

Touchstone Community Development District

January 13, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 251 761 196 967 21

Passcode: tU2Nx9jo

Call In Number: 646-838-1601

Conference ID: 540 577 93#

[Join the meeting now](#)

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



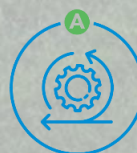
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Touchstone Community Development District

Board of Supervisors

Anson Angail, Chairman
Gregory Elliot, Vice Chairman
Timothy Fisher, Assistant Secretary
Kelly Hanlon, Assistant Secretary
Corliss Ball, Assistant Secretary

Staff:

Alba Sanchez, District Manager
Michael Broadus, District Counsel
Todd Amaden, District Engineer
Jason Combee, Steadfast Alliance
Nathan Neidlinger, Inframark Field Service
Crystal Yem, District Admin
Jonathan Sciortino, District Accountant
Fasil Salih, Onsite Manager

Meeting Agenda

Tuesday, January 13, 2026 – 8:00 a.m.

Meeting ID: 251 761 196 967 21 Passcode: tU2Nx9jo
Call In Number: 646-838-1601 Conference ID: 540 577 93#

1. Call to Order and Roll Call
2. Motion to Approve the Agenda
3. Audience Comments – *Three- (3) Minute Time Limit*
4. Staff Reports
 - A. District Accountant
 - B. Field Inspection Report
(Under Separate Cover)
 - C. Landscape Report
 - D. District Engineer
 - E. District Counsel
 - F. Onsite Manager Report..... Page 3
 - G. District Manager
5. Business Items
 - A. Consideration of Resolution for Certificate of Completion.....Page 5
 - B. Consideration of Pressure Washing Proposal.....Page 7
 - C. Consideration of Installation of Light Poles Proposal.....Page 10
6. Business Administration
 - A. Consideration of Minutes from the Meeting held on December 9, 2025Page 11
 - B. Consideration of December 2025 Financial Statements and Check Register
(Under Separate Cover)
7. Supervisor Requests
 - A. Review of Florida Highway Patrol (FHP) Reports.....Page 16
8. Audience Comments – *Three- (3) Minute Time Limit*
9. Adjournment

The next meeting is scheduled for Tuesday, February 10, 2026, at 8:00 a.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619

Please see the weekly report and updates below

Dustin, the new part-time employee, is scheduled to begin on the 27th.

I spoke with Mr. Pedro, and he will complete the fence and gym baseboard work on the 29th.

I spoke with Mr. Jordan, he said that the warehouse has informed him the freight estimates will be delayed until after the holidays.

I am currently awaiting a response from Adam at Admiral Furniture regarding the new cushion coverings.

The clubhouse is being cleaned daily. That said, I believe it would be beneficial to hire a professional pressure washing service to clean areas that are not easily accessible. I will obtain a proposal and review available options.

One of the televisions in the common area has a broken screen and will need to be repaired or replaced.

The pool was treated for black algae by ASP; however, the service was performed without prior confirmation. This is concerning, as chemicals were added and required a four-hour closure before use. Additionally, the pool leak remains ongoing, and I am awaiting an update from Travis.

The HOA hosted two events this week, and we assisted with both setup and cleanup.

The Letters to Santa is progressing well.

Currently, the maximum rental time for the clubhouse is four hours at a cost of \$125. I would like to propose allowing extended rental hours for an additional fee, as well as permitting more than one event per day when schedules do not conflict. I believe this would be a significant benefit to residents.

I will be reaching out to Complete IT for an update on the control system.

I spoke with Nat regarding the maintenance items, and I will be on site to go over all remaining items that need to be taken care of with the maintenance Team.

Please let me know if you have any questions or would like to discuss any of the above items further.

Thank you

Faisal Salih

ADOPTION OF A RESOLUTION BY THE BOARD

Touchstone Community Development District Senior Special Assessment Bonds,
Series 2022A-1 Tax-Exempt, 2022A-1 Taxable, Subordinate 2022A-2

Date: January 13, 2026

Attention:
U.S. Bank Trust Company, N.A.
EP-DM-TRGR
1200 Energy Park Drive
Saint Paul, MN 55108

Pursuant to Section 5.01(c) of the Master Trust Indenture dated as of February 1, 2018, between Touchstone Community Development District (The “Issuer”) and U.S. Bank Trust Company, National Association, as Successor Trustee, the undersigned member of the Board of Supervisors of the Issuer (The “Board”), hereby:

- (1) Accepts the Project as provided by Section 170.09, Florida Statutes, as amended (the “Completion Date”), as December 8, 2025.

Sincerely,

[Signature]

[Printed Name]

[Title]



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

December 8, 2025

Touchstone Community Development District
Attn: Alba Sanchez, District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

**Re: TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS – SERIES 2022A-1 & 2022-A2
CERTIFICATE OF COMPLETION**

Dear Ms. Sanchez:

We are providing this letter to certify that the 2022 Project is complete as described in the “Report of the District Engineer dated” January 2022.

Sincerely,
LANDMARK ENGINEERING &
SURVEYING CORPORATION

A handwritten signature in blue ink, appearing to read "Todd C. Amaden", is written over the company name.

Todd. C. Amaden, P.E.
President

TCA/



Name: Faisal Salih, Property Manager
Company: Inframark Infrastructure Management Services
Phone Number: 727-318-0794
Email: fsalih@inframark.com
4205 Wild Senna Blvd US Tampa FL 33619

January 2, 2026

Dear Faisal,
Thank you for considering Green Earth Powerwashing for your cleaning project.

Scope of Work:

Green Earth proposes to clean...

❖ Sidewalks around the clubhouse, playgrounds, pool area and parking lot along with pool area and curbing (arrangements must be made for cars to not be parked along curbing for the day).
This job will take 1 day (weather permitting).

Quote: \$1800

Our process includes the following...

- Apply "Green Wash" as a pre-treatment to surfaces (solution of 70% water, 20% sodium hypochlorite, and 10% herbal surfactant). This aids in break down the mold/mildew/algae, dirt and grime that are present.
- Powerwash, using **HOT WATER (200+ degrees)** that is generated on our trucks.
- Rinse with clean water.
- Because of the lack of drains, Green Earth will provide a floor scrubber with vacuum machines

Green Earth will provide and pay for its own water for this cleaning project



Green Earth guarantees that this cleaning process will have absolutely no effect on painted surfaces located adjacent to the areas being cleaned.

Green Earth prides itself on being a “Drug Free” workplace.

Green Earth staff will use the utmost care to protect people, pets and property with the least inconvenience to residents and visitors.

A Green Earth “supervisor” (dressed in a blue shirt) will be on site with trained, uniformed techs (green shirts) throughout the project.

Green Earth will provide the following...

Before and after photos of the areas being cleaned along with daily notifications of the day’s completed work and the following day’s scheduled work.

Hours of operation:

Green Earth will operate: 8:30 am – 4:30 pm, Monday – Friday.

Insurance:

Green Earth Powerwashing is fully covered by Workman's Compensation and General Liability Insurance.

Payment:

50% due at signing of contract.

Balance due upon completion.

Please be advised that no project will be scheduled until the deposit is received.



A Green Earth representative will do a “walk-through” when the project is completed to ensure complete satisfaction.

Terms:

- ❖ Payment due upon receipt of invoice
- ❖ Payments are considered “past due” 10 days after the invoice date and will incur a service charge of 1.5% per month (18% per year).
- ❖ Customer is liable for all attorney’s fees incurred by Green Earth Powerwashing if it prevails in an action to collect any money due.
- ❖ This proposal becomes a binding contract when both parties sign below. Your acceptance, returned to our office, will constitute a contract between us.
- ❖ Hold Harmless: “Party” agrees to indemnify and hold harmless Green Earth Powerwashing from any claims, lawsuits, demands, causes of action, liability, loss, damage or injury, including attorney fees/costs arising out of any acts, omissions, negligence or willful misconduct by (indemnifier) or its agents.
- ❖ Authority to Enter Agreement: Each party warrants that the individuals signing this agreement/contract have the legal authority to bind their respective parties.
- ❖ Amendment: No modification of this agreement shall be binding unless in writing and signed by both parties

Jamie Murphy

Jamie Murphy, January 2, 2026
Green Earth Power Wash Orlando

Accepted for: _____

Date: _____



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Estimate

Estimate No: 188
Date: 12/14/2025

For: Touchstone CDD
fsalih@inframark.com

Description	Quantity	Rate	Amount
Lake Light poles Install 16 solar lights poles along lake sidewalk This includes Material Labor Concrete bases	1	\$16,000.00	\$16,000.00

Subtotal \$16,000.00
TAX 0% \$0.00
Total \$16,000.00

Total \$16,000.00

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, December 9, 2025, at 8:02 am at the Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa, FL 33619.

Present and constituting a quorum were:

Anson Angail	Chair
Gregory Elliot	Vice Chair
Timothy Fisher	Assistant Secretary
Kelly Hanlon	Assistant Secretary
Corliss Ball	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Nathan Neidlinger	Field Manager
Faisal Salih	On-Site Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order and established a quorum.

SECOND ORDER OF BUSINESS

Motion to Adopt the Agenda

On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in favor, the Board approved the December 9, 2025, Final Agenda.
--

THIRD ORDER OF BUSINESS

Audience Comments

There were audience comments concerning the increased graffiti around the fence perimeter of the district, and they requested a discussion on the holiday schedule for the Clubhouse moving forward.

Guest speaker - COMPLETE IT - Mr. Bonney discussed the proposal for the new FOB system.

On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in favor, the Board would like to proceed with a modified version of the proposal for a new FOB system for the amount of \$16,636.99.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Accountant**

There were no updates.

B. Field Inspection Report

Mr. Neidlinger provided a high-level overview of the Field Report and reviewed each line item with the Board of Supervisors and Steadfast. All items were addressed during the discussion.

Mr. Elliot expressed his dissatisfaction with the current appearance of the ponds and requested corrective action. Steadfast agreed to perform a one-time courtesy clean-up.

C. Landscape Report

There were no updates.

D. District Engineer

There were no updates.

E. District Counsel

There were no updates.

F. Onsite Manager Report

On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in favor, the Board accepted the proposal for \$5,388.00 for new fitness equipment and ensured the clips for the rowing motion are included

The Board of Supervisors tabled the following items until the next meeting:

1. The Fields Consulting Group estimate for signage.
2. The solar lighting proposal from Neptune, pending receipt of a minimum of three proposals and inclusion of photographs of the proposed light fixtures and light source.

G. District Manager

1. Discussion of Holiday Schedule for Clubhouse Staff

The Board approved the adjustment of select holiday clubhouse hours to allow residents and their guests to better enjoy the community amenities during the holiday season.

2025 Holiday Schedule

- **Thursday, December 25 (Christmas Day):** Clubhouse will close early at 5:00 p.m.

2026 Holiday Schedule

- **Thursday, January 1 (New Year's Day):** Regular clubhouse hours
- **Monday, January 19 (Martin Luther King Jr. Day):** Regular clubhouse hours
- **Monday, May 25 (Memorial Day):** Regular clubhouse hours
- **Friday, July 3 (Independence Day observed):** Regular clubhouse hours
- **Monday, September 7 (Labor Day):** Regular clubhouse hours
- **Thursday, November 26 (Thanksgiving Day):** Clubhouse will close early at 5:00 p.m.
- **Friday, November 27 (Day after Thanksgiving):** Regular clubhouse hours
- **Friday, December 25 (Christmas Day):** Clubhouse will close early at 5:00 p.m.

On MOTION by Mr. Elliot, seconded by Mr. Angail, with all in favor, the Board approved to amend the clubhouse hours as outlined below in recognition of upcoming holidays.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Access Control Replacement Proposal (Guest Speaker- Adam Bonney)**

This was discussed earlier in the agenda.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes from the Meeting held on November 11, 2025**

The Board would like to revise the October and November meeting minutes to reflect **Mr. Kelly Hanlon** in place of the previously referenced Ms. Hanlon. This item is a carryover correction from the October meeting.

B. Consideration of the November 2025 Financial Statement and Check Register

On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in favor, the November 2025 Check Register and Meeting Minutes held on November 2025 were approved, as amended.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests****A. Review of Florida Highway Patrol (FHP) Reports**

There were no issues with the reports.

There were a few supervisor requests.

Ms. Ball - Traffic Safety Speed Bumps.

On motion by Mr. Angail, seconded by Mr. Hanlon, the Board unanimously agreed to have Corliss Ball collaborate with the county to secure a traffic study at no cost to the district for potential speed bumps.

Mr. Angail - if the flock safety contract can wait until the next meeting, we can add if not and it needs immediate approval - motion to proceed with renewal.

On MOTION by Mr. Angail, seconded by Mr. Elliott, with all in favor, the Board proceeded with the renewal of the Flock Safety Contract.

Mr. Angail- Tabled the Admiral furniture until the February 2026 meeting agenda.

Mr. Hanlon requested that all minutes for OCT/NOV reflect Mr. Hanlon.

*Please add the Recreational facility policy to the next agenda for review*Please add the Recreational facility policy to the next agenda for review

EIGHTH ORDER OF BUSINESS**Audience Comments**

There were no audience comments.

NINTH ORDER OF BUSINESS**Adjournment**

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On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in favor, the meeting adjourned at 10:31 a.m.

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Alba Sanchez

Anson Angail

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District Manager

Chairperson

12/8/25 4pm-8pm

Patrolled the community center inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

1 four wheeler riding in neighborhood, driver was told to go home and not ride it on the street again

A different four wheeler riding in neighborhood, driver was told to go home and not ride it on the street again

Answered a law enforcement question for a resident

Spoke to a resident about a parking issue in the neighborhood

2 traffic stops for running a stop sign, and 3 other non-moving violations

12/10/25 4:30pm-8:30pm

Patrolled the community center inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for running stop sign

Spoke with a group of kids who were running into the street in front of cars without looking

Spoke with an adult that was having a behavior issue with her child

Traffic enforcement in Cat Mint Street

12/11/25 5pm-9pm

Patrolled the community center inside and outside for interaction with residents and guests

25 MPH Speed limit sign has been posted along eastbound Camden Field Parkway near 70th Street from my earlier request with Hillsborough County

Patrolled the neighborhood to deter criminal activity and traffic violations

Large group of younger kids in front of the community center. Stayed in the area to prevent any issues from occurring

I heard several noises that sounded like gun shots or fireworks. I drove to the area the noises came from and did not locate anyone shooting a gun or fireworks

1 suspicious vehicle parked in front of residence, occupant was a resident making phone calls

12/12/25 3:45pm-7:45pm

Patrolled the community center inside and outside for interaction with residents and guests

Semi parked blocking roadway at the entrance to Wild Senna which included blocking the stop sign for drivers. I directed traffic at the stop sign to prevent a crash from occurring

Party at the community center, stayed at the community center for visibility

1 traffic stop for running a stop sign and a non-moving violation

12/14/25 9:30am-1:30pm

Patrolled the community center inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement at Cat Mint Street and Romano Busciglio Street

Traffic enforcement at Summer Savory Street and Wild Senna Blvd

1 unregistered vehicle

1 traffic stop for running two stop signs, and speeding

3 traffic stops for running a stop sign

11 traffic stops total for the week

12/15/25 12pm-4pm

Patrolled the community center inside and outside for interaction with residents

1 traffic stop for running two stop signs and speeding

Traffic enforcement along Camden Field Parkway

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for failing to yield to pedestrian and speeding

1 traffic stop for running a stop sign

Vehicle parked blocking roadway across from another vehicle

12/17/25 3pm-7pm

Patrolled the community center inside and outside for interaction with residents and guests

4 traffic stops for running a stop sign

2 teenagers removed from the pool area who were under 18 years old

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Romano Busciglio Street

Spoke with the owner of a vehicle that was parked in the roadway that had the window down and appeared to be abandoned the past two shifts. Garage to residence was also left open both prior shifts. Car needed to be repaired.

1 traffic stop for running a stop sign, speeding, and other non-moving violation. Vehicle search due to criminal activity. Narcotics were located

12/19/25 4pm-9pm

Patrolled the community center inside and outside for interaction with residents and guests

2 unregistered four wheelers driving in the neighborhood. Spoke with the drivers and told them to take them home and not bring them back

1 traffic stop for running a stop sign

Neighborhood event at the community center

1 suspicious vehicle, person in car on phone

12/21/25 2:30pm-6:30pm

Patrolled the community center inside and outside for interaction with residents and guests

Event/party at community center

Patrolled the neighborhood to deter criminal activity and traffic violations

Spoke to a resident about a parking complaint

2 traffic stops for running a stop sign

1 traffic stop for running a stop sign, speed, and two non-moving violations

1 traffic stop for running a stop sign and speed

12/23/25 11:30am-2:30pm

Patrolled the community center inside and outside for interaction with residents and guests

1 traffic stop on a semi for speed and other non-moving violation

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for running a stop sign

Traffic enforcement along Wild Senna Blvd. & Cactus Dahlia Avenue

17 Total traffic stops

12/23/25 2:30pm-7:30pm

Patrolled the community center inside and outside for interaction with residents and guests

8 traffic stops for running a stop sign and 3 other non-moving violations

Traffic enforcement along Romano Busciglio Street & Samuel Ivy

Spoke to an adult driving a go kart in the neighborhood that also had two kids on it with the adult. Advised not to drive the go kart

1 suspicious person going to a residence and lingering at night time. The suspicious person would then go to another house and do the same thing. The suspicious person also had a light/flashlight. The suspicious person was a solicitor for Spectrum. I spoke with the solicitor and he decided to leave

12/24/25 7am-11am

Patrolled the community center inside and outside for interaction with residents and guests

Traffic enforcement along Cat Mint Street

Traffic enforcement along Camden Field Parkway

2 traffic stops for running a stop sign

1 traffic stop for speed and a moving violation

12/26/25 10am-6pm

Patrolled the community center inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Camden Field Parkway

1 traffic stop for speed and texting while driving

1 traffic stop for speed, and 3 other non-moving violations

1 traffic stop for running a stop sign

1 suspicious person at kids park reported by a witness. The suspicious person was a guy at the park with his kids. No suspicious activity was observed

1 burglary of a residence, suspect entered an open garage and stole an item from the garage. The victim located me, advised me of the burglary and showed me a video of the suspect. I located the suspect and resolved the issue as the victim just wanted their property returned

12/27/25 9am-12pm

Patrolled the community center inside and outside for interaction with residents and guests

Traffic enforcement along Camden Field Parkway

1 traffic stop for running a stop sign and a non-moving violation

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for running a stop sign and 2 other non-moving violations

16 traffic stops total

12/29/25 6:30am-5:30pm

Patrolled the community center inside and outside for interaction with residents and guests

Traffic enforcement at Cat Mint Street & Romano Busciglio Street

4 traffic stops for running a stop sign

1 car stopped blocking road/stop sign so cars had to drive around it. Diver was told to move the vehicle

Traffic enforcement along Camden Field Parkway

1 traffic stop for running a stop sign and faulty equipment

Answered a law enforcement question for a resident

1 traffic stop for speed

1 traffic stop for a non-moving violation and driving with license suspended

1 suspicious vehicle

Answered a question for a resident

Groups of kids/teenagers at and around the community center/park

1 teenager kicking plants and punching a light pole. Was advised to stop destroying property. The teenager was extremely disrespectful. The teenager was starting to rip the plant from the ground before I intervened.

12/30/25 8am-1pm

Patrolled the community center inside and outside for interaction with residents and guests

Traffic enforcement along Camden Field Parkway

3 traffic stops for running a stop sign

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for speed, child restraint, and faulty equipment. Narcotics located

12/31/25 8pm-12am

Patrolled the community center inside and outside

Patrolled the neighborhood to deter criminal activity and traffic violations

1 car parked blocking roadway, driver was asked to move the vehicle

Small group of people at community center parking lot

Another separate group of teenagers on playground. Group was told to leave

Resident thought they heard gunshots in the neighborhood. I heard the same gunshots and advised it occurred outside of the neighborhood

11 traffic stops total