



# ***Cordoba Ranch Community Development District***

**January 20, 2026**

## **Agenda Package**

### **Teams Meeting Information**

[Join the meeting now](#)

Meeting ID: 232 916 744 254 54

Passcode: BC7v9KC7

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## **CLEAR PARTNERSHIPS**



# Cordoba Ranch Community Development District

## Board of Supervisors

Erica Owen, Chairman  
 Greg Saldana, Vice Chairman  
 Jane Marlow, Assistant Secretary  
 James Therrien, Assistant Secretary  
 David Boulos, Assistant Secretary

## Staff:

Samatha Zanoni, District Manager  
 Kathryn Hopkinson, District Counsel  
 Phil Chang, District Engineer  
 Jason Liggett, Field Manager  
 Devon Craig, Sitex Aquatic  
 Fernand Thomas, Accountant  
 Tabitha Blackwelder, Administrative Assistant

## Second Revised Meeting Agenda Tuesday, January 20, 2026 – 5:00 p.m.

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1. **Call to Order and Roll Call**
2. **Motion to approve the agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Special Business Items**
  - A. Resignation Letter for David Boulos ..... Page 4
  - B. Consideration of Resolution 2026-02; Designation of Officers ..... Page 5
5. **Staff Reports**
  - A. Accounting Staff Report
    - i. Review of December 2025 Financial Statements ..... Page 6
    - ii. Consideration of December 2025 Check Register..... Page 16
  - B. Sitex Aquatics Report ..... Page 19
  - C. Field Inspection Report ..... Page 32
    - i. Pressure Washing Map ..... Page 40
    - ii. Consideration of Inframark Pressure Washing Proposal #1024..... Page 45
    - iii. Consideration of Tactical Pressure Washing Sidewalk Cleaning  
 Proposal #2072..... Page 46
    - iv. Consideration of Kings Power Washing Sidewalks & Catch Basin  
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    - v. Consideration of American Power Washing Proposal #715 ..... Page 52
    - vi. Consideration of Elite Fence & Gate Black Aluminum Fence  
 Proposal#264..... Page 53
  - D. Landscape Report
    - i. Consideration of Crowder’s Landscaping Large Roundabout  
 Proposal #M3024 ..... Page 54
    - ii. Consideration of Blue Oak Tree Farm (40) 3 Gallon Trees Proposal ..... Page 55
    - iii. Consideration of Crowder’s Fire Ant Control Proposal #M2584 ..... Page 56
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
6. **Business Items**
  - A. Consideration of Driveway Extension 2902 Cordoba Ranch Blvd ..... Page 57
  - B. Consideration of 2817 Cordoba Ranch Blvd Observations Report..... Page 88
  - C. Consideration of Resolution 2026-01; General Election 2026..... Page 91

## District Office

2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607  
 813-873-7300

## Meeting Location

Martinez Law Firm  
 18115 N US Highway 41, Suite 600  
 Lutz, FL 33549

## Cordoba Ranch Community Development District

### Board of Supervisors

Erica Owen, Chairman  
Greg Saldana, Vice Chairman  
Jane Marlow, Assistant Secretary  
James Therrien, Assistant Secretary  
David Boulos, Assistant Secretary

### Staff:

Samatha Zanoni, District Manager  
Kathryn Hopkinson, District Counsel  
Phil Chang, District Engineer  
Jason Liggett, Field Manager  
Devon Craig, Sitex Aquatic  
Fernand Thomas, Accountant  
Tabitha Blackwelder, Administrative Assistant

### 7. Business Administration

A. Consideration of Minutes from the Meeting held December 15, 2025..... Page 93

### 8. Supervisor Requests

### 9. Audience Comments – *Three- (3) Minute Time Limit*

### 10. Adjournment

*The next meeting is scheduled for Monday, February 16, 2026.*

### District Office

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
813-873-7300

### Meeting Location

Martinez Law Firm  
18115 N US Highway 41, Suite 600  
Lutz, FL 33549

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Please accept this letter as my formal resignation from my position as a member of the Board of Supervisors of the Cordoba Ranch CDD, effective immediately.

I appreciate the opportunity to have served the district and its residents. Please take the necessary steps to process this resignation and advise the appropriate authorities as required. Should any additional documentation or action be needed from me to facilitate a smooth transition, please do not hesitate to let me know. Thank you for your assistance during my time on the Board.

Sincerely,



**David A. Boulos, Esq.**  
**BOULOS LAW GROUP**

23121 Tabak Lane  
Land O' Lakes, FL 34639  
PH: 813-955-2235  
Fax: 813-527-9906  
[Bouloslawgroup.com](http://Bouloslawgroup.com)

Secretary / Assistant Secretary

***Cordoba Ranch  
Community  
Development  
District***

***Financial Report***

***December 31, 2025***



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**Cordoba Ranch  
Community Development District**

**Financial Statements  
(Unaudited)  
December 31, 2025**

**CORDOBA RANCH**

Community Development District

**Governmental Funds**

**Balance Sheet**  
December 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 780,988	\$ -	\$ 780,988
Cash with Fiscal Agent	-	388,390	388,390
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	6,797	6,797
Investments:			
Money Market Account	577,732	-	577,732
Reserve Fund	-	97,070	97,070
Revenue Fund	-	146,975	146,975
Deposits	16,740	-	16,740
<b>TOTAL ASSETS</b>	<b>\$ 1,377,210</b>	<b>\$ 639,232</b>	<b>\$ 2,016,442</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 18,826	\$ -	\$ 18,826
Accrued Expenses	13,010	-	13,010
Due To Other Funds	6,797	-	6,797
<b>TOTAL LIABILITIES</b>	<b>38,633</b>	<b>-</b>	<b>38,633</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	16,740	-	16,740
<b>Restricted for:</b>			
Debt Service	-	639,232	639,232
<b>Assigned to:</b>			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
<b>Unassigned:</b>	778,007	-	778,007
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,338,577</b>	<b>\$ 639,232</b>	<b>\$ 1,977,809</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,377,210</b>	<b>\$ 639,232</b>	<b>\$ 2,016,442</b>

**CORDOBA RANCH**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 10,212	\$ 10,212	0.00%
Special Assmnts- Tax Collector	878,120	643,479	778,746	135,267	88.68%
Special Assmnts- Discounts	(35,125)	(27,503)	(31,005)	(3,502)	88.27%
Access Cards	-	-	60	60	0.00%
<b>TOTAL REVENUES</b>	<b>842,995</b>	<b>615,976</b>	<b>758,013</b>	<b>142,037</b>	<b>89.92%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	13,000	3,250	3,000	250	23.08%
FICA Taxes	995	249	230	19	23.12%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	6,250	6,837	(587)	27.35%
ProfServ-Legal Services	10,000	2,500	6,100	(3,600)	61.00%
ProfServ-Mgmt Consulting	52,500	13,125	13,125	-	25.00%
ProfServ-Trustee Fees	4,041	2,357	2,357	-	58.33%
Auditing Services	3,260	-	-	-	0.00%
Postage and Freight	400	100	32	68	8.00%
Rental - Meeting Room	1,000	250	-	250	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	38	-	38	0.00%
Legal Advertising	3,000	1,000	123	877	4.10%
Misc-Assessment Collection Cost	17,562	13,751	14,955	(1,204)	85.16%
Misc-Web Hosting	3,500	3,500	13,236	(9,736)	378.17%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>140,750</b>	<b>49,212</b>	<b>62,683</b>	<b>(13,471)</b>	<b>44.53%</b>
<b><u>Other Public Safety</u></b>					
Contracts-Security Services	30,770	7,692	6,406	1,286	20.82%
Communication - Telephone	2,000	500	486	14	24.30%
R&M-Gate	5,000	1,250	3,200	(1,950)	64.00%
<b>Total Other Public Safety</b>	<b>37,770</b>	<b>9,442</b>	<b>10,092</b>	<b>(650)</b>	<b>26.72%</b>
<b><u>Electric Utility Services</u></b>					
Utility - General	12,075	3,019	1,625	1,394	13.46%
Electricity - Streetlights	115,000	28,750	27,084	1,666	23.55%
<b>Total Electric Utility Services</b>	<b>127,075</b>	<b>31,769</b>	<b>28,709</b>	<b>3,060</b>	<b>22.59%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
Contracts-Aquatic Control	18,423	4,606	4,005	601	21.74%
Contracts-Wetland Maintenance	19,205	4,801	2,850	1,951	14.84%
R&M-Fountain	5,750	1,437	250	1,187	4.35%
Impr - Aquatic Plants	5,750	1,437	-	1,437	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>49,128</b>	<b>12,281</b>	<b>7,105</b>	<b>5,176</b>	<b>14.46%</b>

**CORDOBA RANCH**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>Field</b>					
ProfServ-Field Management	6,300	1,575	1,575	-	25.00%
Contracts-Fountain	2,500	625	208	417	8.32%
Contracts-Landscape	181,608	45,402	40,833	4,569	22.48%
Insurance - Property	5,211	5,211	4,696	515	90.12%
Insurance - General Liability	4,345	4,345	3,838	507	88.33%
Insurance - Crime	500	500	500	-	100.00%
R&M-Entry Feature	2,000	500	5,436	(4,936)	271.80%
R&M-Irrigation	6,800	1,700	9,161	(7,461)	134.72%
R&M-Mulch	10,000	2,500	16,275	(13,775)	162.75%
R&M-Pest Control	5,000	1,250	-	1,250	0.00%
R&M-Plant Replacement	10,000	2,500	-	2,500	0.00%
R&M-Ponds	11,500	2,875	-	2,875	0.00%
R&M-Sidewalks	35,000	35,000	-	35,000	0.00%
R&M-Tree Trimming Services	25,000	25,000	-	25,000	0.00%
R&M-US 1 Landscape Maintenance	10,000	10,000	-	10,000	0.00%
R&M-Well Maintenance	2,500	625	-	625	0.00%
R&M-Annuals	25,000	6,250	5,880	370	23.52%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	21,590	(6,590)	143.93%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	16,010	3,990	80.05%
Misc-Contingency	17,508	4,377	27,290	(22,913)	155.87%
Holiday Lighting & Decorations	11,500	11,500	10,930	570	95.04%
R&M Swales	30,000	30,000	250	29,750	0.83%
Reserve - Roadways	50,000	-	-	-	0.00%
<b>Total Field</b>	<b>488,272</b>	<b>227,735</b>	<b>164,472</b>	<b>63,263</b>	<b>33.68%</b>
<b>TOTAL EXPENDITURES</b>	<b>842,995</b>	<b>330,439</b>	<b>273,061</b>	<b>57,378</b>	<b>32.39%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	285,537	484,952	199,415	0.00%
Net change in fund balance	\$ -	\$ 285,537	\$ 484,952	\$ 199,415	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>853,625</b>	<b>853,625</b>	<b>853,625</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 853,625</b>	<b>\$ 1,139,162</b>	<b>\$ 1,338,577</b>		

**CORDOBA RANCH**

Community Development District

**Series 2021 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 19	\$ 5	\$ 2,506	\$ 2,501	13189.47%
Special Assmnts- Tax Collector	516,569	413,255	458,111	44,856	88.68%
Special Assmnts- Discounts	(20,663)	(16,530)	(18,239)	(1,709)	88.27%
<b>TOTAL REVENUES</b>	<b>495,925</b>	<b>396,730</b>	<b>442,378</b>	<b>45,648</b>	<b>89.20%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	10,331	8,265	8,797	(532)	85.15%
<b>Total Administration</b>	<b>10,331</b>	<b>8,265</b>	<b>8,797</b>	<b>(532)</b>	<b>85.15%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	340,000	-	-	-	0.00%
Interest Expense	145,800	72,900	72,900	-	50.00%
<b>Total Debt Service</b>	<b>485,800</b>	<b>72,900</b>	<b>72,900</b>	<b>-</b>	<b>15.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>496,131</b>	<b>81,165</b>	<b>81,697</b>	<b>(532)</b>	<b>16.47%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(206)	315,565	360,681	45,116	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(206)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(206)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (206)	\$ 315,565	\$ 360,681	\$ 45,116	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>278,551</b>	<b>278,551</b>	<b>278,551</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 278,345</b>	<b>\$ 594,116</b>	<b>\$ 639,232</b>		

**Cordoba Ranch  
Community Development District**

**Supporting Schedules**

**December 31, 2025**

**Cordoba Ranch**

Community Development District

**Non-Ad Valorem Special Assessments**  
 (Hillsborough County Tax Collector - Monthly Collection Distributions)  
 For the Fiscal Year Ending September 30, 2026

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2026				\$ 1,394,689	\$ 878,120	\$ 516,569
Allocation %				100%	63%	37%
11/07/25	9,723	488	198	10,410	6,554	3,856
11/14/25	87,169	3,706	1,779	92,654	58,337	34,317
11/21/25	18,351	780	375	19,506	12,281	7,225
12/03/25	119,284	5,072	2,434	126,790	79,829	46,961
12/05/25	890,041	37,842	18,164	946,047	595,647	350,400
12/19/25	39,292	1,356	802	41,451	26,098	15,353
<b>TOTAL</b>	<b>\$ 1,163,861</b>	<b>\$ 49,244</b>	<b>\$ 23,752</b>	<b>\$ 1,236,857</b>	<b>\$ 778,746</b>	<b>\$ 458,111</b>
% COLLECTED					89%	89%
<b>TOTAL OUTSTANDING</b>				<b>\$ 157,832</b>	<b>\$ 99,373</b>	<b>\$ 58,458</b>

**Cash & Investment Report**  
**December 31, 2025**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General Fund	Valley	3.83%	\$ 780,988
Money Market Account	Bank United	3.54%	\$ 577,732
		<b>Subtotal GF</b>	<u>1,358,720</u>
<b>DEBT SERVICE FUND</b>			
Series 2021 Reserve Account	US Bank	3.75%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.75%	\$ 146,975
		<b>Subtotal DS</b>	<u>244,045</u>
		<b>Grand Total</b>	<u><u>\$ 1,602,765</u></u>

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**Cordoba Ranch  
Community Development District**

[Check Register](#)

[12/01/2025-12/31/2025](#)

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

### Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100178</b>							
001	12/02/25	CROWDER'S LANDSCAPING, INC	65639	Removals & Stump Grinding	Misc-Contingency	549900-53901	\$1,500.00
<b>Check Total</b>							<b>\$1,500.00</b>
<b>CHECK # 100179</b>							
001	12/02/25	Triple Crown Maintenance Group LLC	1284	Asphalt Repairs	Roadway Repair & Maintenance	546167-53901	\$2,800.00
<b>Check Total</b>							<b>\$2,800.00</b>
<b>CHECK # 100180</b>							
001	12/02/25	SITEX AQUATICS LLC	10453-B	Monthly Maintenance DEC 25	Contracts-Aquatic Control	534067-53801	\$1,335.00
<b>Check Total</b>							<b>\$1,335.00</b>
<b>CHECK # 100181</b>							
001	12/02/25	INFRAMARK LLC	164529	Postage	Postage and Freight	541006-51301	\$3.70
001	12/02/25	INFRAMARK LLC	165640	DECEMBER 25	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	12/02/25	INFRAMARK LLC	165640	DECEMBER 25	ProfServ-Field Management	531016-53901	\$525.00
001	12/02/25	INFRAMARK LLC	165640	DECEMBER 25	Postage and Freight	541006-51301	\$8.33
<b>Check Total</b>							<b>\$4,912.03</b>
<b>CHECK # 100182</b>							
001	12/02/25	LAKE BROTHERS LLC	INV-5519	Wetland/Mitigation Maintenance DEC 25	Contracts-Wetland Maintenance	534133-53801	\$950.00
<b>Check Total</b>							<b>\$950.00</b>
<b>CHECK # 100183</b>							
001	12/08/25	COMPLETE I.T. SERVICES & SOLUTIONS	18529	Gates Eagle Eye Monthly Brivo	Contracts-Security Services	534037-52901	\$367.00
001	12/08/25	COMPLETE I.T. SERVICES & SOLUTIONS	18527	Eagle Eye License Plate Recognition	Contracts-Security Services	534037-52901	\$193.00
<b>Check Total</b>							<b>\$560.00</b>
<b>CHECK # 100184</b>							
001	12/08/25	CROWDER'S LANDSCAPING, INC	49530	Monthly Maintenance	Contracts-Landscape	534050-53901	\$13,611.00
001	12/08/25	CROWDER'S LANDSCAPING, INC	65643	Monthly Irrigation Inspection	R&M-Irrigation	546041-53901	\$382.50
<b>Check Total</b>							<b>\$13,993.50</b>
<b>CHECK # 100186</b>							
001	12/15/25	CROWDER'S LANDSCAPING, INC	65669	Winter Rotation	R&M-Annuals	546140-53901	\$5,880.00
<b>Check Total</b>							<b>\$5,880.00</b>
<b>CHECK # 100189</b>							
001	12/30/25	CROWDER'S LANDSCAPING, INC	65670	Mulch Install	Mulch For the Main Entrance & Down Livingston	546059-53901	\$16,275.00
<b>Check Total</b>							<b>\$16,275.00</b>
<b>CHECK # 100190</b>							
001	12/30/25	INFRAMARK LLC	166671	Nov 2025- Postage	Postage and Freight	541006-51301	\$3.70
<b>Check Total</b>							<b>\$3.70</b>
<b>CHECK # 100191</b>							
001	12/30/25	STRALEY ROBIN VERICKER	27670	legal services - from 11/10/2025 thru 11/18/2025	Legal Services from 11/10/2025 thru 11/18/2025	531023-51301	\$1,372.50
<b>Check Total</b>							<b>\$1,372.50</b>
<b>CHECK # 1168</b>							
001	12/08/25	SITE MASTERS OF FLORIDA, LLC	120125-1	Lot and Creek Restoration Remaining	Misc-Contingency	549900-53901	\$3,100.00
<b>Check Total</b>							<b>\$3,100.00</b>

## CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 1169</b>							
001	12/12/25	BGE	35045	Nov 2025- District Engineer	ProfServ-Engineering	531013-51501	\$3,792.50
<b>Check Total</b>							<b>\$3,792.50</b>
<b>CHECK # 1170</b>							
001	12/12/25	COMPLETE I.T. SERVICES & SOLUTIONS	17673	Sept 2025- GOOGLE / MSP / CLOUD BACKUP /MICROSOFT	Misc-Web Hosting	549915-51301	\$13,236.00
<b>Check Total</b>							<b>\$13,236.00</b>
<b>CHECK # 1171</b>							
001	12/12/25	ILLUMINATIONS HOLDIAY LIGHTING	351225	Dec 2025- Holiday Decor	Holiday Lighting & Decorations	549940-53901	\$4,500.00
<b>Check Total</b>							<b>\$4,500.00</b>
<b>CHECK # 1173</b>							
001	12/18/25	AMERICAN POWER WASHING LLC	635	Pressure Washing	Misc-Contingency	549900-53901	\$6,946.25
<b>Check Total</b>							<b>\$6,946.25</b>
<b>CHECK # 1174</b>							
001	12/23/25	COMPLETE I.T. SERVICES & SOLUTIONS	18573	Dec 2025- Windshield Tags	R&M-Gate	546034-52901	\$1,080.00
<b>Check Total</b>							<b>\$1,080.00</b>
<b>CHECK # 1175</b>							
001	12/23/25	CROWDER'S LANDSCAPING, INC	65679	Dec 2025- Drip Line Repair	R&M-Irrigation	546041-53901	\$113.30
<b>Check Total</b>							<b>\$113.30</b>
<b>CHECK # 1176</b>							
001	12/23/25	DECORATVE HOLIDAY LIGHTING	CORDOBA RANCH 2025	Holiday Decor - Trees	Holiday Lighting & Decorations	549940-53901	\$1,930.00
<b>Check Total</b>							<b>\$1,930.00</b>
<b>CHECK # 1177</b>							
001	12/23/25	STRALEY ROBIN VERICKER	26849	Legal Service June 30, 2025	Legal Service June 25	531023-51401	\$2,615.00
<b>Check Total</b>							<b>\$2,615.00</b>
<b>CHECK # 300022</b>							
001	12/12/25	TAMPA ELECTRIC - ACH	121225-ACH	Electric - 10/17-11/17/25	Utility - General	543001-53100	\$315.14
001	12/12/25	TAMPA ELECTRIC - ACH	121225-ACH	Electric - 10/17-11/17/25	Electricity - Streetlights	543013-53100	\$8,750.46
<b>Check Total</b>							<b>\$9,065.60</b>
<b>CHECK # 300023</b>							
001	12/22/25	FRONTIER - ACH	112225-50135 ACH	11/22-12/21/25	service 11/22-12/21/25	541003-52901	\$165.48
<b>Check Total</b>							<b>\$165.48</b>
<b>Fund Total</b>							<b>\$96,125.86</b>

**SERIES 2021 DEBT SERVICE FUND - 202**

<b>CHECK # 1178</b>							
202	12/30/25	CORDOBA RANCH C/O US BANK	12292025-7763	Valley National Bank # 7763 Operating	Transfer to US Bank Account #6000	131000	\$388,389.99
<b>Check Total</b>							<b>\$388,389.99</b>
<b>Fund Total</b>							<b>\$388,389.99</b>

<b>Total Checks Paid</b>	<b>\$484,515.85</b>
--------------------------	---------------------

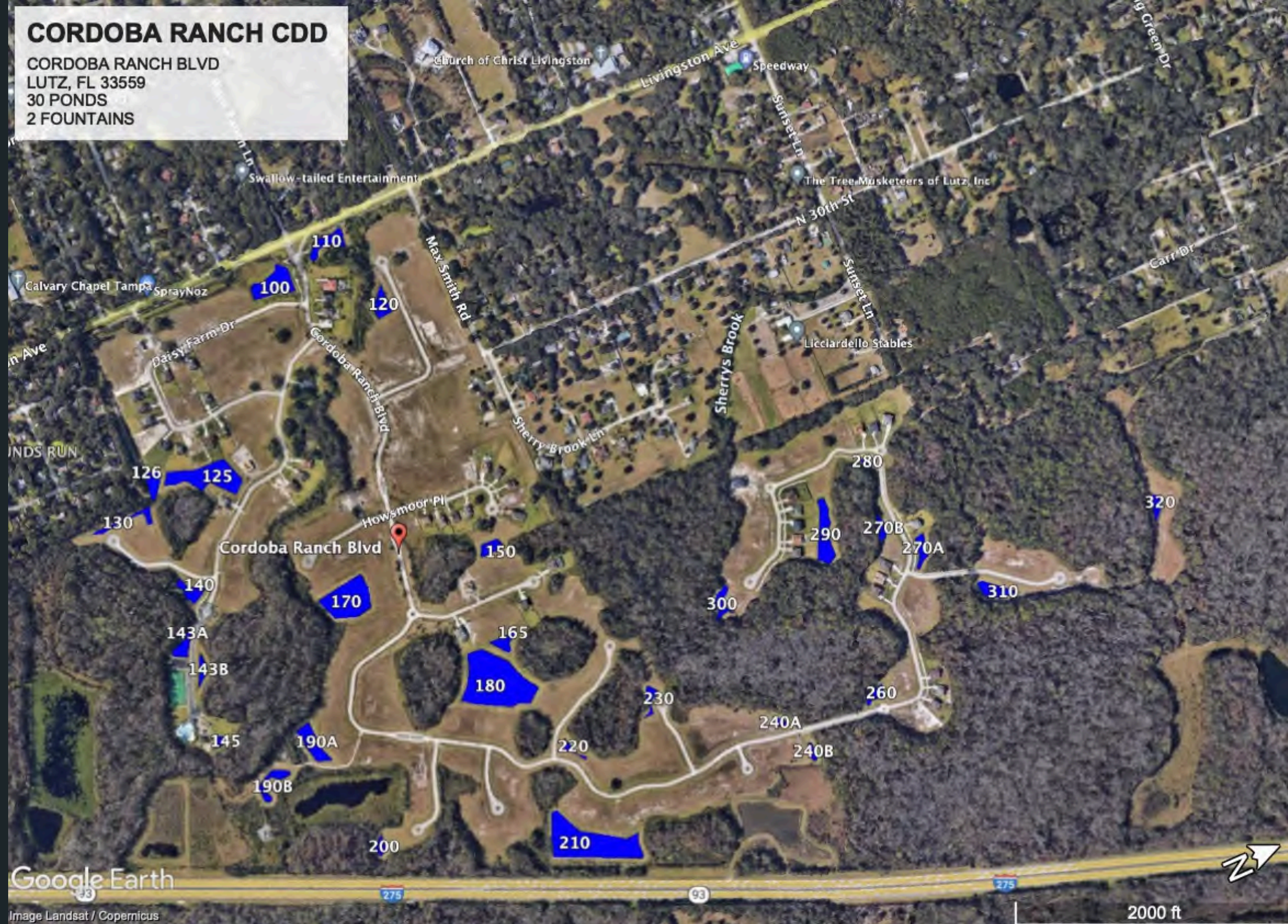


# MONTHLY REPORT

JANUARY, 2026



**CORDOBA RANCH CDD**  
CORDOBA RANCH BLVD  
LUTZ, FL 33559  
30 PONDS  
2 FOUNTAINS



## SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth responds great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.



Pond #125 Treated for Algae and Shoreline Vegetation.



Pond #126 Treated for Algae and Shoreline Vegetation.



Pond #130 Treated for Algae and Shoreline Vegetation.



Pond #140 Treated for Shoreline Vegetation.



Pond #143A Treated for Shoreline Vegetation.



Pond #143B Treated for Shoreline Vegetation.

Dec 11, 2025 at 9:41:52 AM



Pond #145 Treated for Shoreline Vegetation.

Dec 11, 2025 at 9:59:32 AM



Pond #150 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:10:54 AM



Pond #165 Treated for Shoreline Vegetation.



Pond #170 Treated for Shoreline Vegetation.



Pond #180 Treated For Algae and Shoreline Vegetation.



Pond #190A Treated for Shoreline Vegetation.



Pond #190B Treated for Shoreline Vegetation.



Pond #200 Treated for Shoreline vegetation.



Pond #210 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:07:41 AM



Pond #220 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:25:49 AM



Pond #230 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:37:11 AM



Pond #240A Treated for Shoreline Vegetation.



Pond #240B Treated for Shoreline Vegetation.



Pond #260 Treated for Shoreline Vegetation.



Pond #270A Treated for Shoreline Vegetation.



Pond #270B Treated for Shoreline Vegetation.



Pond #280 Treated for Shoreline Vegetation.



Pond #290 Treated for Shoreline Vegetation.

Dec 11, 2025 at 11:02:08 AM



Pond #300 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:51:36 AM



Pond #310 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:56:25 AM



Pond #320 Treated for Shoreline vegetation.



## Cordoba Ranch CDD

Wednesday, January 14, 2026

Prepared For Board Of Supervisors

15 Item Identified

15 Item Incomplete

A handwritten signature in black ink, appearing to read "J. Liggett".

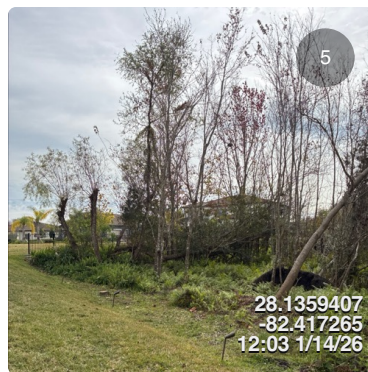
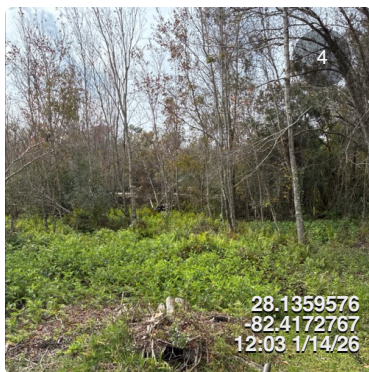
Jason Liggett

Field Team- Division Manager

## Item 1

Assigned To: Board

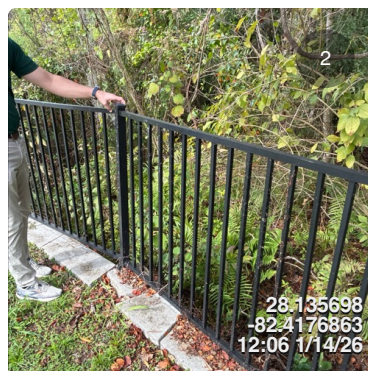
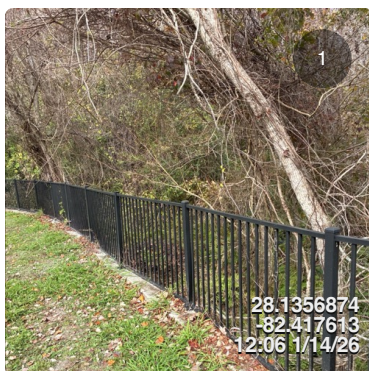
17904 homeowner requested clean out of conservation. However he paid someone to do it in the past this could cause issues with SWFMD permitting.



## Item 2

Assigned To: Board

Fence on Linden Common needs to be addressed we have the same issue with the pavers falling over I will get with the fence company on a price for this area.





### Item 3

Assigned To: Board

Crowders has cleaned up behind the homes at 2625 Cordoba Ranch blvd and 17814 Howsmoor place at no cost to the district. Thank you

### Item 4

Assigned To: Board

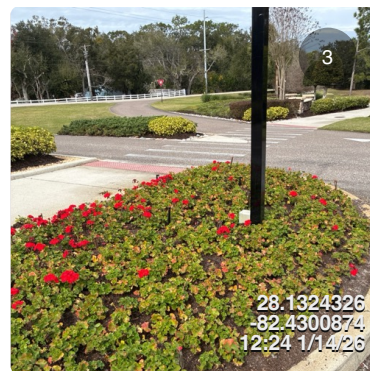
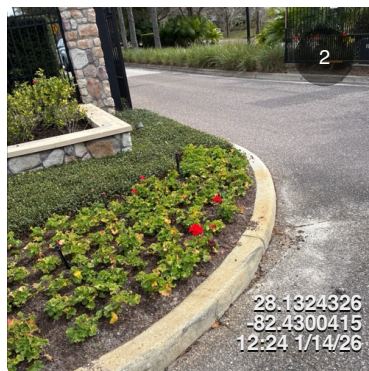
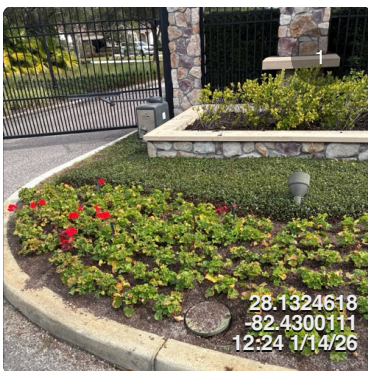
Erosion is holding up behind 2625 Cordoba Ranch blvd.



### Item 5

Assigned To: Crowders Landscaping

Talked to crowders and they have backed the water off the annuals we do not want to be overwatering them. If any treatment is needed please address.



Noted. We will be taking care of them over the next month, including treatment

Item 6

Assigned To: Crowders

Treat the brown patch in the Saint Augustine. During my inspection there were treatment signs make sure stay on a 14 day fungicide cycle.

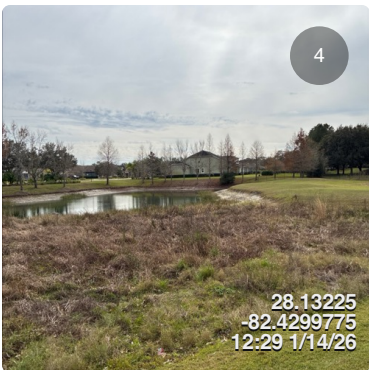
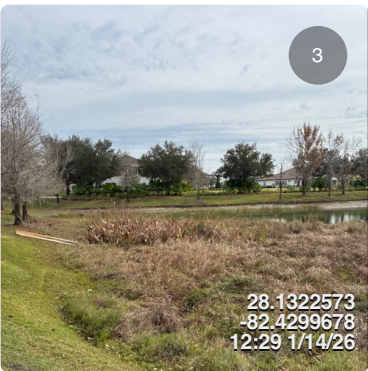
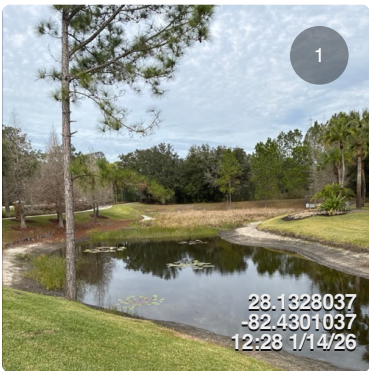


Yes, we are taking action steps.

Item 7

Assigned To: Board

Both ponds at the entrance look good. Has the board decided to do away with the fountains in these ponds?





## Item 8

Assigned To: Crowders

Eradicate the small amount of weeds in the small bed behind the gate at the main entrance.

Completed

## Item 9

Assigned To: Board

Conservation project to begin in the beginning of February.



Preponed, project beginning 1/20/26



## Item 10

Assigned To: Board

District sidewalk pressure washing in this month's agenda for approval.

**Item 11**

Assigned To: Board

Any are prevalent through out the community. This is not included in crowders contract but they have provided pricing for these. With it being colder ants are coming up for warmth.

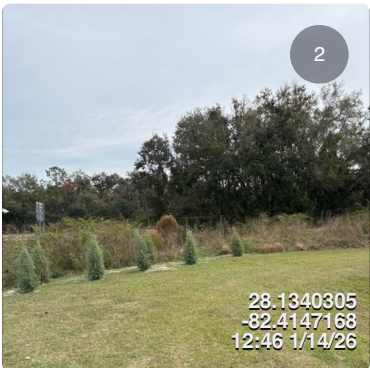
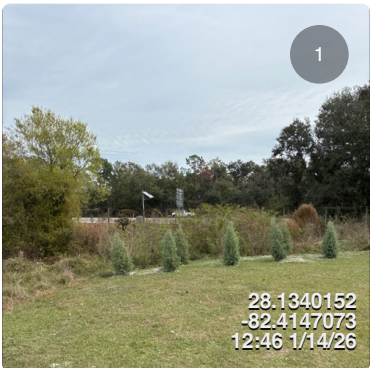


Estimate M2584 has been provided

**Item 12**

Assigned To: Board

Planted trees are doing well. I did request a proposal to add more to this area.

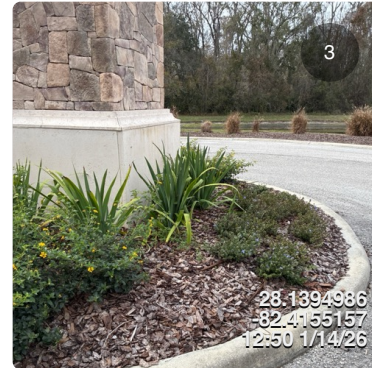


**Item 13**

Assigned To: Crowders

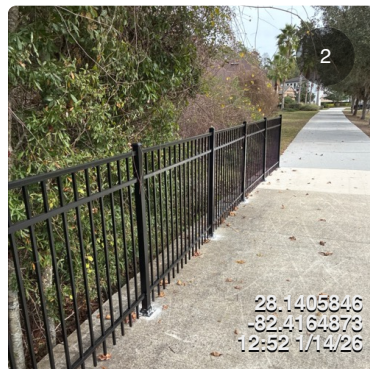
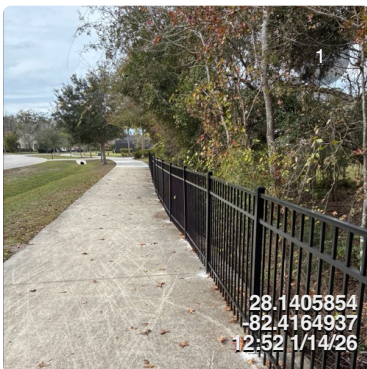
Add 10 more blue daze to the center island bed on Cordoba Ranch blvd. Invoice out the district. Remove the weeds in this island.

**This will be completed this week.**

**Item 14**

Assigned To: Board

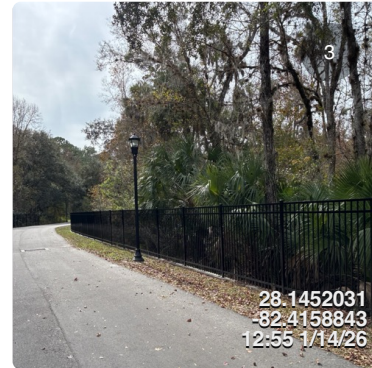
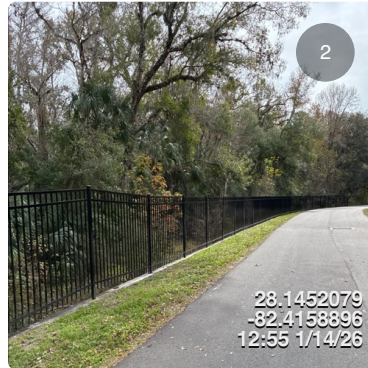
Fence on cordoba ranch blvd has been bolted to the sidewalk. This came with issues with rebar in the sidewalk.



## Item 15

Assigned To: Board

Fence on Bellair Glen place have been addressed and look good

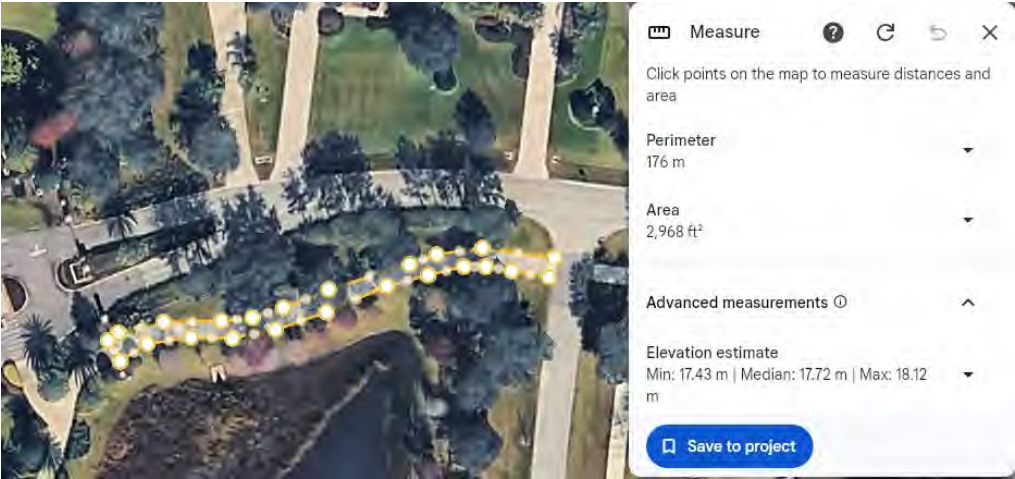




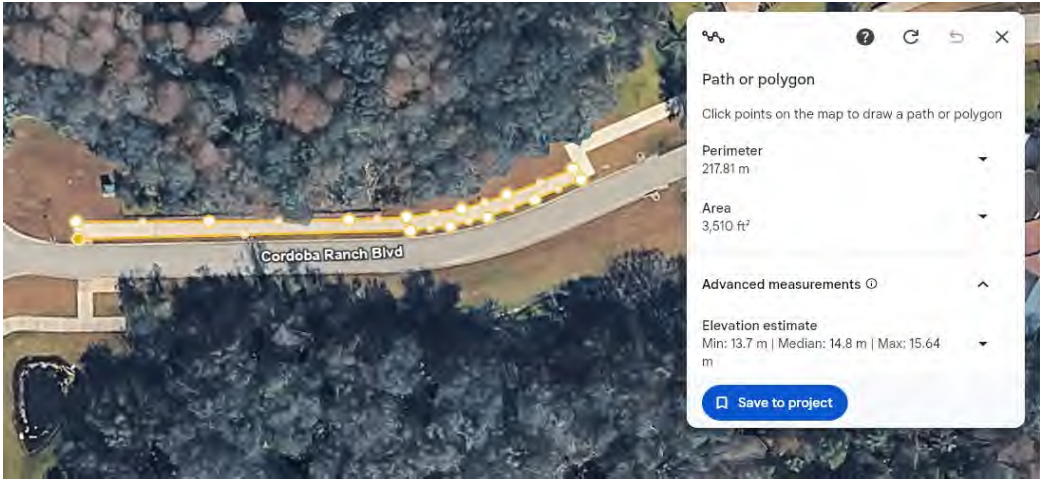
# Cordoba Ranch CDD

Inside Gate Pressure Washing

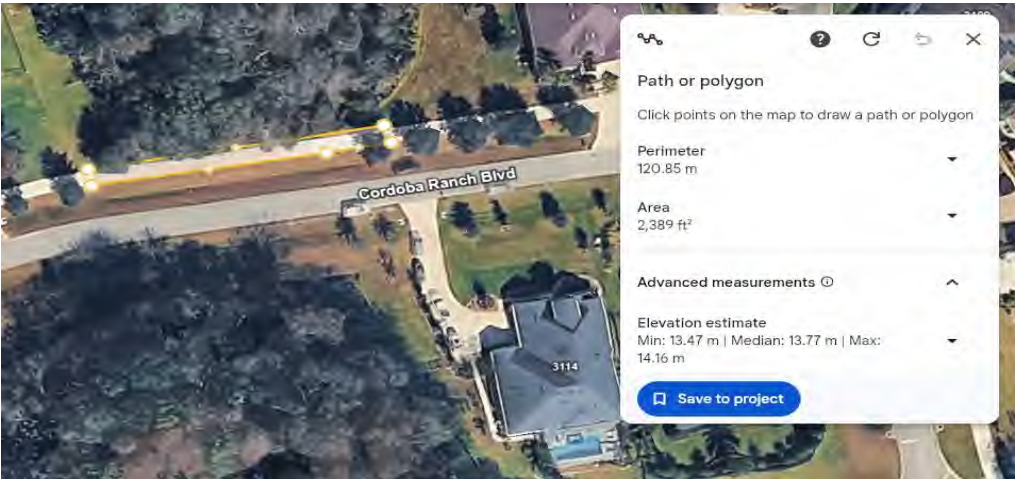
Cordoba Ranch Blvd



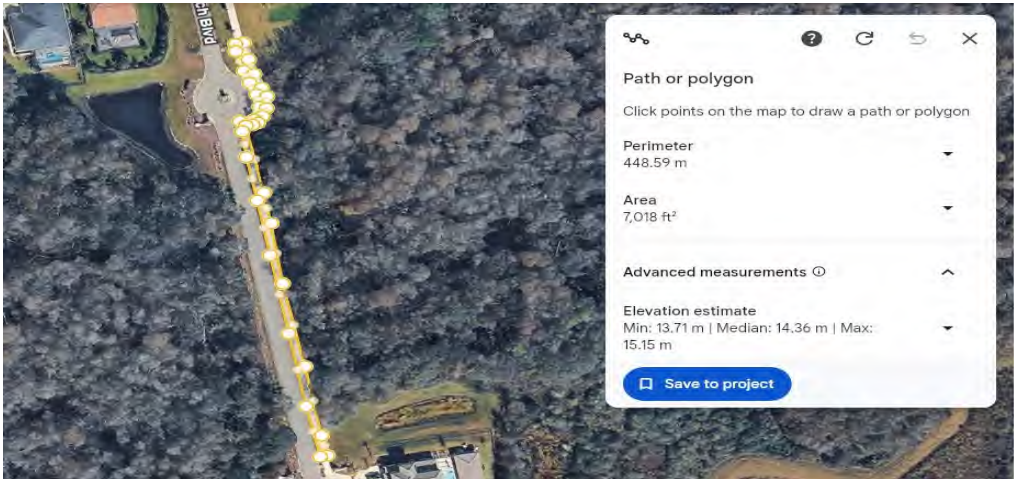
Cordoba Ranch Blvd



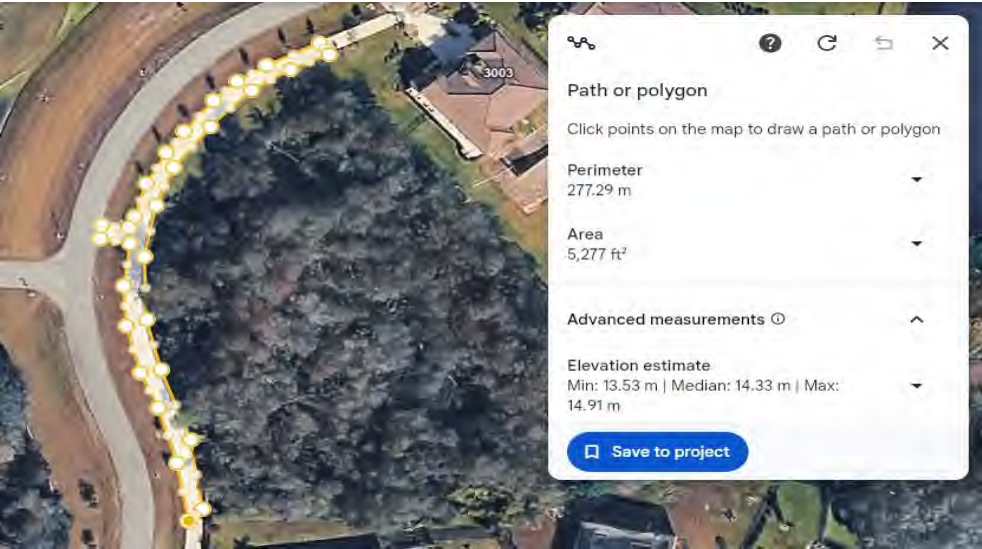
Cordoba Ranch Blvd



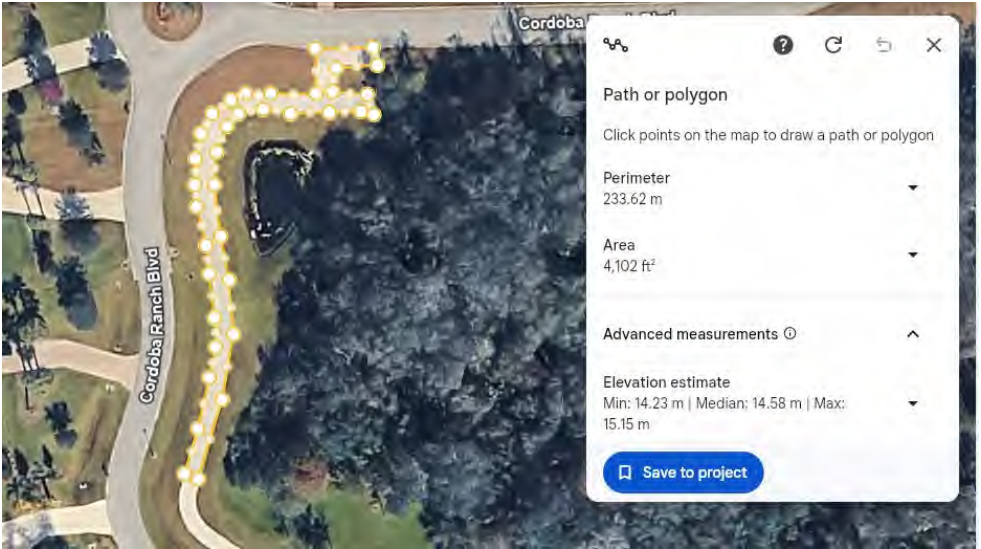
Cordoba Ranch Blvd Bridge Area



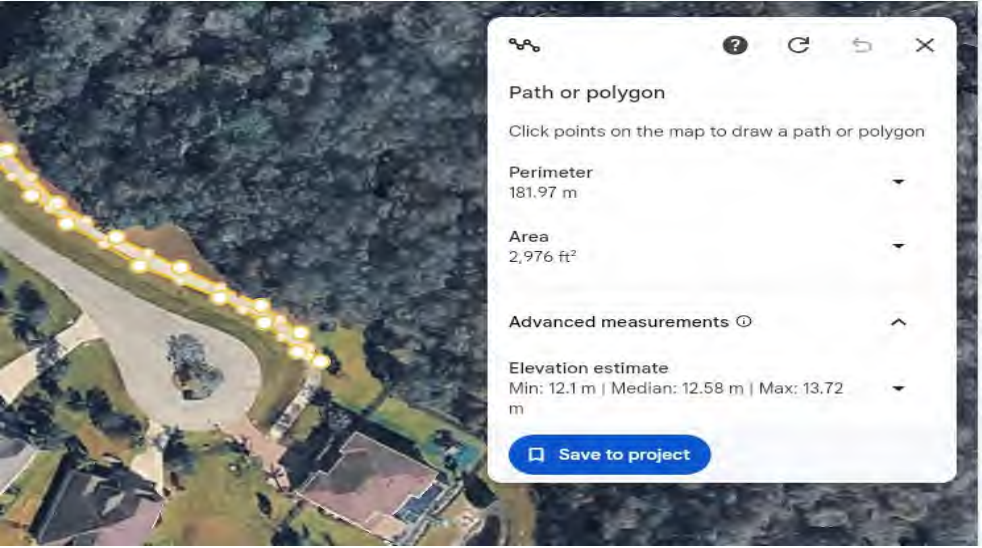
Cordoba Ranch Blvd and Beacon Pasture



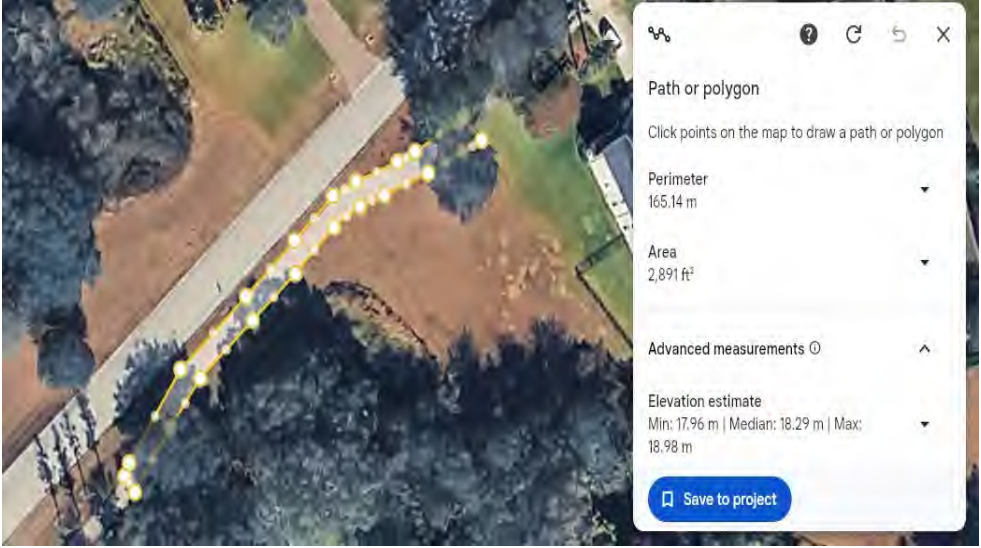
Cordoba Ranch Blvd



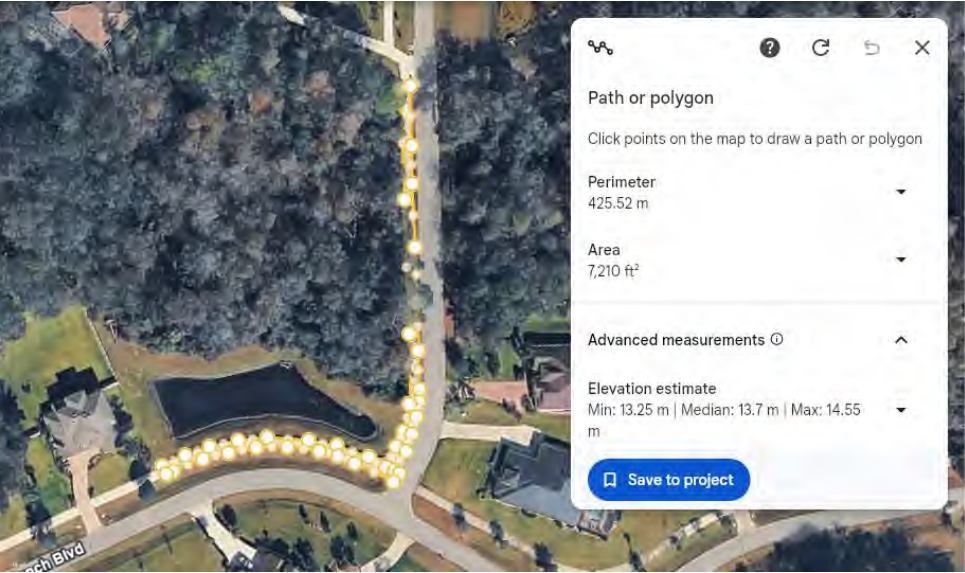
Cordoba Ranch Blvd End



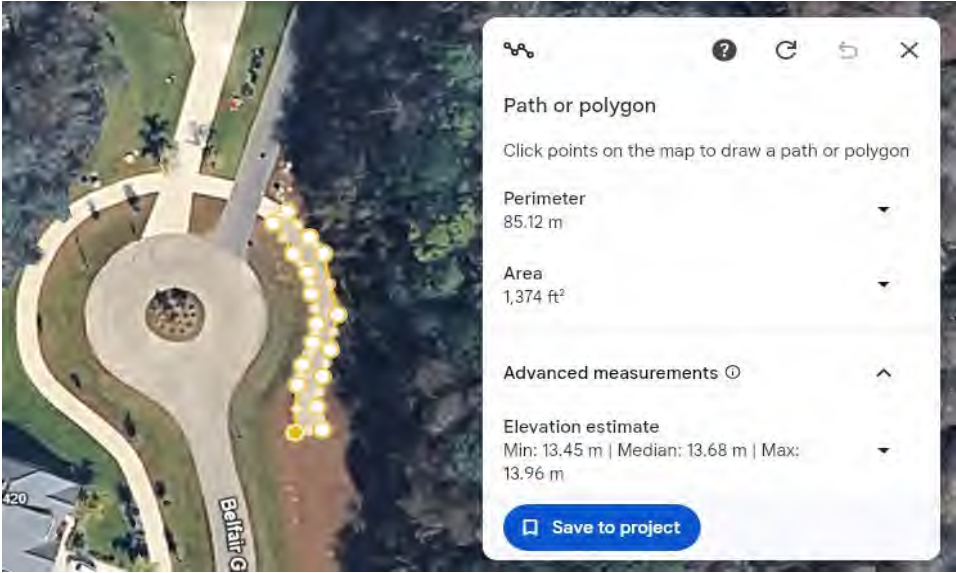
Cordoba Ranch Blvd



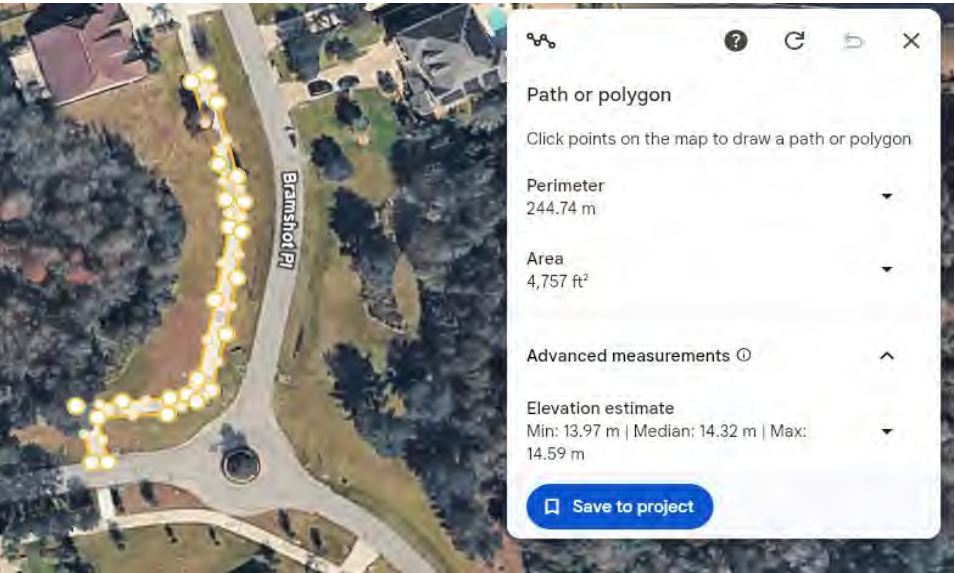
Belfair Place



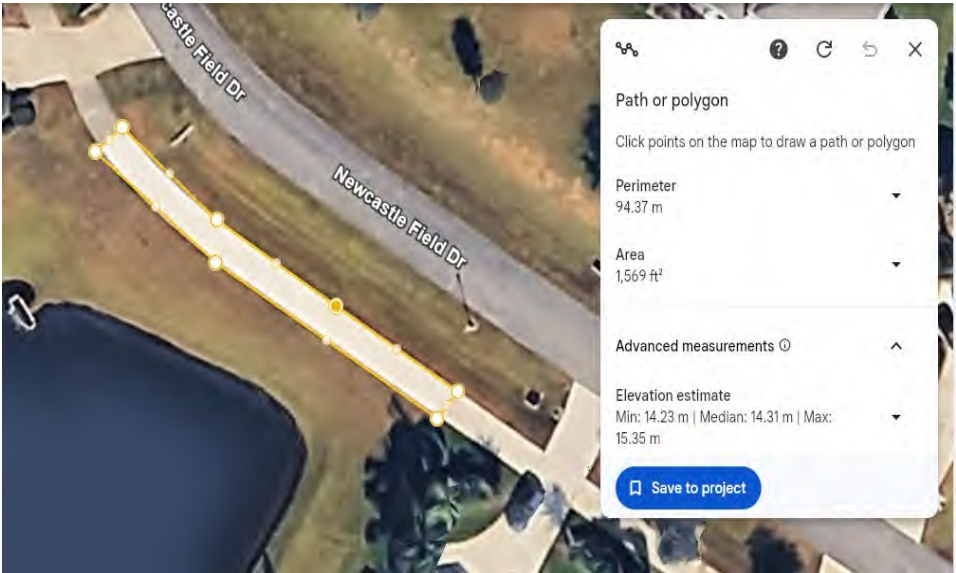
Belfair Cul D Sac



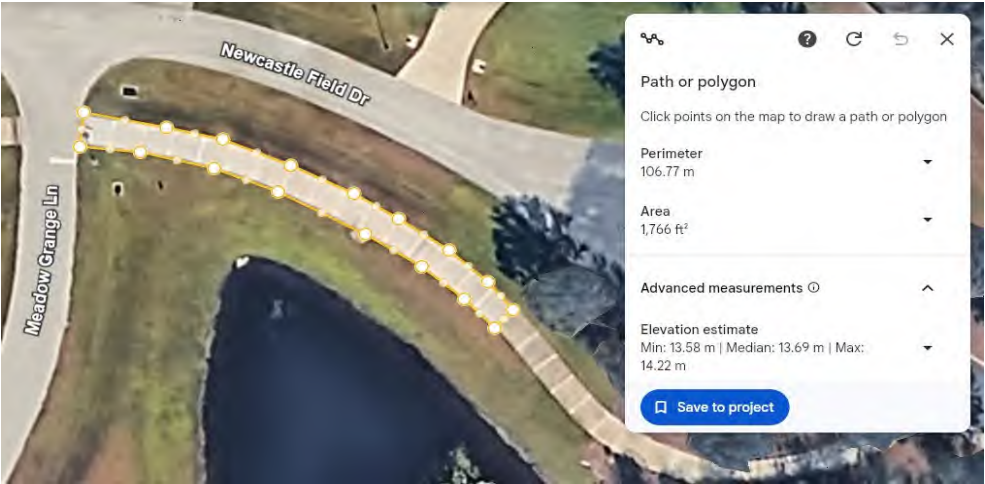
Bramshot Place Sidewalk



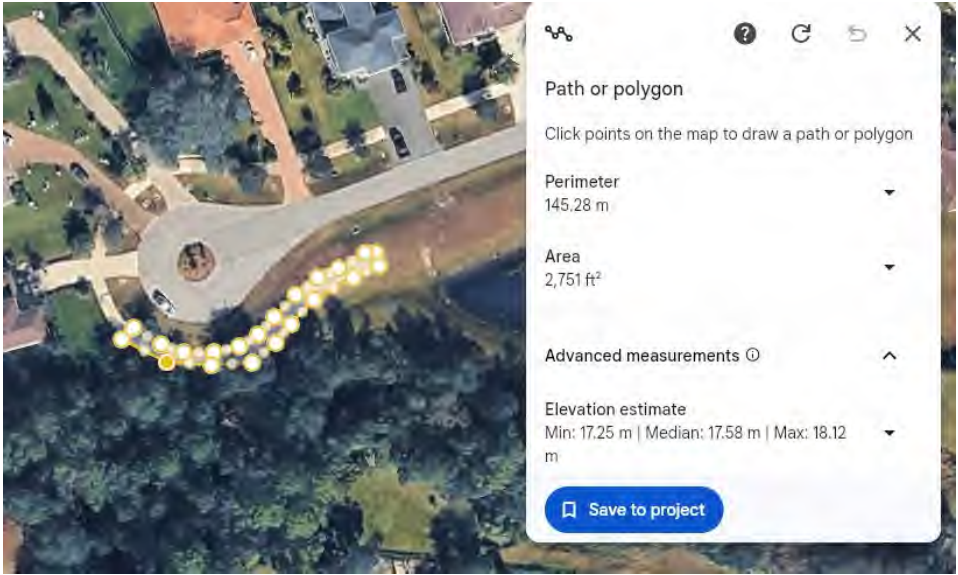
Newcastle Field Drive



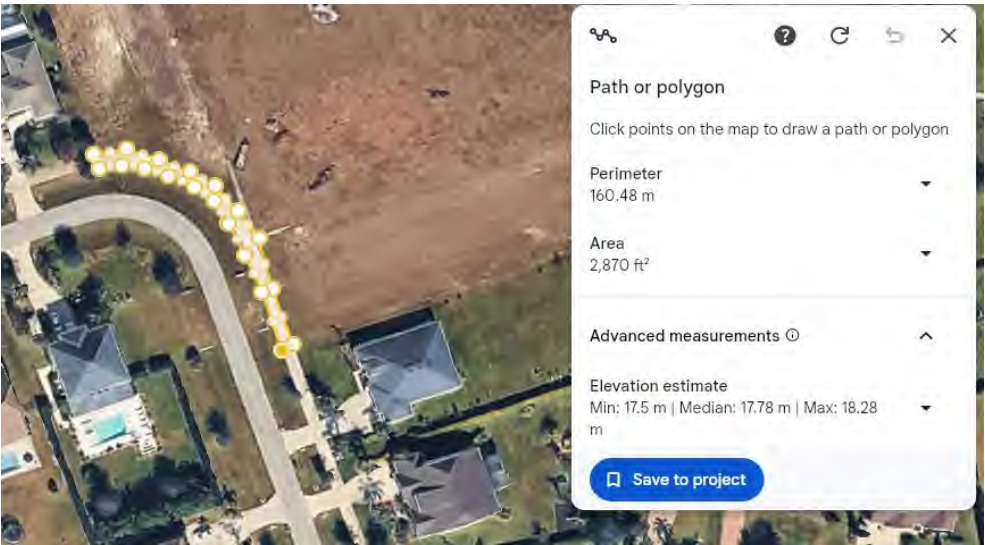
Newcastle Field Drive End



Barn Close Drive Dead End



Barn Close Drive



Provide the district a price to pressure wash 53,356 Square feet of sidewalk. Also, include pricing to do concrete structure in the common areas in the pictures.

Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607



Estimate #: 1024  
Date: 12/18/2025  
Valid until: 2/28/2026

Cordoba Ranch CDD  
2005 Pan Am Cir 300  
Tampa, FL 33607

Pressure Washing Sidewalks and Culverts inside of Cordoba Ranch CDD

**Job location**

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Pressure washing	1	\$11,204.76	\$11,204.76
Pressure washing the areas depicted in the map provided by Jason Liggett with Inframark.			
material			
labor			

Subtotal: \$11,204.76  
Total: \$11,204.76

Customer signature

Date

# ESTIMATE

# EST-002072

Estimate Date: Dec 20, 2025

Expiry Date: Jan 17, 2026

**FROM:****Tactical Pressure Washing & Paver Sealing**

License: 113533

33501 Prospect Road

Dade City, FL, 33525

Email: david@tacticalpressurewashing.com

Phone: (813) 551-0966

**TO:****Inframark: Cordoba Ranch**

Attn: Samantha Zanon

Cordoba Ranch Blvd

Lutz, FL, 33559

Phone: (813) 679-4679

**JOB LOCATION:****Inframark: Cordoba Ranch**

Cordoba Ranch Blvd

Lutz, FL, 33559

Phone: (813) 679-4679

**JOB:**

#	Services	Qty	Price	Discount	Tax (%)	Total
1	HOA Community Sidewalk Cleaning (square feet)	53356.00	\$0.09	\$0.00	No Tax	\$4,802.04
Pre-Treat with Chlorine/Algecide mixture and ensure homeowner's grass is not over sprayed.						
High Pressure Wash Sidewalks to removal all organic stains.						
Rinse all dirt, chemicals, and debris from sidewalks and homeowner's property.						
Ensure hoses and equipment do not enter homeowner's yards.						
Utilize community well as a water source. If not available; utilize a county issued hydrant meter and local hydrants as a water source.						
Subtotal						\$4,802.04
<b>Grand Total (\$)</b>						<b>\$4,802.04</b>

**Accepted payment methods**

Credit Card, Check, Cash, Venmo, Zelle

### **Message**

We would be happy to have an opportunity to work with you.

### **Terms**

#### **\*\*SIDEWALK POWER WASHING**

#### **TERMS & CONDITIONS\*\***

These Terms & Conditions apply to all sidewalk, walkway, and pedestrian concrete cleaning services performed for communities, homeowners associations (HOAs), condominium associations, commercial properties, or municipalities ("Client").

#### **1. Scope of Work**

Sidewalk power washing includes the removal of:

- Surface dirt, dust, sand, and debris
- Algae, mildew, mold, and organic growth
- Light surface stains caused by environmental exposure

This service does not include grinding, resurfacing, sealing, crack repair, or permanent stain removal unless explicitly stated in writing.

#### **2. Stain Removal Limitations**

The Client acknowledges that:

- Certain stains (including but not limited to rust, fertilizer, irrigation water stains, oil, paint, tire marks, chewing gum, or embedded organic staining) may not be fully removable.
- Some stains may lighten but not disappear completely.
- No guarantee is made that sidewalks will return to a "like-new" appearance.

#### **3. Surface Condition & Pre-Existing Damage**

The Client understands and agrees that sidewalks may have pre-existing conditions, including:

- Cracks, spalling, scaling, or flaking
- Uneven surfaces or settled concrete
- Exposed aggregate or weakened areas

Power washing may reveal or make visible these conditions. The Contractor is not responsible for damage resulting from pre-existing structural or surface defects.

#### **4. Color Variation & Appearance**

- Concrete color may appear lighter or uneven after cleaning due to age, wear, sun exposure, or previous staining.

- Cleaning may expose patchwork areas from prior repairs.
- Color consistency cannot be guaranteed across all sidewalk sections.

## 5. Safety & Access

The Client agrees to:

- Provide reasonable access to all sidewalks scheduled for cleaning.
- Notify residents and pedestrians of service dates.
- Restrict foot traffic in active work zones during cleaning operations.

The Contractor is not responsible for injury resulting from unauthorized access to wet or restricted areas.

## 6. Weather & Scheduling

- Services may be rescheduled due to rain, lightning, high winds, or unsafe conditions.
- Drying times vary based on temperature, humidity, and shade.
- Scheduling adjustments do not constitute breach of contract.

## 7. Environmental Runoff

The Contractor will take reasonable precautions to control runoff; however:

- Some water runoff is unavoidable.
- The Client acknowledges water may flow into drainage areas as designed.

## 8. Liability Limitation

To the fullest extent permitted by law:

- The Contractor shall not be held liable for indirect, incidental, or consequential damages.
- Liability is limited to the amount paid for the specific service rendered.

## 9. Payment Terms

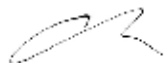
- Payment terms are as agreed in the service agreement or invoice.
- Late payments may be subject to fees.
- Non-payment may result in suspension of future services.

## 10. Satisfaction Policy

Any concerns must be reported within 48 hours of service completion. Failure to notify within this period constitutes acceptance of the completed work.

## 11. Authorization

By approving the estimate or scheduling service, the Client acknowledges they have read, understand, and agree to these Terms & Conditions.



---

signed on 20-Dec-2025  
by Tactical Pressure Washing & Paver Sealing

---

Business powered by [Markate.com](https://markate.com)

Kings Power Washing Services  
1735 Rumar Ln  
Holiday, FL 34691 USA  
info@kingspowerwasher.com  
http://www.kingspowerwasher.com

Estimate 10215



ADDRESS Cordoba Ranch CDD 2654 Cypress Ridge Blvd Wesley Chapel FL 33544 Co/ Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607	DATE 01/05/2026	TOTAL \$4,468.48	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sidewalks	Sidewalks that are in the attached file will be cleaned. Surface will be pre-treated with algicide, power washed, and post treated with algicide. This algicide keeps the concrete cleaner for a longer duration of time and brightens the concrete.	53,356	0.08	4,268.48
	Catch basin	Catch basin, or culvert that allows water to flow under the road, will be cleaned. Please see attached photo for clarification. There is an unknown amount of catch basins, so it would be billed accordingly after the job is completed. An educated guess would be around 5.	5	40.00	200.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691  
550 gallons of water will be hauled in daily, and the rest will come from a fire-hydrant in the community, through a rented water meter that is paid for by Kings. The work is estimated to be completed in 2 days.

SUBTOTAL	4,468.48
TAX	0.00
TOTAL	\$4,468.48

THANK YOU.

Accepted By

Accepted Date

11:50

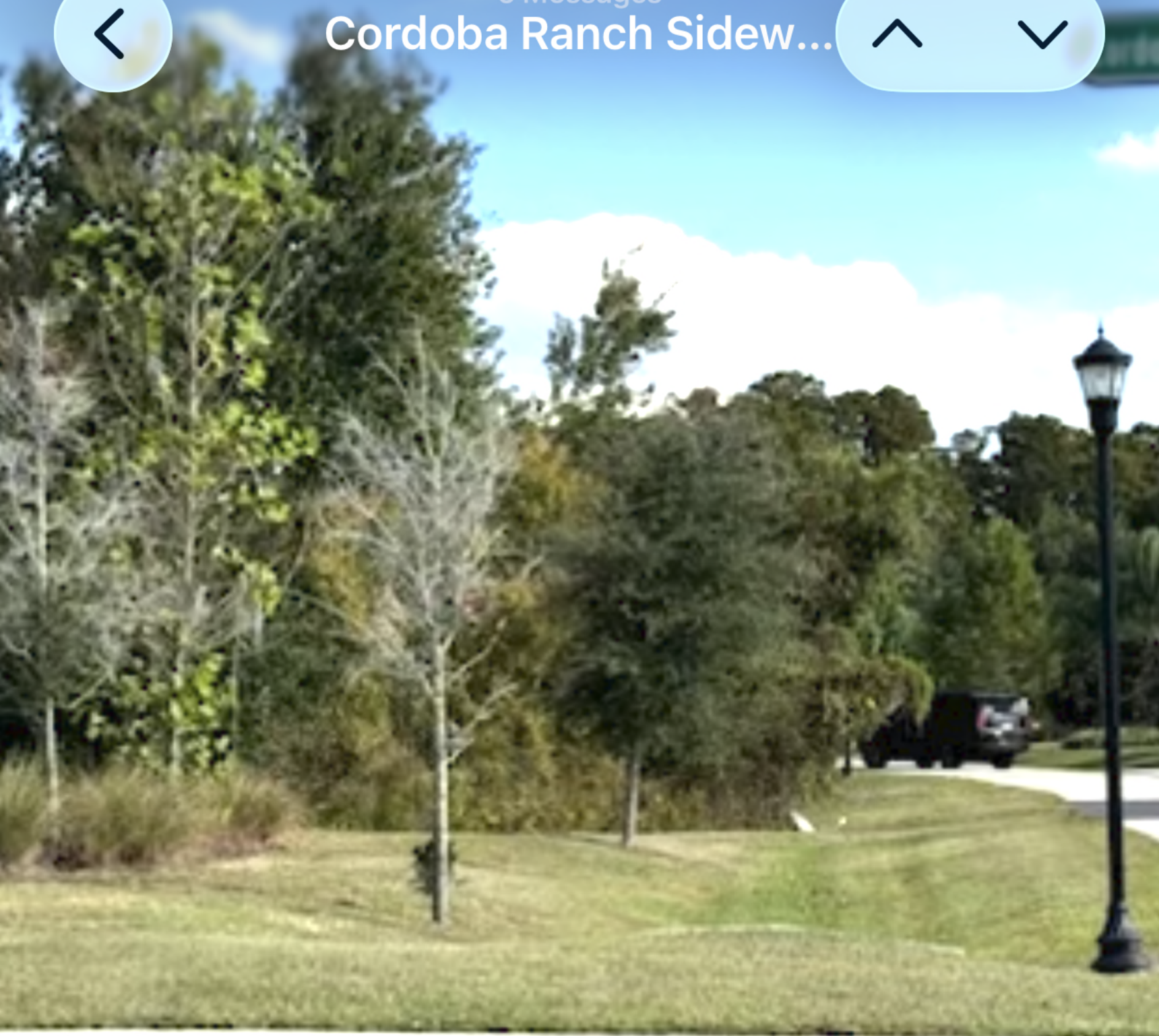


5G<sup>U</sup><sub>W</sub>



6 Messages

Cordoba Ranch Sidew...



See More



12/17/25

Understood! I'll get this sent in soon. Kasey...

# Estimate

Date: Jan 1, 2026  
No. 715

www.american-powerwashing.com

**Presented To:**  
Cordoba Ranch CDD  
Jason Liggett  
17923 Barn Close Drive  
Lutz, FL 33559



Description	Qty	Each	Amount
<b>Sidewalk cleaning</b>  Cleaning to remove dirt, mold, mildew, algae, etc. *does not include any irrigation discoloration/rust removal        ** approximately 53,428sqft	1	\$6,945.64	\$6,945.64
<b>Additional Details:</b> Includes the concrete structures in the common areas. American Power Washing will provide the water via hydrant meter.			

Total	\$6,945.64
-------	------------

Thank you for allowing us the opportunity to present our service to you!



**Elite Fence & Gate**  
16769 Kingman Reef Street | Wimauma, Florida 33598  
561-905-2206 | sales@elitefencengate.com | www.elitefencengate.com

RECIPIENT:

**Jason Ligett**  
2902 Cordoba Ranch Boulevard  
Lutz, Florida 33559

Estimate #264	
Sent on	Dec 30, 2025
Total	\$3,975.00

Product/Service	Description	Qty.	Unit Price	Total
Black Aluminum Fence 3 Rail Flat Top 4H		150	\$26.50	\$3,975.00
Total				\$3,975.00

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Crowder's Landscaping and Irrigation

P.O. Box 1375  
Lutz, FL 33548  
Phone #: 813-767-6360

## Estimate

Date	Estimate #
9/22/2025	M3024

Bill To
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544  CDD Supplemental Work Request Requested by: Jason Liggett / CDD Board  SOW: Landscaping Large Roundabout Near 2803 Cordoba Ranch Blvd. Details: Board Selected Gold Mound & Loropetalum for their plant material. (Quoting Rendering Option 1)			
Demo	Demo discussed landscaping materials.	1	250.00	250.00
Loropetalum	Plum, 3-Gallon	33	20.00	660.00
Gold mound	3-Gallon	40	20.00	800.00
Medium Pine Bark	Yards	1	70.00	70.00
Landscaping Tea...	Hourly labor for landscaping design & installation team.	5	250.00	1,250.00
Irrigation Allowan...	Shall Not Exceed \$500 - Invoiced On Actuals	1	500.00	500.00
Once you have had a chance to review this estimate, please let me know if you have any questions.		<b>Total</b>		
		\$3,530.00		



Daniel Boston  
 Blue Oak Tree Farms LLC  
 17836 Bill Taylor Rd  
[Blueoaktreefarmsllc@gmail.com](mailto:Blueoaktreefarmsllc@gmail.com)  
 Office: 813-967-6004

Customer Name: Cordoba Ranch CDD  
 Job Address: Daisy Farm Rd Lutz  
 Phone:  
 Email:  
 Date: 12/29/25      Start Date: TBD

Qty.	Description	Unit Price	Total
<b>Tree Installation</b>			
40	3 gal Trees consisting of a mix of Live Oak, Maple and Cypress.	\$ 28.75	\$ 1,150.00
1	Delivery	\$ 100.00	\$ 100.00
<b>Total</b>			<b>\$ 1,250.00</b>

- \* If number of items installed differs from quantities on proposal, the installed number of items will be billed at proposed price
  - \* This Proposal is valid for 30 days.
  - \* Mobilization charge is subject to change if job is broken into phases unless specified during time of bid/estimate.
  - \* No warranty written or implied.
  - \* We recommend the hiring of a lawn and pest control company ASAP.
  - \* We are not responsible for irrigation set-up, fixing any pre-existing problems, or watering the perishable products unless specified during time of bid.
  - \* All terms are with-in 30 days at time of BILLING, any payments that exceeds 30 days will have interest charged to bill.
  - \* Mulch is not included unless listed on proposal.
- Please sign and return this proposal to our office:

Date: \_\_\_\_\_ Sign: \_\_\_\_\_

Crowder's Landscaping and Irrigation

P.O. Box 1375  
Lutz, FL 33548  
Phone #: 813-767-6360

Estimate

Date	Estimate #
3/4/2025	M2584

Bill To
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

This estimate is good for 30 days.
------------------------------------

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
Fire Ant Control	Cordoba Estates CDD  SOW: Item 22 - February 2025 Audit Fire Ant Control  Granular Treatment 1. Covering Area at Front Entrance 2. End of Beacon Pasture Way 3. Corner of Cordoba Ranch Bld & Bramshot Plc 4. All of the drainage areas and areas between the sidewalk and Cordoba Blvd	1	11,750.00	11,750.00
Total				\$11,750.00

# Application for Property Improvement

Page 57

<b>Association</b>	Cordoba Property Owners Association, Inc.
<b>Date</b>	03/09/2023 05:24:17 PM
<b>Owner Name</b>	Khaled Jamal
<b>Account Number</b>	CPO2902CR
<b>Zip</b>	33559
<b>Address</b>	2902 Cordoba Ranch Blvd, Lutz, FL 33559
<b>Home Phone</b>	
<b>Work Phone</b>	
<b>Cell Phone</b>	8137313685
<b>Email Address</b>	Kaljamal62@hotmail.com
<b>Estimated Start Date</b>	3/9/2023 4:59:45 PM
<b>Estimated Completion Date</b>	3/9/2023 4:59:45 PM
<b>ACC Type</b>	Pavers
<b>Detailed description of work to be performed (Please describe in detail they work being performed. Include any relevant measurements or sizes)</b>	Hello, I was working on the ACC request with the previous HOA company. They were approving the addition of my driveway in the condition that I hired an engineer approving the request, making sure the draining wouldn't be an issue. I hired the engineer after the HOA switched companies and he sent me his report which I will attach in this request. Also the engineer that we hired was the engineer who worked with cal Atlantic when Cordoba was first being built. Replacing existing driveway with pavers Adding in addition to my driveway.
<b>Materials Used (Please indicate the type of materials being used including (if applicable) make, model and manufacturer)</b>	Brick pavers
<b>Paint Scheme or Paint Colors (If Applicable)</b>	
<b>Shingle Color, Style, Brand, Manufacturer &amp; Warranty (If Applicable)</b>	
<b>Property Survey (Marked up showing where your change is going)</b>	True
<b>Exterior photo of your home</b>	True
<b>Photo of area or location of proposed change</b>	True
<b>Drawings or design plans</b>	True
<b>Vendor Proposal</b>	True
<b>Pictures or other required documentation</b>	True
<b>Owner Acknowledgement</b>	

Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.

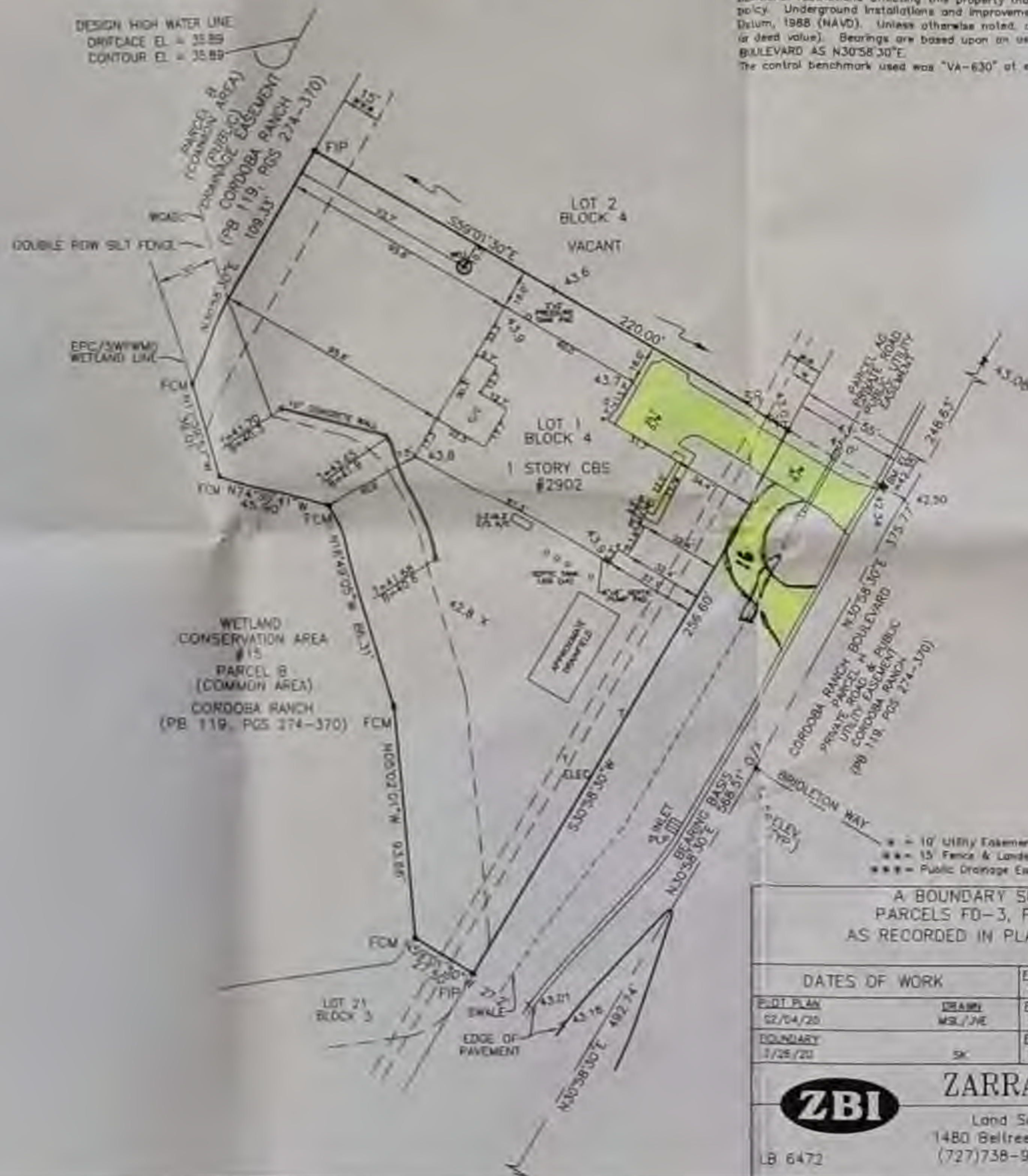
If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.

The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.

LOT AREA = 38,089 SQ. FT. +/-

Scale: 1" = 50' Job No. 1099 AJ.45 Section 17, Township 27 South, Range 19 East.

Use of this survey by anyone other than those certified to, will be the re-users sole risk without liability in ZBI, or the undersigned surveyor. There may be additional restrictions affecting this property that may be found in the Public Records of this County. This survey was prepared without the benefit of a title policy. Underground installations and improvements have not been located unless otherwise noted. Elevations are based upon North American Vertical Datum, 1988 (NAVD). Unless otherwise noted, all bearings and distances were measured within an acceptable accuracy tolerance with the recorded value, (plus or minus value). Bearings are based upon an assumed datum utilizing the recorded plot, more specifically the bearing of THE CENTERLINE OF CORDOBA RANCH BOULEVARD AS N30°58'30"E. The control benchmark used was "VA-630" at elevation 58.31' per the Hillsborough County Survey Department.



- (D) = Data per Description
- (P) = Plot Data
- (M) = Measured Data
- (C) = Calculated Data
- (R) = Radial Line
- PG(s) = Pages (s)
- OR = Official Records Book
- PB = Plot Book
- DB = Deed Book
- FIR = Found Iron Rod 5/8" (LB6472 unless noted)
- FPP = Found Pinched Pipe
- FOP = Found Open Pipe
- FCM = Found Concrete Monument
- SIR = Set Iron Rod (5/8") & Cap (LB6472)
- LB = Corporate Certificate Number
- LS = Professional Land Surveyor/Mapper
- N&D = Nail & Disk (LB6472 unless noted)
- N/C = No Cap
- (XXX) = Corner Marking
- + = Plus or Minus (more or less)
- Ac = Acres
- EASMT = Easement
- C/O = Covered Concrete
- C/S = Concrete Slab
- CONC = Concrete
- C/D = Sewer Cleanout
- CBS = Concrete Block Structure
- CLF = Chain Link Fence
- G = Centerline
- E = Electric Control Box
- PH = Fire Hydrant
- F/S = Fiberglass Slab
- F/C = Fence Corner
- FIP = Found Iron Pipe
- D/W = Driveway
- IRCV = Irrigation Control Valve
- LP = Light Pole
- OHW = Overhead Wire
- O/A = Overhead
- PP = Power Pole
- NS = Not Set
- UE = Utility Easement
- R/W = Right-of-Way
- S/W = Sidewalk
- S/S = Styrofoam Slab
- T = Telephone Control Box
- TV = Cable Television Control Box
- WM = Water Meter
- W/C = Water Connection
- W/F = Wood Fence
- PCP = Permanent Control Point (LB 7778)
- WL = Wetland Line
- WSL = Wetland Setback Line
- (P) = Porch
- (L) = Land
- MEG = Match Existing Grade
- WCA = Wetland Conservation Area
- WCASL = Wetland Conservation Area Setback Line

LOWEST FLOOR ELEVATIONS  
HOUSE=44.63  
GARAGE=43.93

- \* = 10' Utility Easement (PB 119, PGS 374-376)
- \*\* = 15' Fence & Landscape Easement (PB 119, PGS 374-376)
- \*\*\* = Public Drainage Easement (Size as Noted) (PB 119, PGS 374-376)

Property lies within Flood Zone 3  
per Flood Insurance Rate Map Number: 120112 0070H  
Effective Date: August 28, 2008

A BOUNDARY SURVEY OF LOT 1, BLOCK 4, CORDOBA RANCH  
PARCELS FD-3, FD-4, FD-5, FD-6, FD-7, FD-8, FD-9, FD-10 AND FD-11  
AS RECORDED IN PLAT BOOK 135, PAGES 199-224 OF THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY, FLORIDA

DATES OF WORK		FORWARD TIE IN	
PLAT PLAN	02/04/20	DESIGN	4/21/20
BOUNDARY	1/25/20	MEAS./CHK	5/5/20
		SK	9/23/20



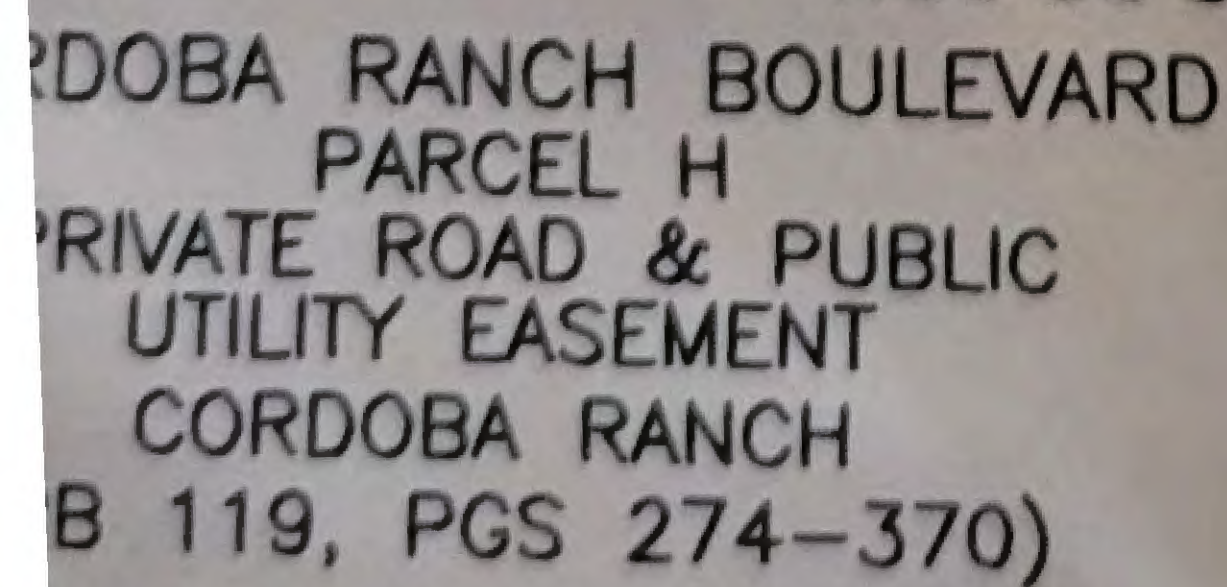
LB 6472

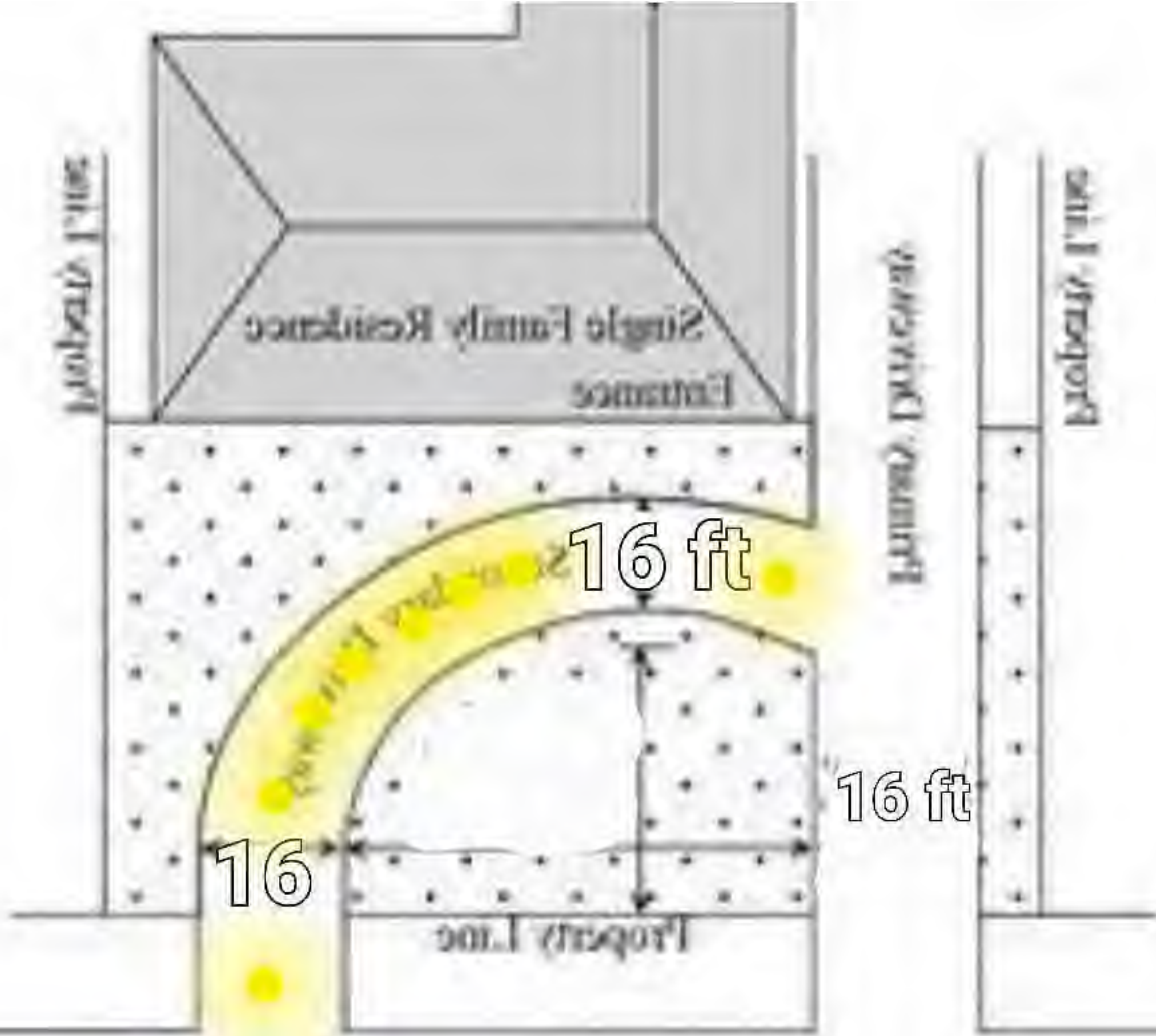
ZARRA BOYD, INC.

Land Surveying and Mapping  
1480 Belltrees, Dunedin, Florida 34698  
(727)738-9010 Fax: (727)733-0083

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 53-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, except those with electronic signature and electronic seal.

Mark S. Lischalk  
PROFESSIONAL LAND SURVEYOR # 5727  
STATE OF FLORIDA







Leon Pavers and Renovations Inc.  
4529 W Elm St  
Tampa, Florida 33614  
+1 (813) 369-0634

## INVOICE

# 305998

Bill To:  
**Khaled Jamal**  
2902 Cordoba Ranch Blvd.  
Lutz, Florida 33559  
813-731-3685  
Hindjamal05@gmail.com

Date: May 1, 2022

Balance Due:

Item	Quantity	Rate	Amount
Pavers and materials	1		
Concrete removal and preparations	1		
Labor	1		
		Subtotal:	
		Tax (0%):	
		Total:	

### Terms

Deposit (half of total) due at arrival of Pavers and Materials.  
Final payment due at completion of job.

**2902 CORDOBA RANCH**  
**BOULEVARD**  
**LUTZ FL-33559**

**DRAINAGE**  
**DOCUMENTATION**

**ABDUL WARIS, P.E.**  
**327 ST. AUGUSTINE AVENUE**  
**TEMPLE TERRACE, FL 33617**  
**813 598 3799**

**Abdul Waris, P.E**  
**327 St Augustine Ave**  
**Temple Terrace, Florida 33617**  
**PE #44797**  
**813 598 3799**

August 6, 2022  
 Cordoba Ranch CDD  
 Rizzetta & Company  
 3434 Colwell Avenue, Suite 200  
 Tampa, FL 33614

Proposed Driveway Culvert  
2902 Cordoba Ranch Boulevard  
Lutz, Florida-33559

Sir,

I would like to request your concurrence for the driveway extension and the culvert as shown in the attached exhibit. The proposed pipe will match the existing downstream pipe size of 18.0 inches diameter and will be installed at a similar slope of 0.0044 ft/ft. The proposed upstream invert is 41.1 and the downstream invert is 40.9.

The contributing basin area from the permitted plans to the swale is 0.59 acres which will generate a runoff rate of 3.98 cfs, and the proposed pipe has a capacity to convey 8.23 cfs which demonstrates an adequate design. Additionally there will be no water quality or water quantity impacts due to the proposed pipe.

Trust that you will be able to accommodate this request.

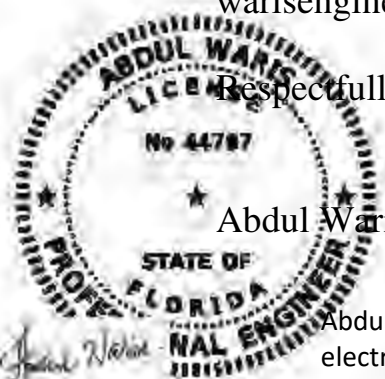
If you require any further information please contact me by phone or at warisengineering@gmail.com.

Respectfully,

Abdul Waris, P.E.

**Abdul  
Waris**

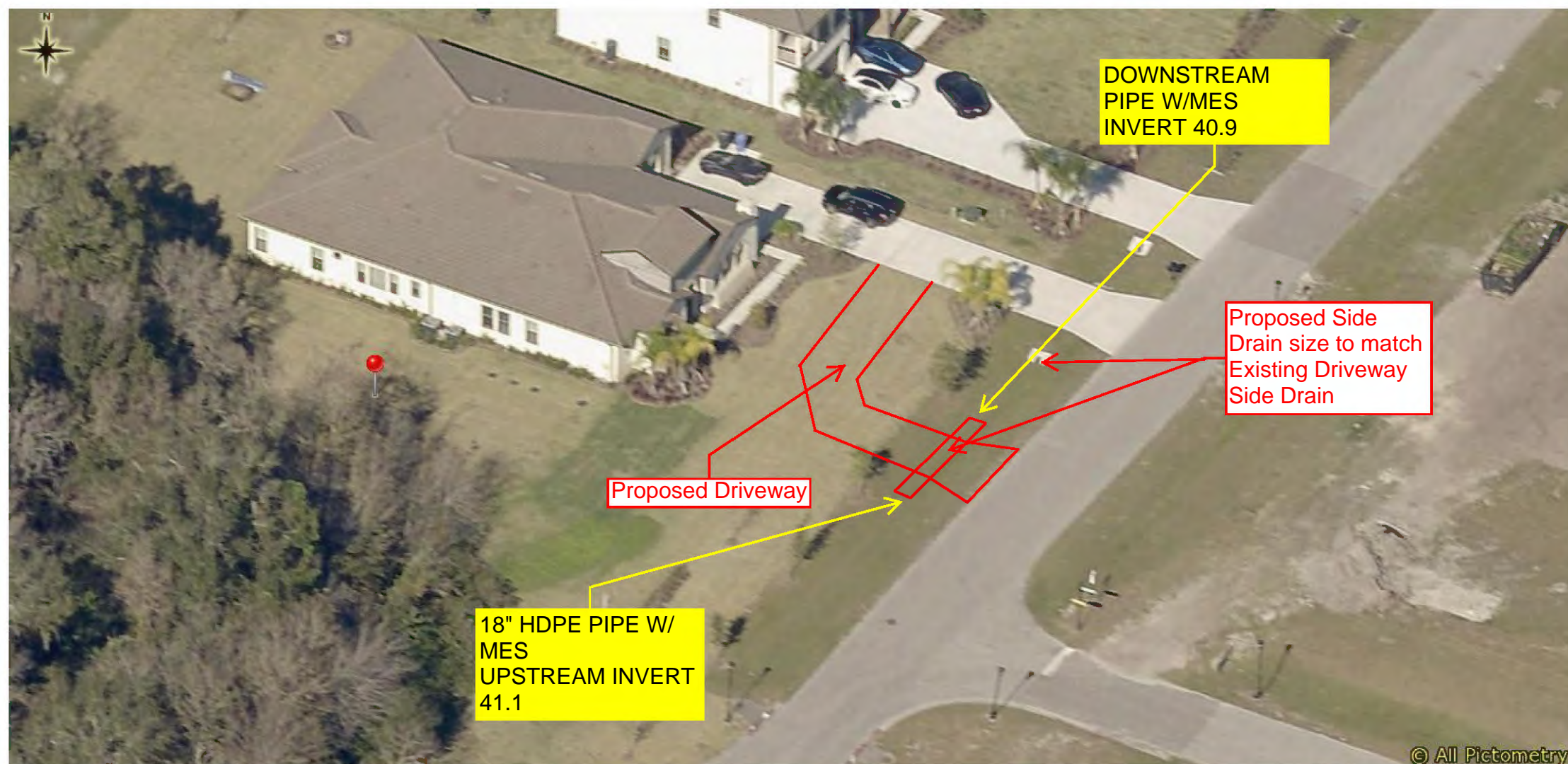
Digitally signed by Abdul Waris  
 DN: cn=Abdul Waris, c=US, o=Unaffiliated,  
 ou=A01410C0000017796E7A4E6000BBB4,  
 email=warisengineering@gmail.com  
 Date: 2022.08.06 13:39:23 -04'00'



08/06/2022

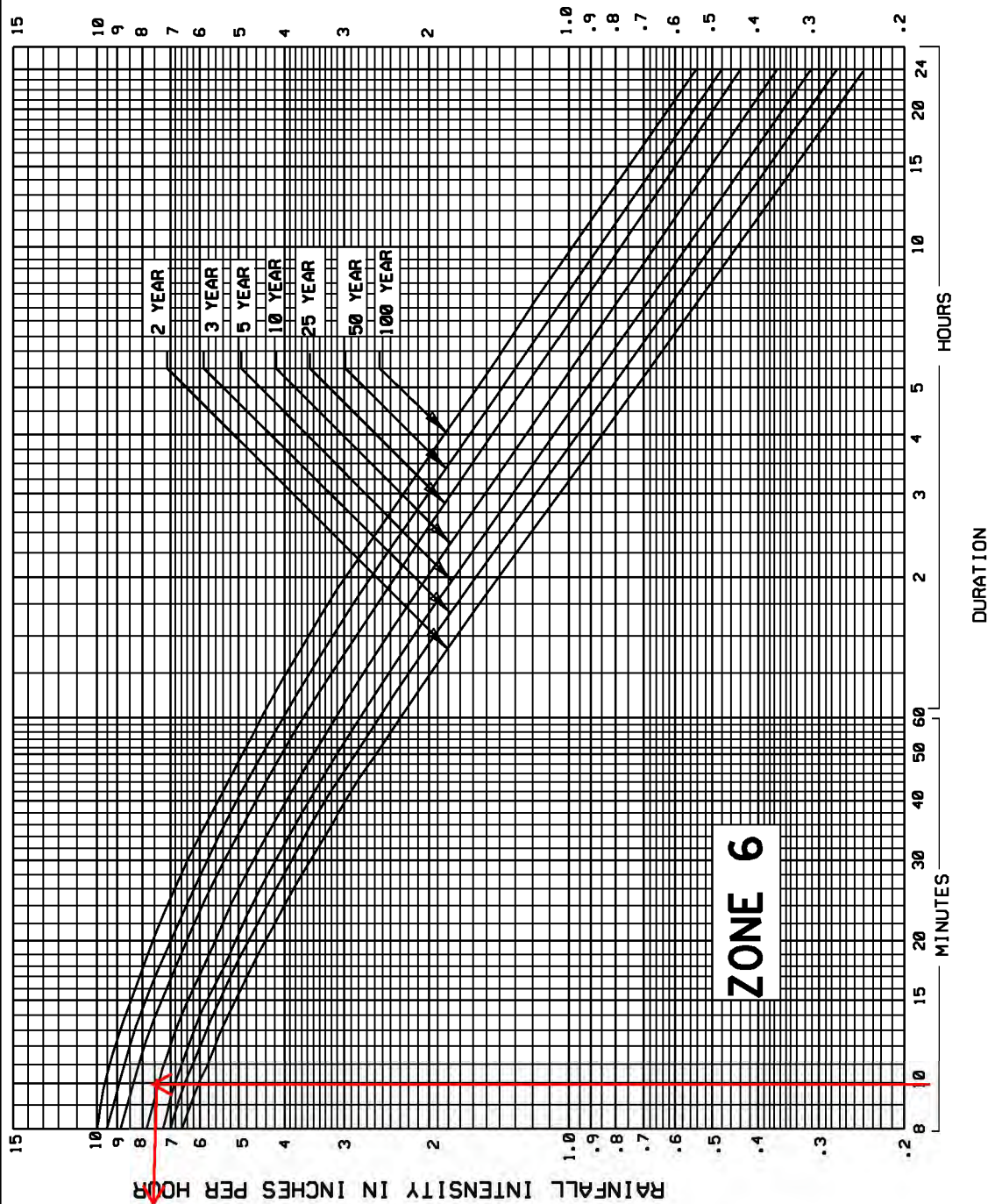
Abdul Waris, P.E., State of Florida, Professional Engineer License No. 44797. This item has been electronically signed and sealed by Abdul Waris, P.E, using the SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

2902 CORDOBA RANCH BOULEVARD  
PROPOSED SIDE DRAIN



NOTE: MATCH GRADES AT DRIVEWAY TIE-IN AND CORDOBA RANCH BOULEVARD. DRIVEWAY TO BE FLUSH WITH EXISTING GRADE AND SHALL NOT BE RAISED.

$Q=CIA = 0.9 \cdot 7.5 \cdot 0.59 = 3.98 \text{ CFS FOR A 10 YEAR STORM.}$



RAINFALL INTENSITY-DURATION-FREQUENCY CURVES  
ZONE 6

### Velocity and Capacity of Pipes Flowing Full

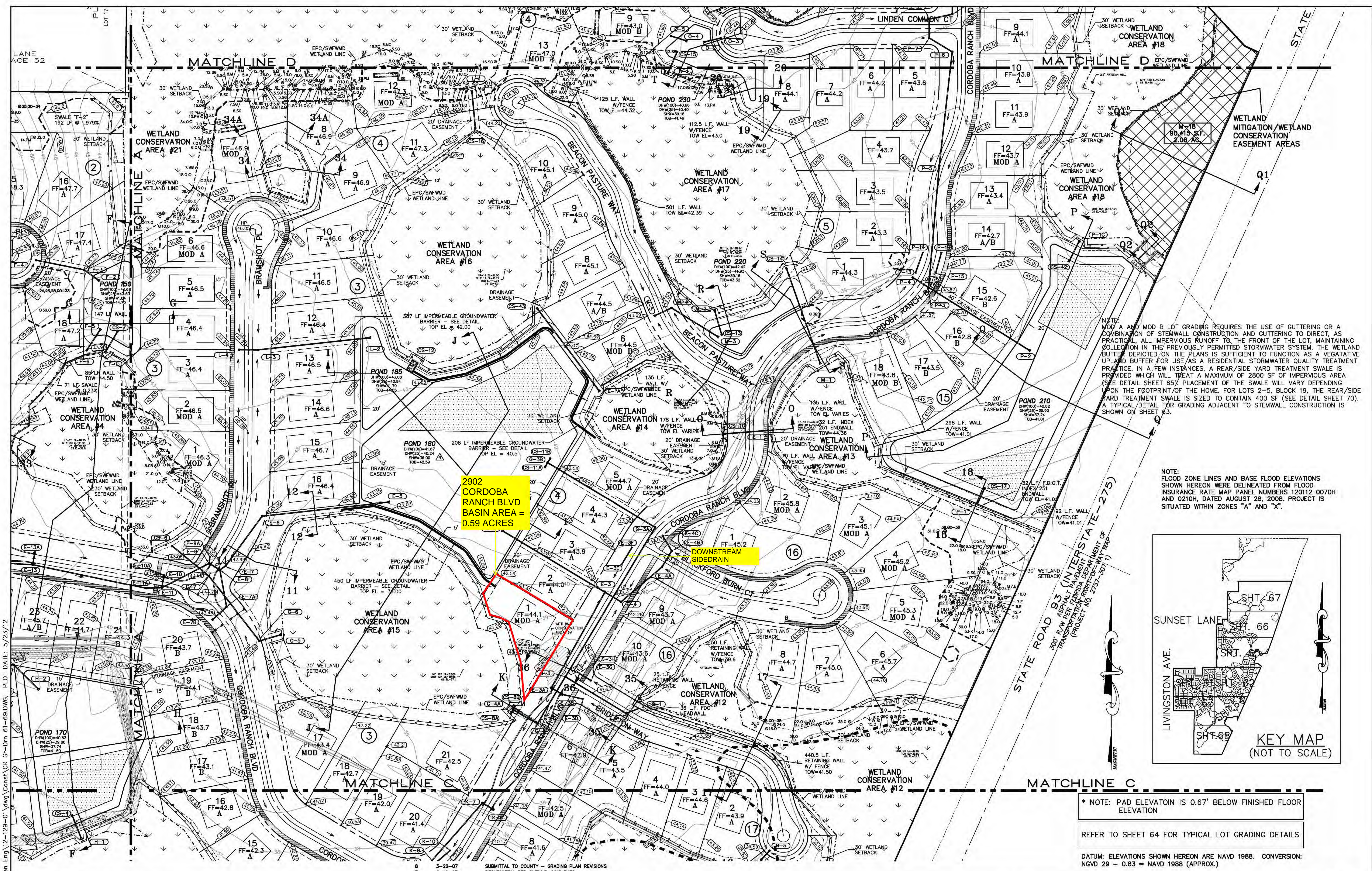
Pipe Span =  inches  
 Pipe Rise =  inches E  
 Manning's n =   
 Slope =  ft/ft Head from  
  
 Velocity =  fps  
 Q =  cfs

### Slope Calculation

Upstream invert =  feet  
 Downstream invert =  feet  
 Pipe length =  feet  
  
 Slope =  or  feet/foot

### Volume in a Pipe

Pipe Length =  feet  
 Pipe Volume =  cubic feet



\* NOTE: PAD ELEVATION IS 0.67' BELOW FINISHED FLOOR ELEVATION

REFER TO SHEET 64 FOR TYPICAL LOT GRADING DETAILS

DATUM: ELEVATIONS SHOWN HEREON ARE NAVD 1988. CONVERSION: NGVD 29 - 0.83 = NAVD 1988 (APPROX.)

PATH: P:\amaden\eng\12-129-01\dwg\const\CR Gr-Drn 61-69.DWG, PLOT DATE: 5/23/12



**AMADEN ENGINEERING, LLC**  
Civil Engineering & Development Consulting  
1309 Providence Road Brandon, Florida 33511  
P: 813.413.5955 F: 813.662.9478 www.amadeneng.com  
State of Florida, D.B.P.R. Certificate of Auth. # 28025

CERTIFIED BY:  
TODD C. AMADEN, P.E. # 53967  
DATE:

SUBMITTAL TO COUNTY - GRADING PLAN REVISIONS	
NO.	DATE
6	3-17-06
5	9-19-05
4	8-16-05
3	7-8-05
2	5-18-05
1	5-09-05
REVISION	
6	RESUBMITTAL PER EPC COMMENTS
5	1ST RESUBMITTAL TO HILLSBOROUGH COUNTY
4	REVISED PER SWFMD COMMENTS
3	2ND RESUBMITTAL TO SWFMD
2	1ST SUBMITTAL TO HILLSBOROUGH COUNTY
1	1ST RESUBMITTAL TO SWFMD

DESIGNED BY: JCG  
DRAWN BY: DBW  
CHECKED BY: TCA  
SCALE: 1" = 100'

CERTIFIED TO:  
STANDARD PACIFIC OF FLORIDA GP, INC.  
405 N REO ST. SUITE 330  
TAMPA, FLORIDA 33609  
(813) 288-7600

**CORDOBA RANCH**  
GRADING AND DRAINAGE PLAN

PROJECT NUMBER 12-129-01  
DATE 09-10-04  
S-T-R 8,9,16,17,20-27-19  
SHEET NUMBER 62

## STRUCTURE TABLE

I.D.	DESCRIPTION	PIPING (OUTFALL)	ELEVATIONS					
			GRATE/TOP	WEIR/SLOT	INVERT		INVERT	INVERT
E-1	FDOT INDEX 251 ENDWALL				37.40 (W)			
CS-10	CONTROL STRUCTURE	106 L.F. 18" RCP @ 0.566%	42.00	40.09	38.00 (E)			
CS-43	CONTROL STRUCTURE	255 L.F. 18" RCP @ 0.137%	43.30	41.79	40.75 (E)			
E-1A	M.E.S. (18" RCP)				40.40 (W)			
E-2	M.E.S. (30" RCP)				30.50 (E)			
E-3	TYPE E DBI W/SLOTS	295 L.F. 36" RCP @ 0.102%	40.57	39.99(N&S)	30.80(W)	35.80(S)	30.95(E)	
E-3A	TYPE 3 INLET	268 L.F. 24" RCP @ 0.075%	42.84		38.49 (E)	36.00(N)		
E-3B	TYPE 4 INLET	31 L.F. 18" RCP @ 0.194%	42.84		38.65(E)	38.55(W)		
E-3D	INDEX 250 (18") ENDWALL	53 L.F. 18" RCP @ 1.717 %			39.56			
E-3E	FDOT INDEX 250 HEADWALL				40.68 (N)			
E-3F	FDOT INDEX 250 HEADWALL	50 L.F. 18" RCP @ 0.440%			40.90(S)			
E-3G	FDOT INDEX 250 HEADWALL	35 L.F. 18" RCP @ 0.171%			40.25 (W)			
E-3H	FDOT INDEX 250 HEADWALL				40.19 (E)			
E-4	TYPE E DBI W/SLOTS	46 L.F. 24" RCP @ 0.217%	40.57	39.99(N&S)	31.05(W)	37.00 (N)		
E-4A	TYPE E DBI W/SLOTS	132 L.F. 24" RCP @ 0.568%	41.25	40.67(E)	37.75 (NE)	37.75 (SW)		
E-4B	TYPE E DBI W/SLOTS	46 L.F. 24" RCP @ 0.332%	41.25	40.67(E)	38.40 (NW)	37.90 (SW)		
E-4C	TYPE C DBI W/SLOT	43 L.F. 18" RCP @ 0.465%	41.44	40.86(E)	38.60 (SE)			
E-5	M.E.S. (48" RCP)				28.80 (E)			
E-6	TYPE J-B (6" DIA.) MANHOLE	317 L.F. 48" RCP @ 0.183%	44.84		29.38 (S)	29.38 (E)		
E-7	4'x6' J-BOX W/ TOP SLAB EL.=39.51 C-RISER W/SLOTS	153 L.F. 48" RCP @ 0.176%	41.22	40.64	29.65 (SW)	29.65 (NE)		
E-7A	TYPE C DBI W/SLOT	98 L.F. 30" RCP @ 0.102%	41.68	41.10(E)	36.60 (SW)	29.90(N)		
E-7B	TYPE C DBI W/SLOT	46 L.F. 18" RCP @ 0.435%	41.68	41.10(E)	36.80 (N)			
E-8	TYPE 3 INLET	15 L.F. 48" RCP @ 0.333%	43.19		30.38(NW)	29.80(S)	29.70(NE)	
E-9	TYPE 3 INLET	31 L.F. 48" RCP @ 0.161%	43.19		38.78(N)	30.43(E)	30.43(SW)	
E-9A	INDEX 250 (18") ENDWALL	15 L.F. 18" RCP @ 12.40%			40.64 (S)			
E-10	TYPE 3 INLET	31 L.F. 24" RCP @ 0.805%	43.20		37.25(S)	37.79 (W)		
E-10A	FDOT 250 (18") ENDWALL	39 L.F. 18" RCP @ 7.667%			40.78(E)			
E-11A	4'x6' J-BOX W/ TOP SLAB EL.=39.66 C-RISER W/SLOTS	39 L.F. 42" RCP @ 0.308 %	41.37	40.78	33.98(W)	33.78(E)		
E-11	TYPE 3 INLET	131 L.F. 42" RCP @ 0.076%	43.20		33.66 (W)	37.00 (N)	30.53(NE)	
E-13	TYPE 3 INLET	277 L.F. 42" RCP @ 0.975%	44.55		37.18 (W)	38.68 (N)	36.68 (E)	
E-13A	TYPE 3 INLET	31 L.F. 18" RCP @ 0.710%	44.55		38.90 (S)			
E-14	MANHOLE	139 L.F. 36" RCP @ 0.374%	44.20			37.70 (W)	37.70(E)	
E-15	TYPE 3 INLET	255 L.F. 36" RCP @ 0.471%	46.66		40.00 (N)	38.80 (W)	38.90 (E)	
E-15A	TYPE 3 INLET	31 L.F. 18" RCP @ 0.806%	46.66		40.25 (S)			
E-16	MANHOLE	143 L.F. 36" RCP @ 0.140%	47.78			39.20 (W)	39.10	
E-17	4'x4' J-BOX W/ TOP SLAB EL.=46.06 C-RISER W/SLOTS	133 L.F. 36" RCP @ 0.541%	47.56	46.98(W)	39.97(N)	39.92 (E)		
E-18	4'x4' J-BOX W/ TOP SLAB EL.=46.06 C-RISER W/SLOTS	46 L.F. 36" RCP @ 0.065%	47.56	46.98(W)	41.08 (W)	40.00 (S)		
E-19	MANHOLE	320 L.F. 24" RCP @ 0.756%	52.40		45.00(W)	43.50 (E)		
E-20	MANHOLE	194 L.F. 24" RCP @ 0.309%	53.78		46.30 (W)	46.10(N)	45.60 (E)	
E-20A	TYPE C DBI W/SLOT	66 L.F. 18" RCP @ 0.121%	53.46	52.88(W)	46.38 (E)			
E-21	TYPE C DBI W/SLOT	52 L.F. 24" RCP @ 0.577%	52.59	52.01(N)	48.60 (W)	46.40 (S)		
E-22	TYPE C DBI W/SLOT	46 L.F. 18" RCP @ 0.435%	52.59	52.01(N)	48.80 (E)			
E-23	FDOT INDEX. 250 HEADWALL				51.97 (W)			
E-24	FDOT INDEX. 250 HEADWALL	46 L.F. 18" RCP @ 0.957%			52.41 (E)			
E-25	FDOT INDEX. 250 HEADWALL				52.54 (S)			
E-26	FDOT INDEX. 250 HEADWALL	50 L.F. 18" RCP @ 0.240%			52.66 (N)			
E-27	FDOT INDEX. 250 HEADWALL				52.54 (S)			
E-28	FDOT INDEX. 250 HEADWALL	50 L.F. 18" RCP @ 0.240%			52.66 (N)			
CS-7	CONTROL STRUCTURE	60 L.F. 30" RCP @ 0.167 %	43.90	42.04	40.30 (S)			
F-1	M.E.S. (24" RCP) W/ SUMP				40.20 (N)			
F-2	M.E.S. (36" RCP)				38.50 (N)			
F-3	TYPE E DBI W/SLOTS	46 L.F. 36" RCP @ 0.543%	45.27	44.69	38.75 (W)	38.75 (S)		
F-4	TYPE E DBI W/SLOTS	120 L.F. 36" RCP @ 0.208%	44.10	43.52	39.00 (E)			
F-5	M.E.S. (18" RCP)				39.00 (S)			
F-6	TYPE C DBI W/SLOT	63 L.F. 18" RCP @ 0.794%	44.70	44.12	39.50 (N)			
					</			

11

**From:** Catherine Gates <[cgates@evergreen-lm.com](mailto:cgates@evergreen-lm.com)>  
**Sent:** Tuesday, June 28, 2022 11:44:16 AM  
**To:** kal Jamal <[kaljamal62@hotmail.com](mailto:kaljamal62@hotmail.com)>  
**Subject:** RE: Your ARC Request for Cordoba Property Owners Association, Inc.-2902 Cordoba Ranch Blvd Driveway Modification - [#XN1640582]

Hi Mr. Jamal,

Per our conversation, please resubmit your ARC application as usual and feel free to cc me.

I am now assigned to your community so if you need anything, please let me know.

As discussed, I would include as much information as possible in the new request. Great to talk to you, have a great rest of your day.

**Thank you,**

*Cat*

**Cat Gates, LCAM**

**Portfolio Community Manager**

Evergreen Lifestyles Management

270 W Plant Street, Ste 340

Winter Garden, FL 34787

Office: 877-221-6919

E: [cgates@evergreen-lm.com](mailto:cgates@evergreen-lm.com)

Visit us at: <http://www.evergreen-lm.com>

*Spotlight a team member... if a staff member has given you exceptional service please visit [www.Evergreen-LM.com](http://www.Evergreen-LM.com) and share your feedback.*

*A portion of our business involves the collection of a debt, thus, the Fair Debt Collection Practices Act requires the disclosure that this is a communication from a debt collector and any information received or sent may be used for the purpose of collecting a debt. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail or by telephone at [\(877\) 221-6919](tel:877-221-6919) and delete the original message. Thank you.*



270 W Plant Street, Ste 340  
Winter Garden, FL 34787

06/22/2022

Khaled Ahmad Jamal, Hind Jamal  
2902 Cordoba Ranch Blvd  
Lutz, FL, 33559

RE: 2902 Cordoba Ranch Blvd

Submittal: Driveway Modification

Dear Khaled Ahmad Jamal,

The Architectural Committee has reviewed and **DENIED** the above listed application as submitted. **The reason for the denial of your submittal is:**

**motion to deny due to the design of the driveway with the additional curve/loop. This would interfere with affect drainage system**

Upon review, it was determined that the submittal did not conform to the governing documents for your community. Please refer to your Community documents for further reference.

Should you have any questions, please feel free to contact me at 877-221-6919 or by email at arockwell@evergreen-lm.com. We thank you for your patience with this process.

Sincerely,

Evergreen Lifestyles Management

arockwell@evergreen-lm.com  
For the Architectural Committee of  
Cordoba Property Owners Association, Inc.



**Cordoba Estates Homeowners Association, Inc.**  
2100 S. Hiawassee Rd, Orlando, FL 32835 Phone: 877-221-6919  
E- Mail Form to: ARCAApplication@Evergreen-LM.com

## Architectural Committee Sign Off Sheet

NAME : Khaled Ahmad & Hind Jamal

DATE: 6/1/2022

ADDRESS: 2902 Cordoba Ranch LOT/PHASE: 1

SUBMITTAL: Install Paver Driveway

NAME: \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_  
Approved  
\_\_\_\_\_  
Disapproved

\_\_\_\_\_  
Approved w/Stipulation  
\_\_\_\_\_  
Discuss at next meeting

   /    /    Date of Signature

Comments: \_\_\_\_\_

\_\_\_\_\_

NAME: \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_  
Approved  
\_\_\_\_\_  
Disapproved

\_\_\_\_\_  
Approved w/Stipulation  
\_\_\_\_\_  
Discuss at next meeting

   /    /    Date of Signature

Comments: \_\_\_\_\_

\_\_\_\_\_

Effective January 2018 All Applications will have a \$100 Application Fee. Please mail to the address listed below.

All Meetings are the 3rd Thursday of the month at 3:00 PM. All Applications due 2nd Friday of the month.

**Cordoba Property Owners Association Inc.**

c/o Evergreen Lifestyles Management  
2100 S Hiawasse Rd, Orlando, FL 32835

ARCapplicaiton@Evergreen-LM.com

DATE 02/23/22

\_ ATTENTION: ARCHITECTURAL CONTROL COMMITTEE (ACC)

**The undersigned owner seeks approval of the Committee as follows:**

\_\_\_\_\_ Painting (Color Chips included for House)

\* \_\_\_\_\_ Additions/Alterations of Existing Structures/or Property

\_\_\_\_\_ Prior Additions/Alterations of Existing Structure/or Property

**Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)**

**INCLUDE:**

\_\_\_\_\_ Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.

\_\_\_\_\_ New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors

\_\_\_\_\_ **\$100.00 Deposit** (Pool, Fence, Lanai, etc) to: "Cordoba Estates" by check or money order

\_\_\_\_\_ **\$50.00 Deposit** for **Landscaping modifications** to: "Cordoba Estates" by check or money order

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. **The undersigned also understand that the has up to thirty (30) calendar days to return said application; however, in the event the does not take action to either approve or disapprove the application within such 30 day period, the request shall be deemed DISAPPROVED.**

SIGNATURE OF OWNER: \_\_\_\_\_ PRINT NAME: Khaled Jamal

PROPERTY ADDRESS: 2902 Cordoba Ranch Blvd. Lutz, Florida 33559

TELEPHONE: (H) 813-417-3887 (W) \_\_\_\_\_ E-Mail: Kaljamal62@hotmail.com

**ACTION OF THE REVIEW COMMITTEE**

\_\_\_\_\_ RECOMMEND APPROVAL \_\_\_\_\_ APPROVED WITH CONDITIONS

\_\_\_\_\_ DISAPPROVE FOR THE FOLLOWING REASON:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson, ACC

_____ Received by Mgmt. Co.	_____ Manager Sign-Off	_____ Received by Clerk
_____ Mailed to Committee	_____ Returned by Committee	_____ Mailed to Homeowner

## **ARTICLE VI ARCHITECTURAL CONTROL**

### **ARTICLE VI, Section 2(c) OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS:**

No building, structure, improvement (including swimming pools and screened enclosures) or landscaping plan, shall be erected, constructed, placed or altered on any Lot until the Owner of the Lot shall submit in duplicate complete plans and specifications for such building, structure, improvement or landscaping plan and a detailed site plan showing its proposed location, and the ACC shall have approved such plans and specifications and detailed site plan, in writing.

#### **EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL APPROVAL:**

- Basketball Goals/Playground Equipment
- Driveway/Sidewalk Extensions or Alterations
- Fences/Walls/Gates
- Garages
- Landscaping/Gardens/Curbing/Signage/Pottery/Yard Art/Flower Boxes
- Mailboxes
- Painting of Any Exterior Surface
- Pools/Spas/Fountains
- Roofs/Solar Panels
- Sheds/Storage/Utility Buildings/Pool Cabanas
- Screen Rooms/Room Additions/Porches
- Shutters/Statues
- Signage
- Water Softeners

#### **EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL ACCEPTANCE:**

- Satellite Dishes/Antennae

#### **EXAMPLES OF ITEMS THAT ARE PROHIBITED:**

- A/C Units (Window)
- Animals – Pit Bull Terriers and Rottweiler's
- Awnings (permanent or retractable)
- Clotheslines
- Patterned or brightly colored window coverings
- Pools (above-ground)
- Removal of any code trees
- Tents/Trailers

ACC applications must be completed in full and shall include the required documentation to be considered by the Board. Partially completed forms or the lack of proper documentation required may result in unnecessary delays. The above is a summary only, and all owners should refer to the Declaration of Covenants and to the Architectural Exterior Color Schemes and Design Criteria for complete and additional information and guidelines.

**REQUESTS ARE TO BE PROCESSED WITHIN 30 DAYS FROM THE DATE OF RECEIPT PER THE ASSOCIATION DOCUMENTS; HOWEVER, EVERY ATTEMPT IS MADE TO PROCESS THE APPLICATION WITHIN TWO WEEKS. IF THE ACC DOES NOT TAKE ACTION TO EITHER APPROVE OR DISAPPROVE THE SUBMISSION WITHIN SUCH THIRTY (30) DAY PERIOD, THE REQUEST SHALL BE DEEMED DISAPPROVED.**

## FOR FENCES & LANDSCAPING

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage.

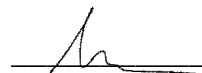
Prior to submitting your request for a fence or landscaping, it would be wise for you to consider the soil conditions and drainage design for your home site. In most cases your home site drains to swales at the midpoint between your neighbor's home. The installation of a fence or landscaping in this area will reduce ability of the swale to drain water from your home site and increase puddling and muddy soil conditions. It is wise to keep the fence off the ground and use pressure treated lumber on the posts.

Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planting landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various lines running in this area.

As a precaution, please remember that all fences must be installed with the posts on the ~~inside~~ of your homesite, and the side without any supports shall face out from the Lot.

Any owner who installs a fence within a utility and/or drainage easement must agree to the terms and conditions outlined in the Declaration.

I, Khaled Jamal, understand the above and will take proper precautions when installing my fence or landscaping. I also I have read the Basic Fence Criteria for the Association as adopted by the Board and ACC as part of the Architectural Exterior Color Schemes & Design Criteria. Additionally, I have read Article III, Section 13 of the Declaration of Covenants regarding restrictions and guidelines for fencing and the maintenance thereof.

  
\_\_\_\_\_  
(Homeowner)

\_\_\_\_\_  
(Homeowner)

Address: 2902 Cordoba Ranch Blvd.  
Lutz, Florida 33559  
\_\_\_\_\_

## FOR SWIMMING POOLS AND SCREEN ENCLOSURES

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to attaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage.

We strongly suggest you have your pool/screen contractor review the site conditions and drainage plan for your home site and the surrounding area. The drainage information for your home site may be found on the final survey you were given at closing. The drainage plans for the subdivision are on file at the Building Department, and may also be available through the Association's management company.

Prior to starting work, the pool/screen contractor should establish a grading plan for your home site that will insure adequate positive drainage from your pool/screen deck to the designated swales. In addition, if your neighborhood was not flat prior to the development, there may be severe elevation between home sites that require a raised pool or pool deck or other protective measures to keep storm runoff from entering your pool or pool deck. This run-off could result in damage to the finish. Therefore, it is essential the pool contractor take unusually strong rain events into consideration when designing the pool, pool deck and final grading plan. Once the pool contractor begins work, the developer will no longer have any responsibility with regard to the drainage on your home site.

All swimming pools must be entirely in-ground, and the Owner of the Lot must erect a screen enclosure or a fence at least five (5) feet in height around the entire perimeter of that portion of the Lot located behind the house so as to prevent access to such swimming pool. The term swimming pool shall also include any spa, whirlpool bath, or similar device as determined by the ACC. All porch enclosures must be approved by the ACC and shall be constructed with white or bronze aluminum supports. Screening of entryways shall be prohibited.

I, Khaled Jamal, understand the above and will work with my pool/screen contractor.

  
\_\_\_\_\_  
(Homeowner)

\_\_\_\_\_  
(Homeowner)

Address: 2902 Cordoba Ranch Blvd.  
Lutz, Florida 33559  
\_\_\_\_\_





# Application for Property Improvement

<b>Association</b>	Cordoba Property Owners Association, Inc.
<b>Date</b>	10/24/2023 11:29:03 PM
<b>Owner Name</b>	Khaled Jamal
<b>Account Number</b>	CPO2902CR
<b>Zip</b>	33559
<b>Address</b>	2902 Cordoba Ranch Blvd, Lutz, FL 33559
<b>Home Phone</b>	8134173887
<b>Work Phone</b>	
<b>Cell Phone</b>	8134173887
<b>Email Address</b>	Kaljamal62@hotmail.com
<b>Estimated Start Date</b>	11/3/2023 12:00:00 AM
<b>Estimated Completion Date</b>	11/6/2023 12:00:00 AM
<b>ACC Type</b>	Pavers
<b>Other ACC Type</b>	Driveway
<b>Detailed description of work to be performed (Please describe in detail the work being performed. Include any relevant measurements or sizes)</b>	I would like to change my existing driveway with brick pavers. I would also like to add an extension to my driveway. I have talked about doing this many times with the previous HOA's but every time I send in additional information the HOA changed over and giving me different information. When I chose this lot the builder told me I was able to do this extension, due to being a corner lot with all the land out front. Also the house they built next to me was built so close, that my driveway is so narrow and can barely fit the 6 cars we have. Also when I spoke with Amy Rockwell the from the first HOA, they were going to approve it on the condition that I bring a Drainage Engineer (which I did) to make sure their would be no drainage issues. Which the engineer report shows that it wouldn't be an issue. By the time I got the report, the HOA changed over and the declined my request. And now we have new home members as the HOA. So I please ask you to accept the ARC request. Thank you.
<b>Materials Used (Please indicate the type of materials being used including (if applicable) make, model and manufacturer)</b>	Brick pavers
<b>Paint Scheme or Paint Colors (If Applicable)</b>	
<b>Shingle Color, Style, Brand,</b>	

<b>Manufacturer &amp; Warranty (If Applicable)</b>	
<b>Property Survey (Marked up showing where your change is going)</b>	True
<b>Exterior photo of your home</b>	True
<b>Photo of area or location of proposed change</b>	True
<b>Drawings or design plans</b>	True
<b>Vendor Proposal</b>	True
<b>Pictures or other required documentation</b>	True
<b>Owner Acknowledgement</b>	
Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.	
If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.	
The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.	

# Application for Property Improvement

<b>Association</b>	Cordoba Property Owners Association, Inc.
<b>Date</b>	10/03/2025 04:37:08 PM
<b>Owner Name</b>	Khaled Jamal
<b>Account Number</b>	CPO2902CR
<b>Zip</b>	33559
<b>Unit</b>	
<b>Village</b>	
<b>Phase</b>	Par FD3-FD11
<b>Address</b>	2902 Cordoba Ranch Blvd, Lutz, FL 33559
<b>Home Phone</b>	8134173887
<b>Work Phone</b>	
<b>Cell Phone</b>	8134173887
<b>Email Address</b>	Kaljamal62@hotmail.com
<b>Estimated Start Date</b>	10/15/2025 12:00:00 AM
<b>Estimated Completion Date</b>	10/20/2025 12:00:00 AM
<b>ACC Type</b>	Pavers
<b>Detailed description of work to be performed (Please describe in detail the work being performed. Include any relevant measurements or sizes)</b>	I am resubmitting my ACC request for the driveway extension. This request was originally approved over a year ago, but I was unaware of the approval at the time. During that period, I was very occupied with caring for my father, whose health has unfortunately been declining, and I was unable to move forward with the project. I recently spoke with the HOA office, and I was advised that I may resubmit the application along with the prior approval letter and original application. I was also told that a note would be added to my account to help move the process forward. This approval would mean a great deal to our family, as the driveway extension would make it much easier and safer to transport my father in and out of the home. Having direct access to the front door will help us tremendously in caring for his needs. Thank you very much for your time, understanding, and continued support. Please let me know if there is anything further I should provide to assist with this resubmission.
<b>Materials Used (Please indicate the type of materials being used including (if applicable) make, model and manufacturer)</b>	brick pavers
<b>Paint Scheme or Paint Colors (If Applicable)</b>	
<b>Shingle Color,</b>	

<b>Style, Brand, Manufacturer &amp; Warranty (If Applicable)</b>	
<b>Property Survey (Marked up showing where your change is going)</b>	True
<b>Exterior photo of your home</b>	True
<b>Photo of area or location of proposed change</b>	True
<b>Drawings or design plans</b>	True
<b>Vendor Proposal</b>	True
<b>Pictures or other required documentation</b>	True
<b>Owner Acknowledgement</b>	
Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.	
If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.	
The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.	



Cordoba Property Owners Association, Inc.  
12906 Tampa Oaks Blvd. Ste 100  
Temple Terrace FL 33637  
(813) 600-5090  
cordoba@homeriver.com

January 4, 2024

Khaled Jamal  
Hind Jamal  
2902 Cordoba Ranch Blvd  
Lutz, FL 33559

Re: Architectural Change Request Approval for 2902 Cordoba Ranch Blvd

Dear Khaled Jamal & Hind Jamal,

This is to advise you that your request as described on your Architectural Review Application for the above referenced address has been **APPROVED** by the Architectural Review Board/Committee and the Board of Directors. Please consider this letter as your formal approval letter for your records.

Requested Change:

**Pavers have been approved as submitted by the POA**

The approval is contingent upon compliance with the specifications set forth in the approved application. If you have any questions regarding this matter, please contact me at cordoba@homeriver.com.

**Please note that the Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits and permission. In addition any project that requires heavy machinery that damages sidewalks or curbs will be required to be fixed by resident or contractor within 60 days of completion.**

Sincerely,

Richard Schrutt, LCAM  
For the Board of Directors



**Cordoba Property Owners Association, Inc.**  
**12906 Tampa Oaks Blvd. Ste 100**  
**Temple Terrace FL 33637**  
**(813) 600-5090**  
**cordoba@homeriver.com**

January 4, 2024

Khaled Jamal  
 Hind Jamal  
 2902 Cordoba Ranch Blvd  
 Lutz, FL 33559

Re: Architectural Change Request Approval for 2902 Cordoba Ranch Blvd

Dear Khaled Jamal & Hind Jamal,

This is to advise you that your request as described on your Architectural Review Application for the above referenced address has been **APPROVED** by the Architectural Review Board/Committee and the Board of Directors. Please consider this letter as your formal approval letter for your records.

Requested Change:

**Association: Cordoba Property Owners Association, Inc.**

**Date: 10/24/2023 11:29:03 PM**

**Owner Name: Khaled Jamal**

**Account Number: CPO2902CR**

**Zip: 33559**

**Address: 2902 Cordoba Ranch Blvd, Lutz, FL 33559**

**Home Phone: 8134173887**

**Work Phone:**

**Cell Phone: 8134173887**

**Email Address: Kaljamal62@hotmail.com**

**Estimated Start Date: 11/3/2023 12:00:00 AM**

**Estimated Completion Date: 11/6/2023 12:00:00 AM**

**ACC Type: Pavers**

**Other ACC Type: Driveway**

**Detailed description of work to be performed (Please describe in detail the work being performed. Include any relevant measurements or sizes):** I would like to change my existing driveway with brick pavers. I would also like to add an extension to my driveway. I have talked about doing this many times with the previous HOA's but every time I send in additional information the HOA changed over and giving me different information. When I chose this lot the builder told me I was able to do this extension, due to being a corner lot with all the land out front. Also the house they built next to me was built so close, that my driveway is so narrow and can barely fit the 6 cars we have. Also when I spoke with Amy Rockwell from the first HOA, they were going to approve it on the condition that I bring a Drainage Engineer (which I did) to make sure there would be no drainage issues. Which the engineer report shows that it wouldn't be an issue. By the time I got the report, the HOA changed over and declined my request. And now we have new home members as the HOA. So I please ask you to accept the ARC request. Thank you.

**Materials Used (Please indicate the type of materials being used including (if applicable) make,**

model and manufacturer): Brick pavers

Paint Scheme or Paint Colors (If Applicable):

Shingle Color, Style, Brand, Manufacturer & Warranty (If Applicable):

Property Survey (Marked up showing where your change is going): True

Exterior photo of your home: True

Photo of area or location of proposed change: True

Drawings or design plans: True

Vendor Proposal: True

Pictures or other required documentation: True

Owner Acknowledgement

Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.

If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion. The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.

The approval is contingent upon compliance with the specifications set forth in the approved application. If you have any questions regarding this matter, please contact me at cordoba@homeriver.com.

**Please note that the Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits and permission. In addition any project that requires heavy machinery that damages sidewalks or curbs will be required to be fixed by resident or contractor within 60 days of completion.**

Sincerely,

Richard Schrutt, LCAM  
For the Board of Directors



**Cordoba Property Owners Association, Inc.**  
**12906 Tampa Oaks Blvd. Ste 100**  
**Temple Terrace FL 33637**  
**(813) 993-4000**  
**cordoba@folioam.com**

October 27 2025

Khaled Jamal  
Hind Jamal  
2902 Cordoba Ranch Blvd  
Lutz, FL 33559

Re: Architectural Change Request Approval with Stipulations for 2902 Cordoba Ranch Blvd

Dear Khaled Jamal & Hind Jamal,

This is to advise you that your request as described on your Architectural Review Application for the above referenced address has been **APPROVED WITH STIPULATIONS** by the Architectural Review Board/Committee and the Board of Directors. The approval is contingent upon compliance with the stipulations as set forth: Approved once we received CDD approval

Please retain this letter in your files. If you have any questions regarding this matter, please contact me at cordoba@folioam.com.

**Please note that the Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits and permission.**

Sincerely,

Richard Schrutt, LCAM  
For the Board of Directors

**Scope of Work – Swale Replication Under Driveway Extension**

**Homeowner Name:** Khaled Jamal

**Property Address:** 2902 Cordoba Ranch Blvd, Lutz, Florida 33559

**Contractor:** Leon Pavers and Renovations Inc.

**Date:** October 1, 2025

**Project Description:**

The homeowner is proposing a driveway extension to include an additional entrance/exit and roundabout. A portion of the driveway extension will cross an existing swale area under CDD jurisdiction.

**Swale Replication Scope:**

The contractor will install a swale beneath the proposed driveway extension that replicates the existing swale currently located beneath the original driveway. The purpose of this work is to maintain existing stormwater drainage patterns and capacity.

**Design & Drainage Compliance:**

- The replicated swale will match the existing swale's function and alignment to ensure uninterrupted stormwater flow.
- A licensed engineering firm has evaluated the proposed driveway extension and confirmed that the additional driveway entrance will not negatively impact drainage.
- The supporting engineering report is included with the ACC application.

**Construction Details:**

- The new driveway section will include appropriate culvert or drainage infrastructure consistent with the existing driveway crossing.
- Construction will preserve existing grades and drainage performance.

**Maintenance Responsibility:**

The homeowner will be responsible for maintaining the replicated swale and associated drainage structures as required.

**Conclusion:**

This scope ensures that drainage conditions will remain equal to or better than existing conditions while allowing for the proposed driveway extension.

**Signature:**

  
Khaled Jamal



## Memorandum

**To:** Samantha Zaroni, District Manager, Cordoba Ranch CDD

**From:** Will Pinson, Engineer Intern  
Phil Chang, P.E., District Engineer

**Date:** January 9, 2026

**Subject:** Driveway Widening Observation – 2817 Cordoba Ranch Blvd

At the request of the Cordoba Community Development District (“District”), BGE Inc. completed a site visit to the District on December 31, 2025, to visually assess the potential impact of a recent driveway construction on surface water conveyance.

The area assessed in this report is located as shown on the map below:



The following is a summary of our visual observations and other concerns identified within the right-of-way while onsite.

- **Observations (Photos 1-4):**
  - No damages were observed to the concrete culvert pipe located under the driveway during construction. The concrete culvert pipe under the driveway did not appear to have any

January 9, 2026  
Page 2

cracks that may affect its structure and there was no evidence of spalling, cracking, or settlement. As such, **it does not appear that its hydraulic function has been negatively impacted.**

- The driveway widening does not have any shoulder and there is a vertical drop from its horizontal surface down to the existing concrete mitered end section (MES) and ditch slopes. **This improvement will increase the potential for erosion on the slope due to the vertical drop. A properly graded and sodded driveway shoulder should be added to address the above concern.**
- **The vertical drop is also a drop off safety concern** for vehicles and pedestrians using the driveway. Vehicles inadvertently leaving the driveway surface **could impact the storm pipe under the driveway resulting in damage.** Damage to an errant vehicle may also result.
- Any proposed regrading to address the above concerns will need to have a maximum slope of 3H:1V. Anything steeper will likely increase the chances of erosion.
- Any resulting pipe extensions will also require the installation of a new mitered end section.



Image 1



Image 2

January 9, 2026  
Page 3



**Image 3**



**Image 4**

## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

**WHEREAS**, the Corboba Ranch 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 Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of Cordoba Ranch Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT:

**Section 1.** The Board is currently made up of the following individuals: Erica Owen, Jane Marlow, James Therrien, and Greg Saldana.

**Section 2.** The term of office for each member of the Board is as follows:

Supervisor Owen	Seat 1	four year - expires 11/2026
Supervisor Marlow	Seat 2	four year – expires 11/2026
Vacant	Seat 3	four year – expires 11/2028
Supervisor Therrien	Seat 4	four year – expires 11/2028
Supervisor Saldana	Seat 5	four year – expires 11/2028

**Section 3.** Seat 1 currently held by Erica Owen and Seat 2 currently held by Jane Marlow are scheduled for the General Election in November 2026.

**Section 4.** Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

**Section 6.** The new Board members shall assume office on the second Tuesday following their election.

**Section 7.** The District hereby instructs the Supervisor to conduct the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF JANUARY 2026.**

**ATTEST:**

**CORDOBA RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson/ Vice Chairperson

**MINUTES OF MEETING  
CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Monday, December 15, 2025, at 5:00 p.m. at 18115 N US Highway 41, Lutz, FL, 33549.

Present and constituting a quorum were:

Erica Owen	Chairperson
Greg Saldana	Vice Chairperson
Jane Marlow	Assistant Secretary
James Therrien	Assistant Secretary ( <i>via phone</i> )
David Boulos	Assistant Secretary ( <i>via phone</i> )

Also present, either in person or via Zoom Communications, were:

Samantha Zanoni	District Manager
Whitney Sousa	District Counsel
Phil Chang	District Engineer
Jason Liggett	Field Services Manager
Fernand Thomas	Accountant
Thomas Giella	Complete IT
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

The meeting was called to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Motion to Approve Agenda**

On MOTION by Ms. Marlow, seconded by Ms. Owen, with all in favor, the Board approved the December 15, 2025, meeting agenda as presented.
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**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Resident from 2902 Cordoba Ranch requested an update on the approval for their driveway extension.

Ms. Zanoni advised that the Board would review the request further and have this item added to the January meeting agenda for consideration.

**Cordoba Ranch CDD**  
**December 15, 2025**

**FOURTH ORDER OF BUSINESS**

**A. Accounting Staff Report**

**i. November 2025 Financial Statements and Check Register**

The Board requested District Counsel invoices be received in a timelier manner. No further questions or comments regarding the November 2025 Financial Statements or Check Register.

**B. Sitex Aquatics Report**

The Board had no questions regarding the aquatics report.

**C. Field Inspection Report**

Mr. Liggett presented his report to the Board and answered the Board's questions.

Ms. Zanoni will obtain proposals for painting the camera poles at the entrance.

Mr. Chang will look into several storm water ditches throughout the community that are holding water for extended periods of time.

**i. Consideration of Conservation Cut Back Forestry Mulch Proposals**

**a. Arborist Abroad**

Not approved

**b. Agpro Land Management**

Not approved.

**c. Crowder's Landscaping and Irrigation**

On MOTION by Mr. Therrien, seconded by Mr. Saldana, with all in favor, motion to accept the Crowder's Landscaping and Irrigation Proposal in the amount of \$33,393.50 carried.
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**D. Landscape Report**

No questions from the Board regarding the landscape report.

**E. District Engineer**

No updates. Mr. Chang will go into further detail throughout the agenda.

**F. District Counsel**

Ms. Sousa is filling in for Ms. Hopkinson and has no updates to report.

**Cordoba Ranch CDD**  
**December 15, 2025**

**G. District Manager**

Ms. Zanoni announced that the next meeting is scheduled for January 19, 2026, and confirmed the time as 5:00 p.m. The location will remain at 18115 N US Highway 41, Lutz, FL 33549 through March 2026.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Homeowners Driveway Extension – 2817 Cordoba Ranch Blvd**

The Board tabled this proposal until January and requested more details to address the grading.

**B. Consideration of Site Masters Stabilized Ribbon Curbing Change Order**

On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, motion to accepted the Site Masters Stabilized Ribbon Curbing Change Order in the amount of \$34,230 carried.

**C. Update on Complete IT Gate Access**

Mr. Giella provided the Board with an update on the gate access and signage.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of September 18, 2025, Meeting Minutes**

On MOTION by Mr. Therrien, seconded by Mr. Saldana, with all in favor, motion to approve the September 18, 2025, Meeting Minutes carried.

**B. Consideration of November 17, 2025, Meeting Minutes**

On MOTION by Mr. Therrien, seconded by Ms. Owen, with all in favor, motion to approve the November 17, 2025, Meeting Minutes carried.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

The Board requested Mr. Liggett to obtain additional fence proposals and proposals for pressure washing the sidewalks, culverts and drains.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**Cordoba Ranch CDD**  
**December 15, 2025**

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Therrien, seconded by Mrs. Marlow,  
with all in favor, motion to adjourn meeting at 7:32 p.m.  
carried.

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Secretary / Assistant Secretary

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Chairperson/ Vice Chairperson