatic report.

91

92 **D. Field Inspection Report**

93 Ms. Brodeen presented the Community Asset Management Report to the  
94 Board.

95

96 The Board reviewed the Contractor Response Report and Contractor  
97 landscape reports.

98

99 **E. District Manager**

100 Ms. Stevens reviewed the District Manager's report and advised that the next  
101 meeting date is June 25, 2026, at 11:00 a.m.

102

103 Mr. Brizendine informed the Board that the Manatee County registered voter  
104 count as April 15, 2026, is 301.

105

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

107

108 Mr. Brizendine reviewed the insurance proposal from Brown & Brown. Their  
109 premium totals \$4,736 through the end of the fiscal year, which equates to  
110 an annual premium of \$12,771. The current annual premium is \$28,097.  
111 Additionally, Brown & Brown provided a premium of \$745 for workers'  
112 compensation. The current premium is \$879.

113

114

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved to terminate the current insurance policy with Egis, for Stonegate Preserve Community Development District.

115

On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board approved the Brown & Brown insurance proposal, for Stonegate Preserve Community Development District.

116

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

117

118

119

There were no supervisor requests.

120

On a motion by Ms. Campagna, seconded by Mr. Hall, with all in favor, the Board approved to reschedule the July 23, 2026, meeting to August 6, 2026, at 10:00 a.m., for Stonegate Preserve Community Development District.

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**TENTH ORDER OF BUSINESS**

**Adjournment**

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On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously adjourned the meeting at 11:54 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 May 2026 For Board Approval**

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

The total items being presented:     **\$44,378.80**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Stonegate Preserve Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

| Vendor Name                            | Check Number | Invoice Number       | Invoice Description         | Invoice Amount |
|--|--------------|----------------------|-----------------------------|----------------|
| ADP Easy pay                           | 20260527-1   | 043026-BOS-677       | BOS Meeting Taxes 04/30/26  | \$ 148.80      |
| Florida Power & Light Company          | 20260527-2   | 4550921482-051226    | Electric Services 04/26     | \$ 38.55       |
| Gig Fiber, LLC                         | 100325       | ACH<br>6996          | Solar Equipment Lease 05/26 | \$ 500.00      |
| Manatee County Utilities<br>Department | 20260521-1   | 100227716-043026 ACH | Water Services 04/26        | \$ 73.58       |
| Manatee County Utilities<br>Department | 20260521-1   | 100227721-043026 ACH | Water Services 04/26        | \$ 73.58       |
| Manatee County Utilities<br>Department | 20260521-1   | 100227726-043026 ACH | Water Services 04/26        | \$ 893.30      |
| Manatee County Utilities<br>Department | 20260521-1   | 100227728-043026 ACH | Water Services 04/26        | \$ 73.58       |
| Manatee County Utilities<br>Department | 20260521-1   | 100227732-043026 ACH | Water Services 04/26        | \$ 73.58       |
| Manatee County Utilities<br>Department | 20260521-1   | 100227734-043026 ACH | Water Services 04/26        | \$ 73.58       |
| Manatee County Utilities<br>Department | 20260521-1   | 100227738-043026 ACH | Water Services 04/26        | \$ 73.58       |
| Rizzetta & Company, Inc.               | 100324       | INV0000109197        | Accounting Services 05/26   | \$ 5,747.50    |
| Sitex Aquatics, LLC                    | 100326       | 11011-b              | Lake Maintenance 05/26      | \$ 2,472.00    |

# Stonegate Preserve Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 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,<br>LLC | 100327              | SA-22586              | Landscape Maintenance 05/26 | \$ 25,834.67               |
| Steadfast Contractors Alliance,<br>LLC | 100327              | SA-23102              | Pest Service 04/26          | \$ 6,240.00                |
| Straley Robin Vericker                 | 100323              | 28373                 | Legal Services 04/26        | <u>\$ 2,062.50</u>         |
| <b>Report Total</b>                    |                     |                       |                             | <b><u>\$ 44,378.80</u></b> |

## **Tab 3**

**From:** Christopher Hall <[christopher.hall@lennar.com](mailto:christopher.hall@lennar.com)>

**Sent:** Sunday, May 31, 2026 9:25 AM

**To:** Scott Brizendine <[sbrizendine@rizzetta.com](mailto:sbrizendine@rizzetta.com)>

**Subject:** [EXTERNAL]Resignation From Prosperity Lakes & Stonegate Board

**Importance:** High

Scott,

I wanted to let you know that I have decided to resign from my position on the Prosperity Lakes & Stonegate CDD Board, effective immediately.

It has been a pleasure serving on the Board and working with all of you. I appreciate the opportunity to be involved in helping guide and improve our community, and I am grateful for the relationships and experiences that came with it.

Best regards,

**Christopher Hall**

**Project Manager**

# Tab 4



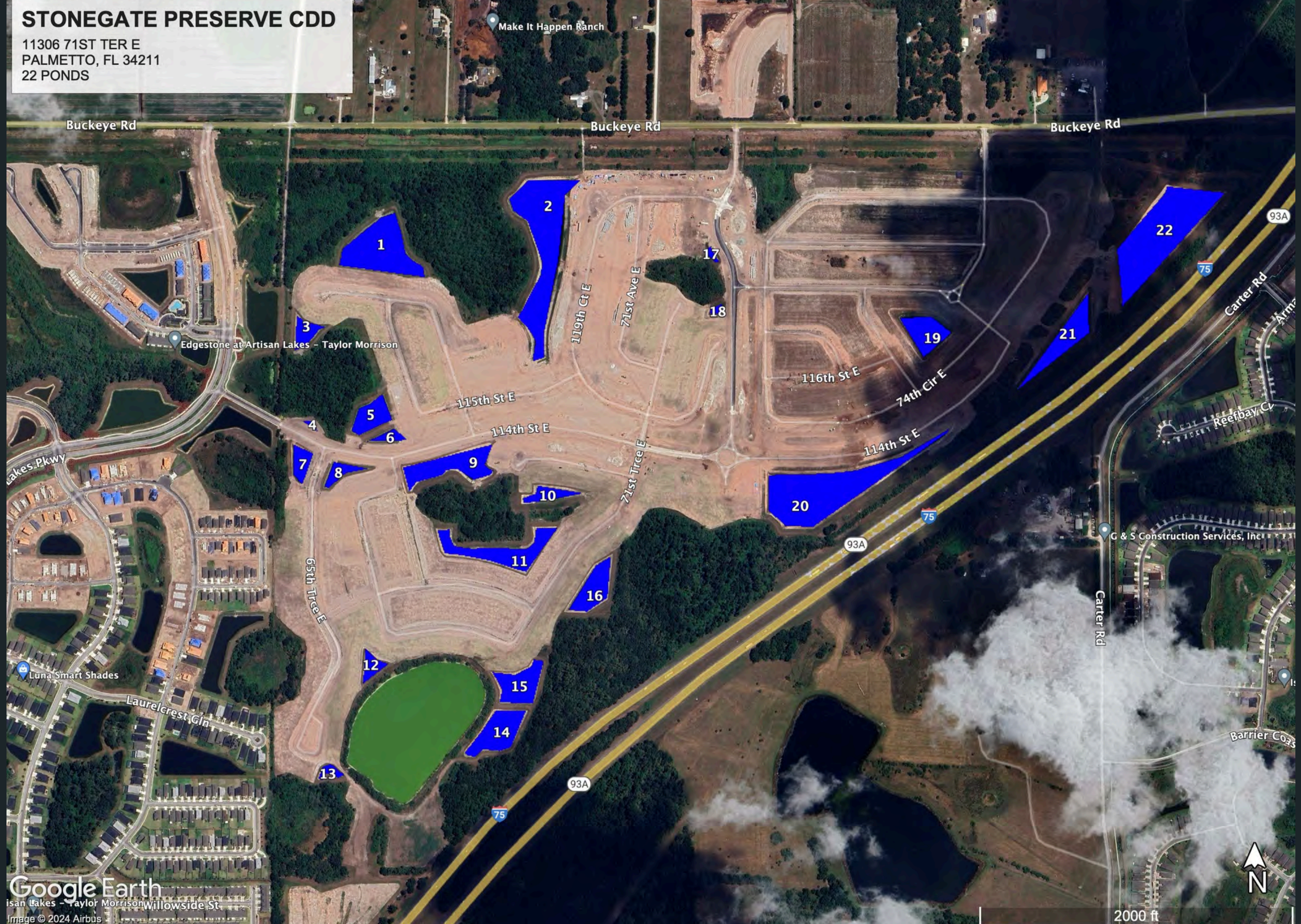
# MONTHLY REPORT

JUNE, 2026



# STONEGATE PRESERVE CDD

11306 71ST TER E  
PALMETTO, FL 34211  
22 PONDS



## SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



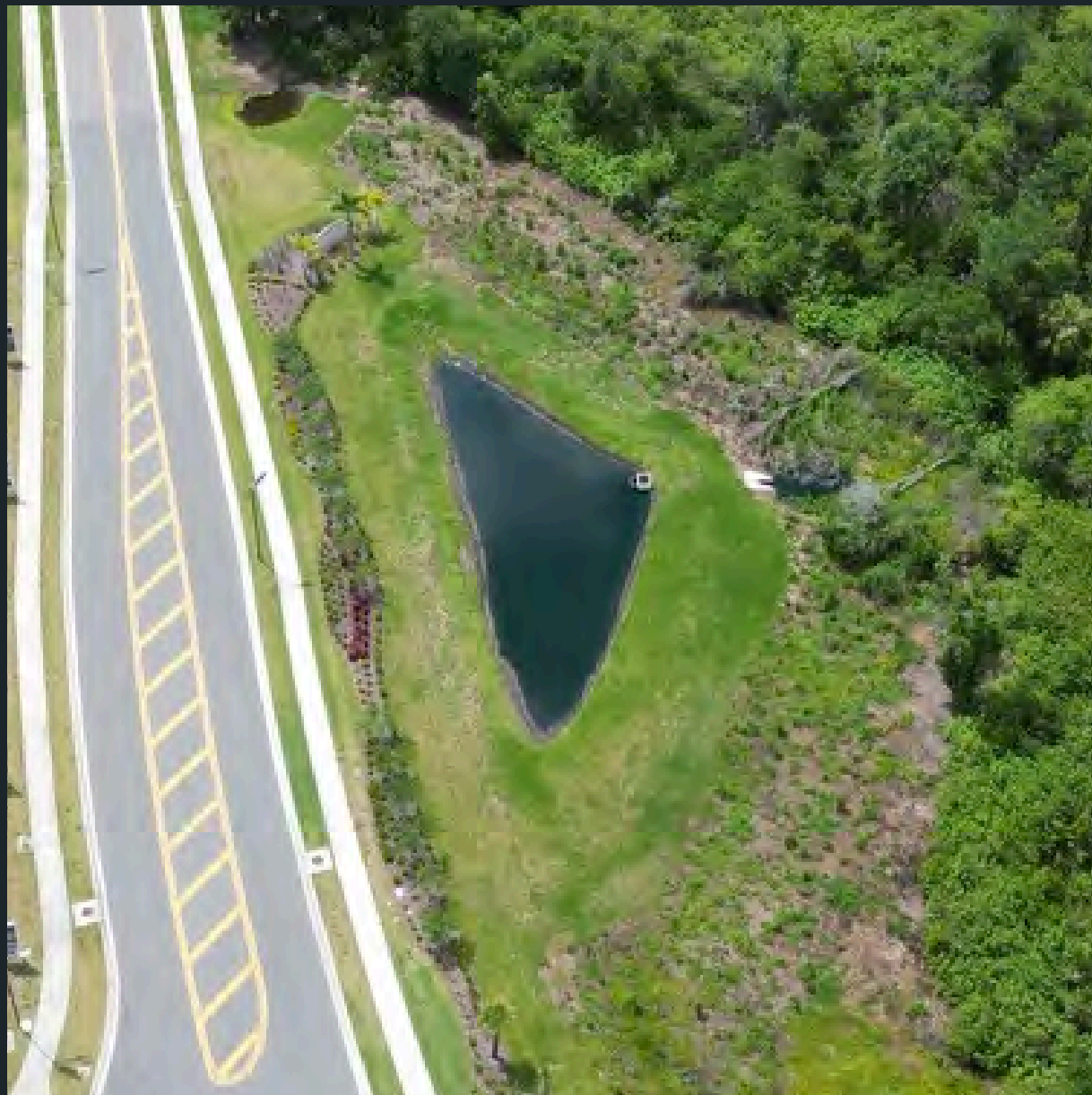
Pond #1 Treated for Algae and Shoreline Vegetation.



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.



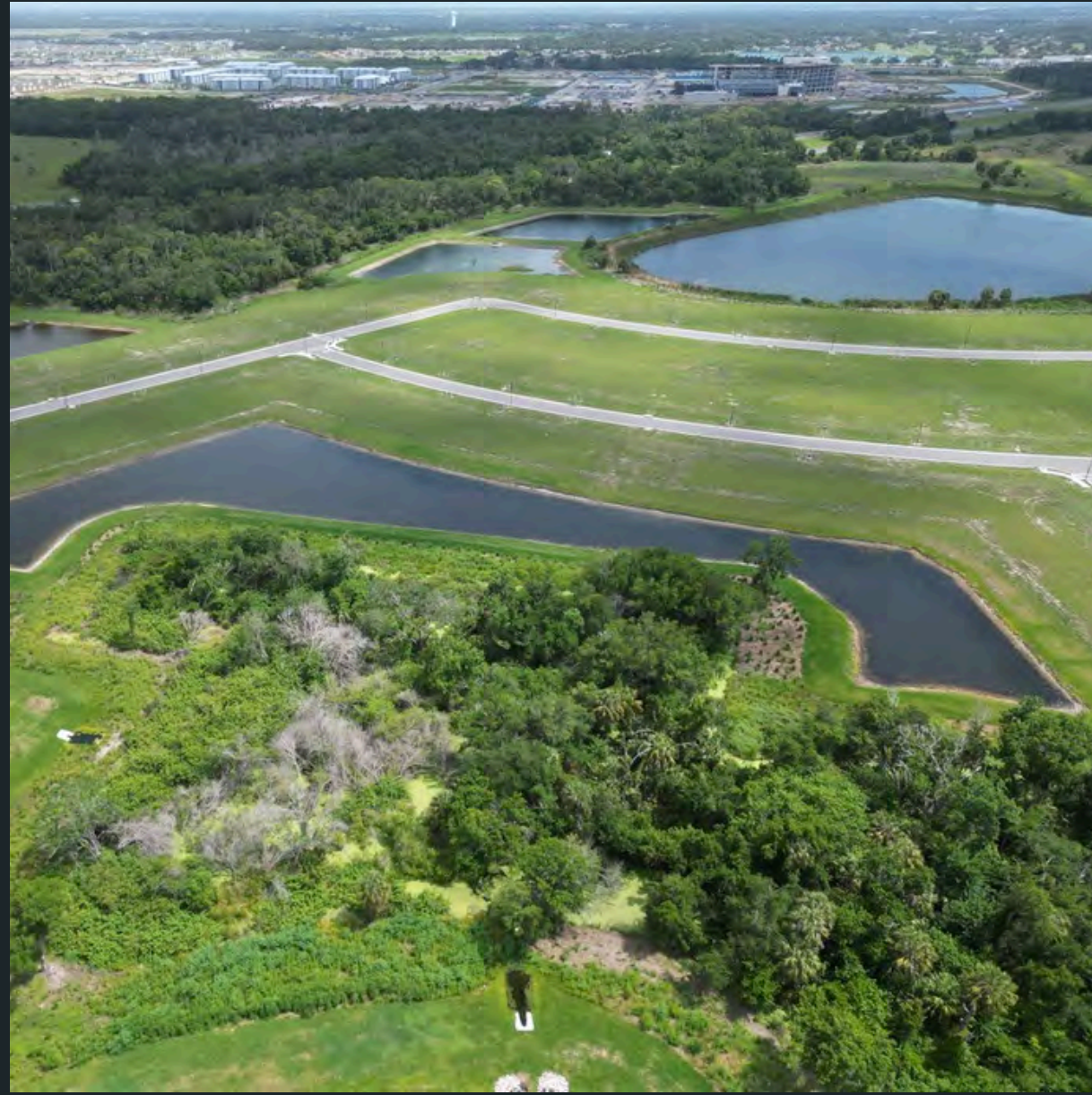
Pond #8 Treated for Algae and Shoreline Vegetation.



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

## COMMUNITY ASSET MANAGEMENT REPORT



June 2, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

## General Updates, Recent & Upcoming Maintenance Events

- **Turf Treatment Plan:** What applications will Steadfast and the Agronomics team be implementing on the St. Augustine turf during June and July to address patchiness near sidewalks and the recently established takeover areas?
- **Fertilizer Restrictions:** Please note that Manatee County enforces a nitrogen and phosphorus fertilizer ban from June 1 through September 30.
- **Water Restrictions (Manatee County):** Residents must adhere to strict watering regulations. It may be necessary to send a reminder notice to homeowners, as several instances of daytime irrigation were noted during the inspection.
- **Crews & Account Manager – Site Appearance:** Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:
  - Irrigation system breaks (e.g., runoff areas or visible damage)
  - Tire tracks impacting turf quality
  - Pond erosion concerns

The following are action items for Steadfast to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined** is either info or questions for the BOS.

1. **65<sup>th</sup> Terrace Roundabout:** Turf within the roundabout is showing heavy presence of crab grass, nutsedge, phasey bean, spurge, and encroaching Bahia. These weeds are beginning to overtake the St. Augustine turf. (Pic 1>)
2. **Same Area as #1:** Tree rings do not have any definitive edge, and St. Augustine is creeping into the beds. Clean-up, edge and mulch to maintain separation and appearance. (Next Page – Pic 2>)
3. **Same Area as #1:** Loose soil and rock debris are scattered throughout a small section in the ROW. Next visit redistribute the soil, remove debris, and evaluate sod replacement to match surrounding turf. (Next Page – Pic 3>)



4. **69<sup>th</sup> Pl & 114<sup>th</sup> St E:** Bed areas on both sides of 69<sup>th</sup>; tree rings and bed edges need to be redefined, and treatment for black mold on buttonwoods. The blueberry trees are struggling and becoming leggy,...(Nxt pg)

(#4 Cont.).... this can be typical during colder temps. We will need to continue to monitor during the growing season. (Pic 4a, 4b>)

4a



<4b



- 5. **Same Area as #4:** Irrigation box lid is broken, and turf health nearby is declining. Review the irrigation scheduling, as turf conditions appeared dry even following recent rainfall. (See map for location)

<2



- 6. **Same Area as #4:** Just west of the broken irrigation box there is a hole near the strapped oak tree. It may be caused by a broken irrigation line. Please inspect the area and repair as needed. (Pic 6)

<3



6



- 7. **Construction Areas:** Remove accumulated trash within bed spaces to maintain cleanliness and meet ongoing debris removal expectations.
- 8. **114th St E:** Turf weed presence is widespread and severe; initiate treatment to regain control and restore turf quality. (Pic 8a, 8b)



- 9. **65th Terrace & 114th St E:** Mixed ixora plant colors (white and pink) are present in one section where only pink is intended; removal is needed to maintain design consistency. (Pic 9)



- 10. **Same Area as #9:** Turf conditions remain unusually dry despite recent rainfall; inspect irrigation system and verify proper operation and coverage. (Pic 10)



- 11. **114th St E and Artisan Lakes Pkwy:** Front entrance beds are being well maintained; continue routine maintenance while monitoring surrounding turf recovery.

- 12. **114th St E & 73rd Ave E:** Plumbago's are becoming leggy; continue regular tipping to promote fuller, more uniform hedge growth. (Pic 12>)

**13. 73rd Ave:** Wax myrtles are growing unevenly across sections; adjust trimming to improve shape consistency and overall uniformity.

**14. 74th Circle E & 119th Glen E:** Previously reported to restrap and adjust this tree; winged elm has fallen due to lack of stabilization; address immediately and confirm completion of prior service directives. (Pic 14)



**15. 114th St E (Bend Area):** Coco plum hedge row is overgrown and uneven; resume tipping and maintaining to ensure they grow laterally and fill in fuller. (Pic 15>)



**16. Same Area as 15:** Turf clippings are accumulating and not being properly dispersed; remove excess buildup to reduce potential for fungal issues. Additionally, the crew needs to be line-trimming around the irrigation boxes. (Pic 16)



**17. 114<sup>th</sup> St E – South Side:** Across the street from the previous line item; Pine tree roots are exposed; add soil and mulch to provide adequate coverage and protect the root system. Additionally, it looks like these shrubs were missed during the last detailing event. Please correct. (Pic 17>)

**18. 74<sup>th</sup> Cir E – Backside of Residents fence:** Wax myrtles shrubs have not been recently maintained; incorporate light tipping into routine detailing schedule. (Pic 18>)

# Roundabout, 118<sup>th</sup> St E

- 19. **Roundabout – Near Clubhouse:** Turf is dry, patchy, and compacted from traffic; continue monitoring and evaluate for replacement once construction activity is complete.
- 20. **Lift Station – 118th St E:** Shrubs along the fence line are sparse and uneven; begin shaping and maintenance to encourage dense, uniform growth.



# Tab 6

# Stonegate Preserve

## COMMUNITY ASSET MANAGEMENT REPORT



June 2, 2026



Rizzetta & Company

Amiee Brodeen – Community Asset Manager






Rizzetta & Company  
Professionals in Community Management

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- **Crews & Account Manager – Site Appearance:** Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:
  - Irrigation system breaks (e.g., runoff areas or visible damage)
  - Tire tracks impacting turf quality
  - Pond erosion concerns

The following are action items for Steadfast to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined** is either info or questions for the BOS.

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# Summary of Comments on Slide 1

---

## Page: 2

---

Number: 1 Author: msimone Subject: Note Date: 6/16/2026 3:30:51 PM

---

Turf treatment activities were conducted earlier in the month. A follow-up review period associated with spot treatment applications is expected to occur within the coming week. Next treatment is scheduled for the week of 7/27

In conjunction with ongoing turf management efforts, approximately 14,000 square feet of TAM has been treated and is anticipated to undergo preparation for new turf install.

Number: 2 Author: msimone Subject: Note Date: 6/16/2026 3:30:47 PM

---

During this period, a BAN-compliant 0-0-24 fertilizer application and/or a light application of 0-8-5 may be utilized as deemed appropriate based on field observations and recommendations from the technician during routine site visits.

Number: 3 Author: msimone Subject: Note Date: 6/16/2026 3:35:53 PM

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Treated turf areas continue to be monitored as part of the ongoing turf management program. Recent site visits suggest progress in certain treatment areas.

Number: 4 Author: msimone Subject: Note Date: 6/16/2026 3:01:46 PM

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This item is being managed through the regular maintenance schedule. The area will continue to be monitored, with updated photos provided in follow-up reports.

Number: 5 Author: msimone Subject: Note Date: 6/16/2026 3:03:18 PM

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A proposal has been attached for the cleanup of loose soil and debris, along with sod installation in the affected areas.

(#4 Cont.).... this can be typical during colder temps. We will need to continue to monitor during the growing season. (Pic 4a, 4b>



5. **Same Area as #4:** Irrigation box lid is broken, and turf health nearby is declining. Review the irrigation scheduling, as turf conditions appeared dry even following recent rainfall. (See map for location)



6. **Same Area as #4:** Just west of the broken irrigation box there is a hole near the strapped oak tree. It may be caused by a broken irrigation line. Please inspect the area and repair as needed.



---

Number: 1 Author: msimone Subject: Note Date: 6/16/2026 3:35:38 PM

---

This item will continue to be addressed through routine maintenance activities. A work order has been submitted to Terrapin for evaluation and any appropriate treatment recommendations. The area will continue to be monitored as part of ongoing site maintenance.

---

Number: 2 Author: msimone Subject: Note Date: 6/16/2026 3:09:26 PM

---


A work order has been submitted for irrigation to inspect the area and address the item as appropriate.


---

Number: 3 Author: msimone Subject: Note Date: 6/16/2026 3:31:24 PM


---

Irrigation has been scheduled to inspect the area and provide recommendations based on site conditions.


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9. **65th Terrace & 114th St E:** Mixed ixora plant colors (white and pink) are present in one section where only pink is intended; removal is needed to maintain design consistency. (Pic 9) 



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11. **114th St E and Artisan Lakes Pkwy:** Front entrance beds are being well maintained; continue routine maintenance while monitoring surrounding turf recovery.

12. **114th St E & 73rd Ave E:** Plumbago's are becoming leggy; continue regular tipping to promote fuller, more uniform hedge growth. (Pic 12>) 

---

Number: 1 Author: msimone Subject: Note Date: 6/16/2026 3:31:37 PM

This item is being addressed through ongoing maintenance efforts. Detail crews were onsite for two days this week, and work will continue as part of the regular maintenance program.

---

Number: 2 Author: msimone Subject: Note Date: 6/16/2026 3:31:50 PM

Turf treatment activities were conducted earlier in the month. A follow-up review period associated with spot treatment applications is expected to occur within the coming week.

---


Number: 3 Author: msimone Subject: Note Date: 6/16/2026 3:31:39 PM


New sod is scheduled to be installed in this area by EOM

---


Number: 4 Author: msimone Subject: Note Date: 6/16/2026 3:31:53 PM

This area received attention from detail crews during the week of 6/15 and will continue to be maintained as part of regular detail service

13. **73rd Ave:** Wax myrtles are growing unevenly across sections; adjust trimming to improve shape consistency and overall uniformity. 

14. **74th Circle E & 119th Glen E:** Previously reported to restrap and adjust this tree; winged elm has fallen due to lack of stabilization; address immediately and confirm completion of prior service directives. (Pic 14) 





16. **Same Area as 15:** Turf clippings are accumulating and not being properly dispersed; remove excess buildup to reduce potential for fungal issues. Additionally, the crew needs to be line-trim  around the irrigation boxes. (Pic 16)



15. **114th St E (Bend Area):** Coco plum hedge row is overgrown and uneven; resume tipping and maintaining to ensure they grow laterally and fill in fuller. (Pic 15>)



17. **114<sup>th</sup> St E – South Side:** Across the street from the previous line item; Pine tree roots are exposed; add soil and mulch to provide adequate coverage and protect the root system. Additionally, it looks like these shrubs were missed during the last detailing event. Please correct. (Pic 17>) 

18. **74<sup>th</sup> Cir E – Backside of Residents fence:** Wax myrtles shrubs have not been recently maintained; incorporate light tipping into routine detailing schedule. (Pic 18>) 

## Page: 5

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Number: 1 Author: msimone Subject: Note Date: 6/16/2026 3:18:18 PM

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This item will be addressed with the crew as part of ongoing detail service and routine maintenance activities.

Number: 2 Author: msimone Subject: Note Date: 6/16/2026 3:20:46 PM

---

Crews will be reminded to be more diligent regarding turf distribution during routine maintenance operations.

Number: 3 Author: msimone Subject: Note Date: 6/16/2026 3:22:40 PM

---

This item has been stood up and re-staked.

Number: 4 Author: msimone Subject: Note Date: 6/16/2026 3:22:36 PM

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A proposal has been attached for soil and mulch improvements.

Number: 5 Author: msimone Subject: Note Date: 6/16/2026 3:22:35 PM

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The detail crew is scheduled to address this area during this month's service cycle.

# Roundabout, 118<sup>th</sup> St E

- 19. **Roundabout – Near Clubhouse:** Turf is dry, patchy, and compacted from traffic; continue monitoring and evaluate for replacement once construction activity is complete. 
- 20. **Lift Station – 118th St E:** Shrubs along the fence line are sparse and uneven; begin shaping and maintenance to encourage dense, uniform growth.



Turf conditions have shown improvement and will continue to be monitored as part of the ongoing maintenance program. Should additional cultural practices, such as aeration, be deemed beneficial, recommendations can be provided at a later date.

## **Tab 7**



Printed: Jun 16, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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### Jun 10, 2026

**Job:** SM1170 Stonegate CDD

**Title:**

**Added By:** Zaqueo Baza

**Log Notes:**

Sprayed the remaining areas that are marked for resod .

**Weather Conditions:**

Partly cloudy with showers Wed, Jun 10, 2026, 4:55 PM



**93°F**

**75°F**

Wind: 7 mph

Humidity: 94%

Total Precip: 0.14"

**Attachments:** 5





Printed: Jun 16, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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### Jun 16, 2026

**Job:** SM1170 Stonegate CDD

**Title:** Site visit

**Added By:** Dave Towsley

**Log Notes:**

**Weather Conditions:**

Partly cloudy with isolated storms Tue, Jun 16, 2026, 2:37 PM



**93°F**

**62°F**

Wind: 16 mph

Humidity: 100%

Total Precip: 0"

Attachments: 21



**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 18865**

05/27/2026

| ITEM  | QTY |
|---|-----|
| Bi-Monthly Service  |     |
| Bi-Monthly Service<br><b>Lawn and shrub care services.</b>  | 1   |
| Notes<br>Wind speed: 6mph<br>Wind direction: E<br>Temperature: 91 °F<br>Sky Condition: Overcast<br>Humidity: 49%<br>Service Date: 05/27/2026<br>Next Service Date: 07/22/2026 |     |

| MATERIALS                                 | UNIT   | DILUTION | METHOD        | LOCATION | TARGET  | AREA             | CUSTOM MATERIAL |
|---|--------|----------|---------------|----------|---|------------------|-----------------|
| 21-0-0 (liquid)                           | 400 lb | 1300 gal | Blanket Spray |          |   | 650000 Square ft |                 |
| Sequestar 13.2 %                          | 104 lb |          | Blanket Spray |          |   | 650000 Square ft |                 |
| Avenue South - Turf Weed Control 2217-996 | 4 lb   | 100 gal  | Blanket Spray |          | Turf - Broad Leaf Weeds                         | 650000 Square ft |                 |
| Bandit insecticide                        |        |          | Blanket Spray |          | Grubs, Turf - Chinch Bugs, Turf - Mole Crickets | 65000 Square ft  |                 |
| Turf-Bifen XTS Insecticide 53883-189      | 8 lb   | 100Gal   | Blanket Spray |          | Turf - Chinch Bugs, Turf - Ants                 | 650000 Square ft |                 |











