



Touchstone Community Development District

March 10, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 269 336 481 806 06

Passcode: kF6Bu6Fs

Call In Number: 1-646-838-1601

Conference ID: 195 220 789#

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
Christy Fowler, Inframark Field Service
Kareen Baker, District Admin
Jonathan Sciortino, District Accountant
Fasil Salih, Onsite Manager

Meeting Agenda

Tuesday, March 10, 2026 – 8:00 a.m.

Call In Number: 1-646-838-1601 Phone Conference ID: 195 220 789#

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 Page 4
 - C. Steadfast Waterway Inspection Report..... Page 26
 - D. Landscape
 - i. Consideration of Steadfast Alliance Estimate SCA3178 -Amenity Center Entry and Parking Plant Replacements (**TABLED ITEM**) Page 34
 - ii. Consideration of Steadfast Alliance Estimate – Amenity Center New Landscape Design Phase 1 (**TABLED ITEM**) Page 36
 - iii. Consideration of Steadfast Alliance Estimate - Amenity Center New Landscape Design Phase 2 (**TABLED ITEM**) Page 38
 - iv. Consideration of Steadfast Alliance Estimate – Amenity Center New Landscape Design Phase 3 (**TABLED ITEM**) Page 40
 - v. Consideration of Steadfast Alliance Estimate SCA3179 Page 42
 - vi. Consideration of Steadfast Alliance Estimate SCA3325 Page 44
 - E. District Engineer
 - F. District Counsel
 - G. Onsite Manager..... Page 45
 - i. Consideration of Complete I.T. Camera Proposal Page 47
 - ii. Discussion of SOLitude Lake Management Proposal for Pond Services Maintenance..... Page 66
 - iii. Advanced Aquatic Proposal for Management of Stormwater Ponds Page 75
 - iv. TIGRIS Aquatics Services LLC Quote #334359 – Pond Services Maintenance..... Page 87
 - H. District Manager
 - i. General Election 2026 Fact Sheet..... Page 89
5. Business Items
 - A. Consideration of Revisions for the Recreational Center Facilities Policy (**TABLED ITEM**) Page 90
 - B. Consideration of Termini-Nate Pest Management Estimate #5742 (**TABLED ITEM**) Page 106

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

Touchstone Community Development District

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Anson Angail, Chairman
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Fasil Salih, Onsite Manager

6. Business Administration

A. Consideration of Minutes from the Meeting held on February 10, 2026 Page 107

7. Supervisor Requests

8. Audience Comments – Three- (3) Minute Time Limit

9. Adjournment

The next meeting is scheduled for Tuesday, April 14, 2026, at 8:00 a.m.

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

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619



Touchstone CDD February 2026

Thursday, 19 February 2026

Prepared For Board Of Supervisors

23 Items Identified

23 Items Incomplete

Christy Fowler

Inframark



Item 1

Assigned To: Inframark Maintenance

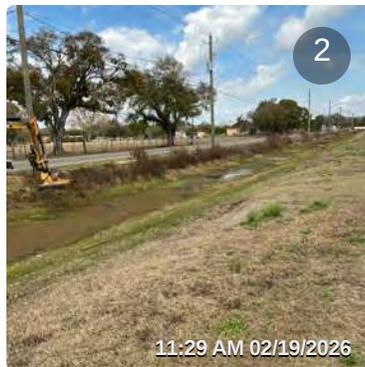
Observation: Broken light fixture located on the west front side of the amenity center.

Please provide an estimate to repair or replace the damaged light fixture to restore proper illumination.

Item 2

Assigned To: Steadfast

Steadfast was onsite during one of my inspections cleaning up the ditch. They were also able to utilize this equipment to replace the fallen grate that was noted by Onsite.



Item 3

Assigned To: Steadfast/Aquatics/Onsite

Island – Spring Snowflake

Photos 1 and 2 show before and after conditions of Pond 9 following application of blue pond dye.

Photo 3 Hollies on the island appear to be declining and may be receiving excessive irrigation. Steadfast noted that the island has two irrigation zones and adjusted the watering duration for the pop-up heads to reduce water coverage.

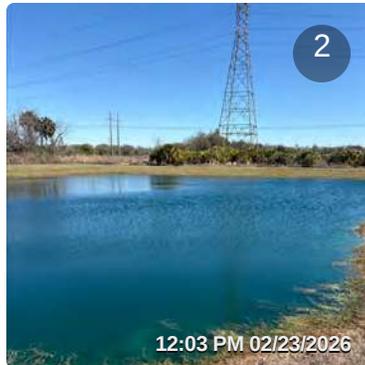
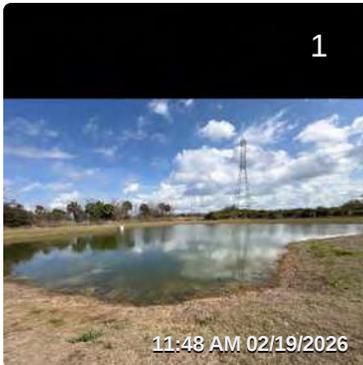
Recommendation: Continue to monitor the hollies for improvement following irrigation adjustments. Reassess if decline continues.

Discussion on trash concern in the area. Onsite to help manage debris accumulation between the bi-weekly service schedule.

Observation: Palm braces have been in place for an extended period.

Recommendation: Remove palm braces if palms are established and stable.

Utility box lid missing in the ground posing a trip hazard. I put in a ticket with Teco to come take a look to see if they are responsible for repairs. They will update me once ownership is established.



Item 4

Assigned To: Steadfast/Aquatics/Onsite

Pond 8

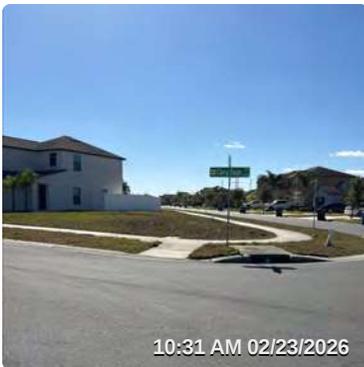
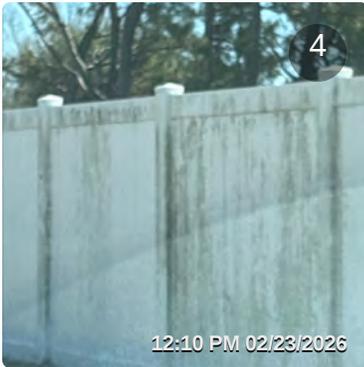
Observation: Photo 1 shows testing of pond water color using black dye.

Observation: Palm stakes remain in place.

Recommendation: Remove palm stakes if palms are established and structurally stable.

Observation: Fence was repaired onsite with assistance from the Steadfast crew.

Recommendation: Power wash fence.



Item 5

Assigned To: Steadfast

Observation: Turf decline and weeds observed in the Clary Sage open area. If this is non irrigated it's hard to treat weeds.
Recommendation: Apply pre-emergent during next treatment

Item 6

Assigned To: Steadfast

Reserve Area – Globe Thistle Drive (Between French Marigold Avenue and Evening Primrose Court)

Observation: Trash debris is located in the reserve area between French Marigold Avenue and Evening Primrose Court.

Recommendation: Remove and properly dispose of all debris to maintain cleanliness during each service.



Item 8

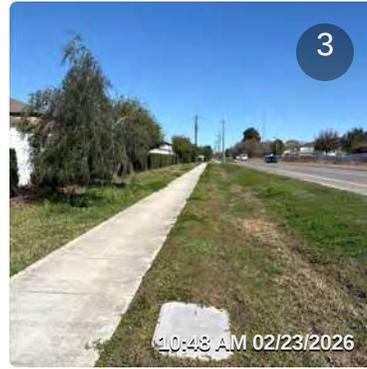
Assigned To: Steadfast

Camden Field & S. 78th Street

Observation: Weeds are present along the sidewalks, including overgrowth encroaching onto the concrete. Sidewalk edging is needed. The area appeared unserved for an extended period. Steadfast noted there has been utility work in the area. During my inspection No county/Teco maintenance personnel were present.

Recommendation: Remove weeds and perform proper edging along sidewalks to maintain clean lines and prevent vegetation from growing onto paved surfaces.

Confirm service schedule and ensure routine maintenance is being performed per contract specifications. I will monitor during the next inspection cycle.



Item 9

Assigned To: Steadfast

Camden Field Parkway Median at S. 78th Street

Observation: Volunteer palms are growing throughout the median.

Recommendation: Remove volunteer palms to maintain the intended landscape design.



Item 10

Assigned To: Onsite/Steadfast

South Side Exit Monument – S. 78th Street

Observation: The monument sign is dirty and requires pressure washing. An edger blade was left onsite, resulting in rust stains on the monument.

Recommendation: Pressure wash the monument to remove dirt and rust staining. Ensure all equipment and materials are removed from the site after service to prevent damage or staining.

Observation: Foxtail ferns are dirty and contain palm boot debris.

Recommendation: pick up palm boots and detail foxtail ferns to improve overall appearance.



Item 11

Assigned To: Steadfast/Onsite

North Side Entry Monument – S. 78th Street

Observations:

Foxtail ferns on the inbound side contain debris and need cleaning.

Weeds are present in the monument area.

Entrance sign is dirty and requires power washing.

Trash and debris are present throughout the site.

Recommendations:

Clean out and detail foxtail ferns on the inbound side.

Treat/spray weeds to prevent further growth.

Power wash the entrance sign to improve appearance.

Remove and properly dispose of all trash and debris. (I informed onsite after my inspection of the items at the entrance that needed picked up in effort to resolve the trash issue right away.)



Item 12

Assigned To: Steadfast

Daisy Bloom Place – Reserve / Wetland Area

Observations:

Tree limb from the reserve area is nearly contacting a residential structure at 3720 Daisy Bloom Place.

Trash has been dumped in the reserve area.

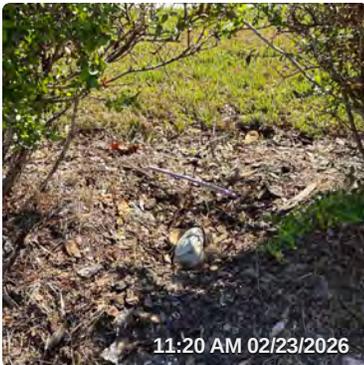
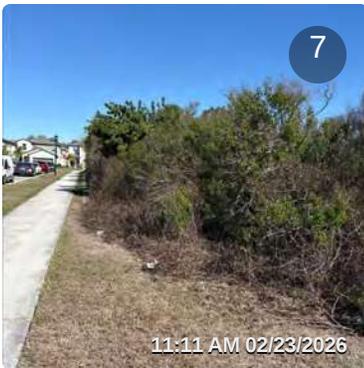
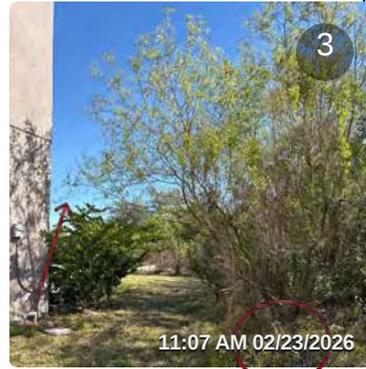
Landscape debris has been dumped along the edge of the wetlands.

Recommendations:

Trim or remove the encroaching limb to prevent potential property damage.

Remove and properly dispose of all dumped trash from the reserve area.

Remove landscape debris from the wetland edge and monitor for continued dumping activity.



Item 13

Assigned To: Steadfast
Amenity Center

Observation: Drip line is broken within the shrub line along the parking area of Wild Senna Blvd.

Recommendation: Repair

Item 14

Assigned To: Steadfast
Wild Senna – Entry to Phase 5

Observations:

Torpedo grass is present throughout the Jasmine beds.

Clover is present in St. Augustine turf at the corner of Ginger Lilly Court.

Turf damage observed from tires on the south side of Camden Parkway.

The back side of the fence along Camden Fields entering into Phase 5 has high weeds growing along it.

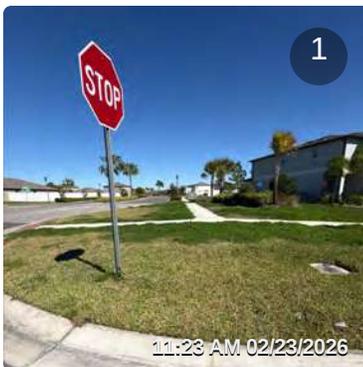
Recommendations:

Treat or remove torpedo grass to prevent spread and maintain landscape health.

Treat clover in St. Augustine turf and implement appropriate turf maintenance to restore uniform coverage.

Repair or remediate turf damage along the south side of Camden Parkway.

Remove weeds along the fence on the back side of Camden and maintain regularly.





Item 15

Assigned To: Steadfast

TECO Easement Perimeter/Lift station

Observations:

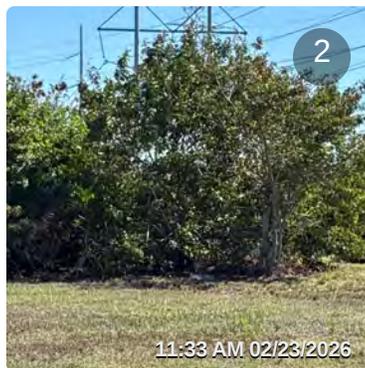
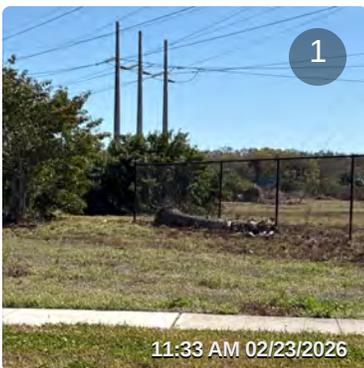
Large tree has fallen along the perimeter of the easement.

Debris is scattered throughout the perimeter area.

Taped off hole behind utility box- What is the status of this?

Recommendations:

Remove the fallen tree and collect trash debris at time of service.



Item 16

Assigned To: Steadfast

Phase 5 – Dog Park Area

Observations:

Ant activity observed around the dog park.

Box lid cover found laying on the ground with no utilities nearby.

Debris and vegetation present around the drain.

Recommendations:

Treat ant activity as needed to prevent infestation.

Remove or secure the box lid cover to prevent safety hazards.

Clear debris and vegetation around the drain to maintain proper drainage.





Item 17

Assigned To: Steadfast

Pond – Wild Senna & Summer Savery

Observations:

Pond appears to be in acceptable condition.

Water surface is rough due to wind.

Potential for snake movement around the pond.

Recommendations:

Continue to monitor pond condition and water quality during calmer conditions.

Be cautious of potential snake activity when performing maintenance near the pond.

Item 18

Assigned To: Steadfast/Onsite/Inframark Maintenance

Spring Snowflake Ave – East End Roundabout Pond 9 (Blue Water Pond)

Observations:

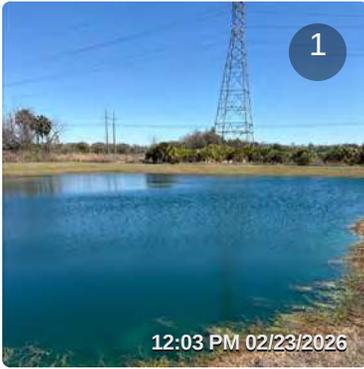
Broken glass observed during inspection around the pond.

Trash present around the backside of the lift station.

Recommendations:

Determine who will address broken glass: Inframark maintenance, onsite staff, or Steadfast. Schedule removal to ensure safety.

Remove trash from around the lift station and properly dispose of it to maintain site cleanliness.



Item 20

Assigned To: Onsite

Summer Savory – Bridge Area

Observation: Broken glass observed coming over the bridge.

Recommendation: Onsite staff to safely remove and properly dispose of broken glass to prevent safety hazards.

Item 21

Assigned To: Onsite/Inframark Maintenance

Corner – Globe Thistle Drive & Scarlett Sage Court

Observations:

Fence requires pressure washing.

Fence shows damage that needs repair.

Recommendations:

Pressure wash the fence.

Repair any damaged sections of the fence to ensure proper function and aesthetics. I will have our maintenance division provide an estimate.



Item 22

Assigned To: Steadfast/ Inframark Maintenance
Clubhouse Area

Observations:

Torpedo grass throughout Jasmine and Arbicola beds on the right backside of the clubhouse.

Tree stakes are on the ground and need removal.

Crack weeds are growing along the sidewalk.

Landscape lighting needs adjustment.

Torpedo grass present in grasses cut back at the front of the clubhouse.

Turf in front of the clubhouse contains torpedo grass and sedge.

Photo 11 – Left side of the clubhouse may need a replacement for Jasmine to fill the area and thrive.

Debris left behind from trimming.

Silver Buttonwood not properly staked.

Torpedo grass treatment appears incomplete; green growth still present.

Photo 19 – Volunteer palm on the backside of the pool.

Tree stakes around oaks at the clubhouse need status assessment.

Photo 21 – Anthill not active.

Photo 22 – Tree suckers need cleanup.

Photo 23 – Flax lilies on the right side of the playground need cleanup.

Recommendations:

Treat torpedo grass throughout Jasmine, Arbicola, and front turf areas; repeat treatment as needed to eliminate regrowth.

Remove tree stakes from the ground.

Remove crack weeds along sidewalks.

Maintenance to adjust landscape lighting as needed for proper illumination.

Evaluate left side of the clubhouse (Photo 11) for alternative planting that will thrive in that area.

Remove trimming debris from all areas.

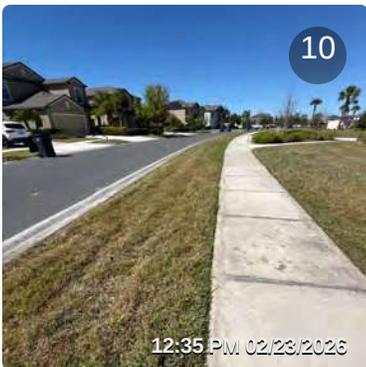
Properly stake the silver button plant.

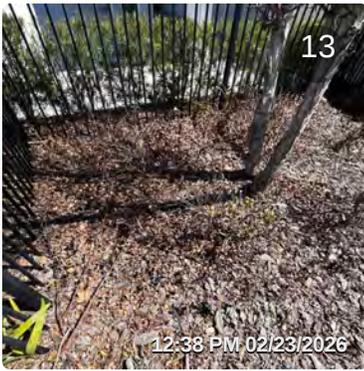
Remove volunteer palm on the backside of the pool (Photo 19).

Inspect and maintain tree stakes around oaks. Remove if established.

Remove tree suckers (Photo 22).

Clean up Plex lilies on the right side of the playground (Photo 23).





Item 23

Assigned To: Steadfast/Onsite/Inframark Maintenance

Splash Pad / Pool Area

Observations:

Northeast wall of the Clubhouse appears dirty.

No trashcan present near the mailboxes.

Kinked drip line in the splash pad area.

Volunteer palm growing in the bed next to the pool equipment.

Screws missing in the fence posts, second pole over from the gate into the splash pad from the parking lot.

Photo 9 – Weeds present on Ixora.

Recommendations:

Clean or repaint the northeast wall to improve appearance.

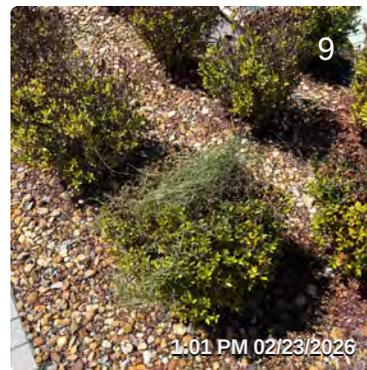
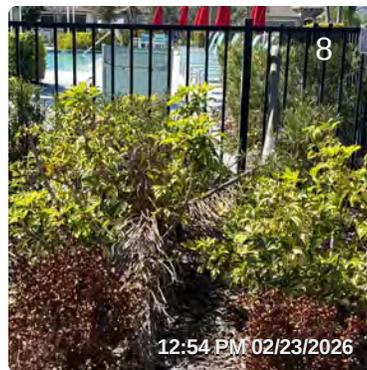
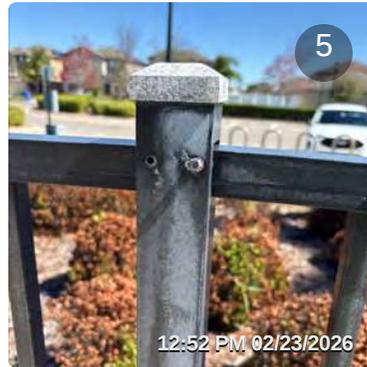
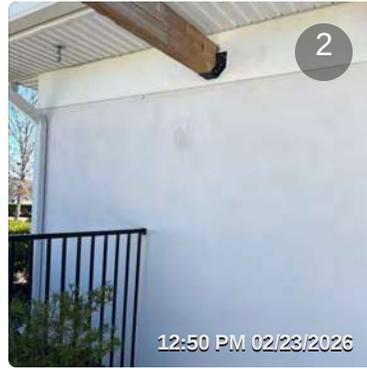
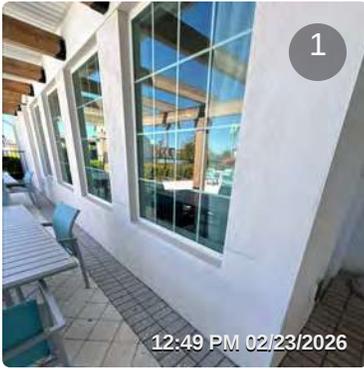
Consider adding a trashcan by the mailboxes for convenience and to reduce litter.

Repair or adjust kinked drip line to ensure proper irrigation.

Remove volunteer palm from the bed next to the pool equipment.

I will reach out to maintenance to replace missing screws in fence pole to maintain fence stability and safety.

Remove weeds from Ixora (Photo 9) and maintain regularly.



Item 24

Assigned To: Inframark Maintenance
Amenity Center – Interior

Observations:

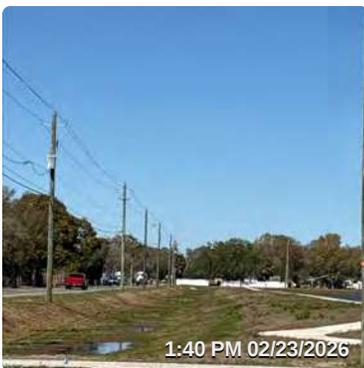
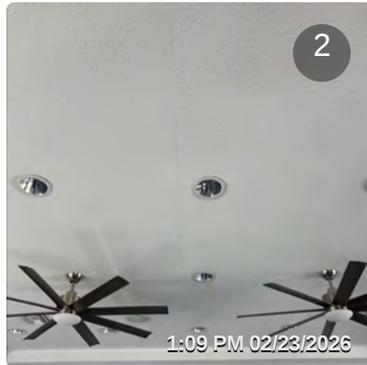
Door next to the office (down the hall) has a seam issue and cracked frame.

Cracks observed in the ceiling.

Recommendations:

Repair or replace the door frame and address seam issues to ensure proper function and

Inspect ceiling cracks to determine cause and repair as necessary to maintain structural integrity and aesthetics.



Item 25

Assigned To: Steadfast/DM

County Ditch S 70th St

Observations:

Ditch, which is county property, was addressed by Steadfast during the inspection and looks much better.

Recommendations:

For ongoing maintenance, Steadfast has stated they would take care of the area around the ditch, however it could be best addressed to submit a service request or ticket to the county to ensure continued upkeep.



Touchstone CDD Site Inspection

Inspection Date:

2/20/2026 12:06 PM

Prepared by:

Kevin Riemensperger

Aquatics Division Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water dark with tannins. Traces of shoreline grass activity present along roadside bank. Technician to follow up on these during the next visit. Trash removed. Large number of ducks present.

<u>WATER:</u>	Clear	Turbid	<input checked="" type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying grass is present along the roadside edge. Nesting Muscovy Duck observed. No algae activity. Trash removed.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Main body of the pond is free of algae activity. Small amounts of treated grasses present on the shoreline, decaying. Moderate amount of bird activity. The "cove" has bloomed with filamentous algae in the time since the most recent visit. To be addressed during the upcoming maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Trash removed. Small amount of algae activity present along the shoreline. To be addressed during the upcoming maintenance visit. Beneficial plantings are free of invasive grasses. Tilapia nests noted in the pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Clean shorelines with no algal activity. Abundant bird activity on this pond, with various species. Snowy egrets, white egret, anhinga and unidentified ducks. These indicate a productive pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying grasses observed from prior treatment on this pond. No trash observed. Light planktonic algal activity here, not significant relative to the pond's volume.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input checked="" type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Clean shorelines. No algae activity. To be addressed on the next scheduled maintenance visit. No trash observed. A small group of Muscovy ducks are present on this pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Planktonic algae activity noted in this small pond. Grass clippings noted within the pond - a potential point source for extra nutrients. Trash removed. The requested dye has been added (black) for observation.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input checked="" type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

There are small amounts of filamentous algae present on decaying grasses along some areas of the pond bank. The technician should follow up on these during the next visit. The requested dye (blue) has been added to this pond.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: Ditch

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Material in and along the ditch has been mechanically removed. Smaller herbaceous weeds and floating weeds (mainly Azolla and Salvinia) are awaiting treatment during the next maintenance event.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Azolla, Salvinia	

MANAGEMENT SUMMARY



February has made for interesting conditions affecting ponds. 25°F lows, 85°F highs, 40-degree daily temperature swings, and only two days of rain so far have given us six months worth of typical Florida climatic conditions in just three weeks. Near-record cold and drought have killed many beneficial aquatic plants, lessening the nutrient abatement they provide. Couple this with the sudden temperature spike, and we have almost ideal conditions for algal blooms. Technicians have geared back up for these conditions and started more robust algaecide applications where needed before growing season officially returns. Fortunately, grass growth has remained minimal which is offering more time to combat algae.

Most ponds inspected today are in great condition overall. Nuisance grass activity was either minimal or in decline at all areas. Only two ponds feature a significant degree of algal activity (8 & 9), both planktonic. Likely due to their relatively small volume, which does not have the same ability to buffer against rapid shifts as larger ponds. Dye was requested to be added to both these ponds to enhance the aesthetics of these areas. The ditch has been cleared and is awaiting treatment, which is scheduled to occur during the upcoming maintenance event.

RECOMMENDATIONS

Continue to treat ponds for algae.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Consider hiring a dedicated trash porter to collect debris that accumulated between maintenance events.

Consider additional visit frequency.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



TOUCHSTONE CDD

4205 Wild Senna Blvd, Tampa, FL 36619

Gate Code:





Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 1/14/2026 1/14/2026 EST-SCA3178

BILL TO
 Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO
 SM1028
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to remove and replace dead, declining, or otherwise missing plant material at the amenity center entrance and parking lot/Mailbox kiosk. Price includes materials, labor, and dump fees.			
Scope of Work: Remove and replace dead/declining plant material and fill in voids in landscape beds with plant material that matches the existing landscape. Add/Adjust Irrigation as needed.			
Firebush - Dwarf - 7 Gallon	2.00	55.00	110.00
Podocarpus - 7 Gallon	10.00	55.00	550.00
Ixora - Dwarf - Red - 7 Gallon	20.00	55.00	1,100.00
Jasmine - Downy - 7 Gallon	45.00	55.00	2,475.00
Croton - Mammy - 7 Gallon	30.00	55.00	1,650.00
Duranta - Gold Mound - 7 Gallon	40.00	55.00	2,200.00
Viburnum - Walter's - 7 Gallon	2.00	55.00	110.00
Muhly Grass - Pink - 3 Gallon	80.00	18.00	1,440.00
Juniper - Parsoni - 3 Gallon	60.00	18.00	1,080.00
Jasmine - Confederate - Variegated - 3 Gallon	180.00	18.00	3,240.00



ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE **DUE** **ESTIMATE #**
1/14/2026 1/14/2026 EST-SCA3178

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	350.00	350.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **14,305.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 1/29/2026

BILL TO
 Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO
 SM1028 (401)
 Touchstone Amenity
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Phase 1 of the landscape re-design project at the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove all existing understory plant material at the amenity center entry, parking lot, and mailbox kiosk. Install plant material listed below per provided landscape renderings. Install new drip lines throughout landscape as needed for new plant material.			
Ligustrum - 30 Gallon	6.00	350.00	2,100.00
Duranta - Gold Mound - 7 Gallon	40.00	55.00	2,200.00
Viburnum - Walter's - 7 Gallon	2.00	55.00	110.00
Schefflera Arboricola - Trinette - 3 Gallon	250.00	18.00	4,500.00
Ixora - Dwarf - Red - Gallon	100.00	18.00	1,800.00
Blue Daze - 1 Gallon	450.00	9.50	4,275.00
Palletized Landscape Rock - Per Pallet	2.00	1,300.00	2,600.00
Tennessee Round - Brown - 4"-7"			



ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE DUE ESTIMATE #
1/29/2026

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	850.00	850.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 18,435.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 1/29/2026

BILL TO
 Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO
 SM1028 (401)
 Touchstone Amenity
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Phase 2 of the landscape re-design project at the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove all existing understory plant material on the pool deck and splash pad. Install plant material listed below per provided landscape renderings. Add/Adjust/Cap irrigation as needed.			
Ligustrum - 30 Gallon	1.00	350.00	350.00
Copperleaf - Red - 7 Gallon	85.00	55.00	4,675.00
Podocarpus - 7 Gallon	30.00	55.00	1,650.00
Schefflera Arboricola - Trinettes - 3 Gallon	100.00	18.00	1,800.00
Ixora - Dwarf - Red - 3 Gallon	60.00	18.00	1,080.00
Blue Daze - 1 Gallon	130.00	9.50	1,235.00
Palletized Landscape Rock - Per Pallet	6.00	1,300.00	7,800.00
*Tennessee Round - Brown - 4"-7"			



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
1/29/2026

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	300.00	300.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 18,890.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 1/29/2026

BILL TO
 Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO
 SM1028 (401)
 Touchstone Amenity
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Phase 3 of the landscape re-design project at the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove ornamental grasses, Flax Lilies, and other understory plant material along the rear perimeter fence and walkways. Install plant material listed below per the provided landscape renderings. Install new drip lines throughout landscape as needed for new plant material.			
Ligustrum - 30 Gallon	1.00	350.00	350.00
Podocarpus - 7 Gallon	10.00	55.00	550.00
Copperleaf - Red - 7 Gallon	100.00	55.00	5,500.00
Schefflera Arboricola - Trinetto - 7 Gallon	50.00	55.00	2,750.00
Ixora - Dwarf - Red - 7 Gallon	30.00	55.00	1,650.00
Schefflera Arboricola - Trinetto - 3 Gallon	200.00	18.00	3,600.00
Ixora - Dwarf - Red - 3 Gallon	120.00	18.00	2,160.00
Jasmine - Downy - 3 Gallon	50.00	18.00	900.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 1/29/2026 1/29/2026 EST-SCA3179

BILL TO

Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO

SM1028 (401)
 Touchstone Amenity
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to re design the landscape at the entry and pool deck of the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove all existing understory plant material at the amenity center entry, parking lot, mailbox kiosk, and pool deck/Splash Pad. Install plant material listed below per provided landscape renderings. Install new drip lines throughout landscape as needed for new plant material.			
Ligustrum - 30 Gallon	7.00	350.00	2,450.00
Duranta - Gold Mound - 7 Gallon	40.00	55.00	2,200.00
Viburnum - Walter's - 7 Gallon	2.00	55.00	110.00
Schefflera Arboricola - Trinette - 3 Gallon	350.00	18.00	6,300.00
Ixora - Dwarf - Red - 3 Gallon	160.00	18.00	2,880.00
Blue Daze - 1 Gallon	500.00	9.50	4,750.00
Copperleaf - 3 Gallon	85.00	18.00	1,530.00
Podocarpus - 7 Gallon	30.00	55.00	1,650.00
Palletized Landscape Rock - Per Pallet	7.00	1,300.00	9,100.00



ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE **DUE** **ESTIMATE #**
1/29/2026 1/29/2026 EST-SCA3179

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	1,200.00	1,200.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **32,170.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/19/2026 2/19/2026 EST-SCA3325

BILL TO
 Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO
 SM1028 (401)
 Touchstone Amenity
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for ancillary trash detail service visits during our bye week of regularly scheduled maintenance visits. Price includes materials, labor, and dump fees. Scope of Work: (1) team member for (1) day per week during the bye week of service to perform trash detail service in all common areas and ponds in the community. Trash will be picked up, bagged, and disposed of off site.			
Trash Detail - Per Occurrence	2.00	600.00	1,200.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **1,200.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Please see the operational updates below:

Access Control – Key Fob Audit

The key fob audit has been completed. Overall, the feedback from residents has been positive, particularly regarding the increased security of the new system. The upgraded platform significantly reduces the likelihood of non-residents accessing the clubhouse, an issue we experienced last year.

To date, over 500 resident accounts have been created. We will continue to accommodate residents who missed the initial audit window and ensure all accounts are properly established. At this time, the transition can be considered a success.

Camera System

Unfortunately, the camera system has completely shut down. All troubleshooting efforts have been exhausted without resolution. A formal proposal from Complete IT has been obtained and is submitted for Board review and direction.

Pool Operations

The majority of the approved repair items with Cooper Pools have been completed. Three outstanding items remain and are expected to be finalized next week, provided no additional unforeseen issues arise.

Painting & Gym Equipment

I am currently awaiting confirmed scheduling dates for both the painting project and the gym equipment installation. Updates will be provided as soon as dates are secured.

Pond Maintenance

Multiple pond maintenance proposals have been obtained and are ready for Board review and consideration.

Property & Grounds

A full walkthrough of the property was conducted. Trash was collected throughout the community, including the majority of the broken glass on the bridge connected to Spring Snowflake Avenue. The remaining debris will be addressed on Saturday.

Given the volume of litter throughout the property, I recommend the Board consider either:

- Contracting a porter service for routine trash pickup, or
- Purchasing a golf cart for on-site staff to improve efficiency when addressing property-wide debris.

Both options would significantly improve response time and overall community appearance.



Cameras

Prepared for: Touchstone CDD

Created by: Thomas Glella

Email: Thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Touchstone CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.



Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

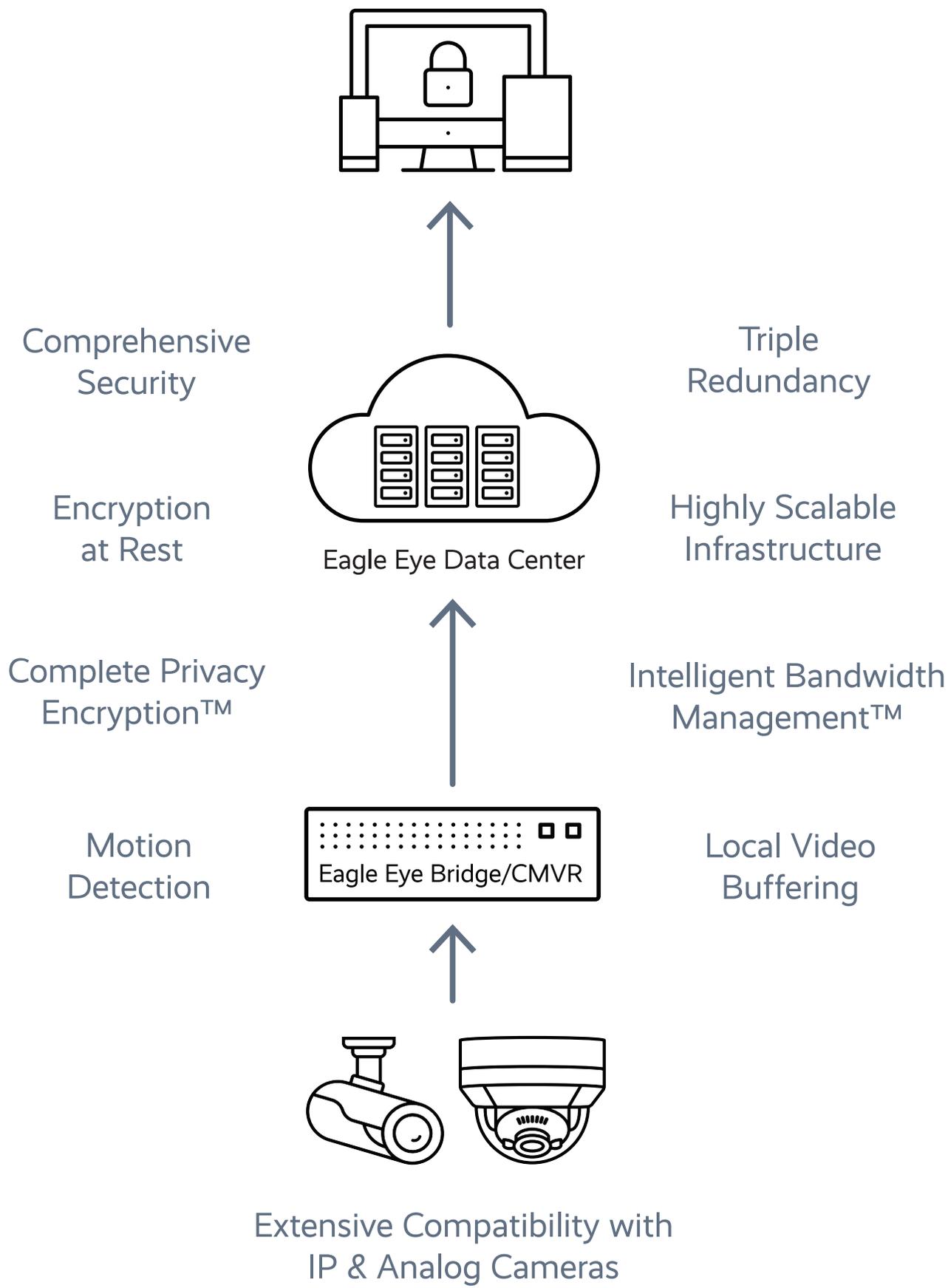
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.



“
You're in a
restricted area.
Please leave
immediately.”

CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.



CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- ✔ Communicate using the Eagle Eye Viewer app on your mobile device.
- ✔ Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- ✔ Create a communication network by linking multiple cameras to a speaker/horn.
- ✔ Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.



FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.

BENEFITS

Correlate video with access control events

Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

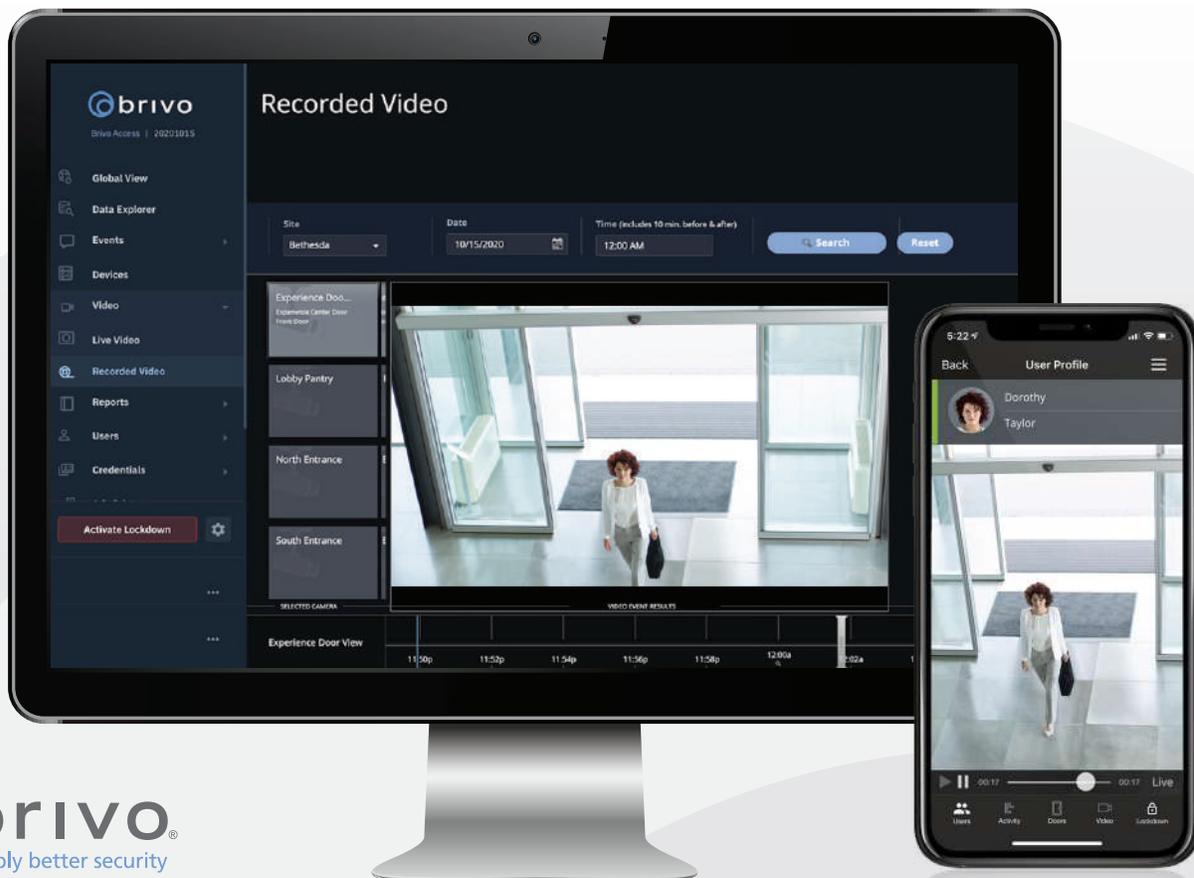
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.

Track access events with Brivo's activity log on your desktop or mobile devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL





Network Surge Protection

Protection for Ethernet, PoE and PoE Extenders

DITEK's Network Series of products sets a new standard in surge protection for Ethernet, PoE and PoE Extender circuits. Each model supports data speeds up to 10GbE without signal degradation; and carries a robust 20kA per pair surge current rating, the highest offered for network devices. Rapid-Replacement protection modules have been engineered for convenience, and can be swapped from the front of the device without removing it from the rack. These products are ideal for installations where multiple cabling feeds require protection before entering network switches.



Interchangeable Rapid Replacement Modules

FAQ Sheet – Nighttime Monitoring

1. Detection

Q

What happens when a person is detected after hours?

A

When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

2. Response

Q

2. What is the first response?

A

If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

3. Escalation

Q

3. What happens if the person does not leave?

A

If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.

4. Contacted

Q

Who is contacted next if the person still does not leave?

A

If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

5. Dispatch

Q

How is law enforcement involvement handled?

A

Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.

Nighttime Monitoring

6. Cancellation

Q

What if the trespasser leaves before police arrive?

A

If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

7. Report

Q

Will we receive a report of the incident?

A

Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

8. Customization

Q

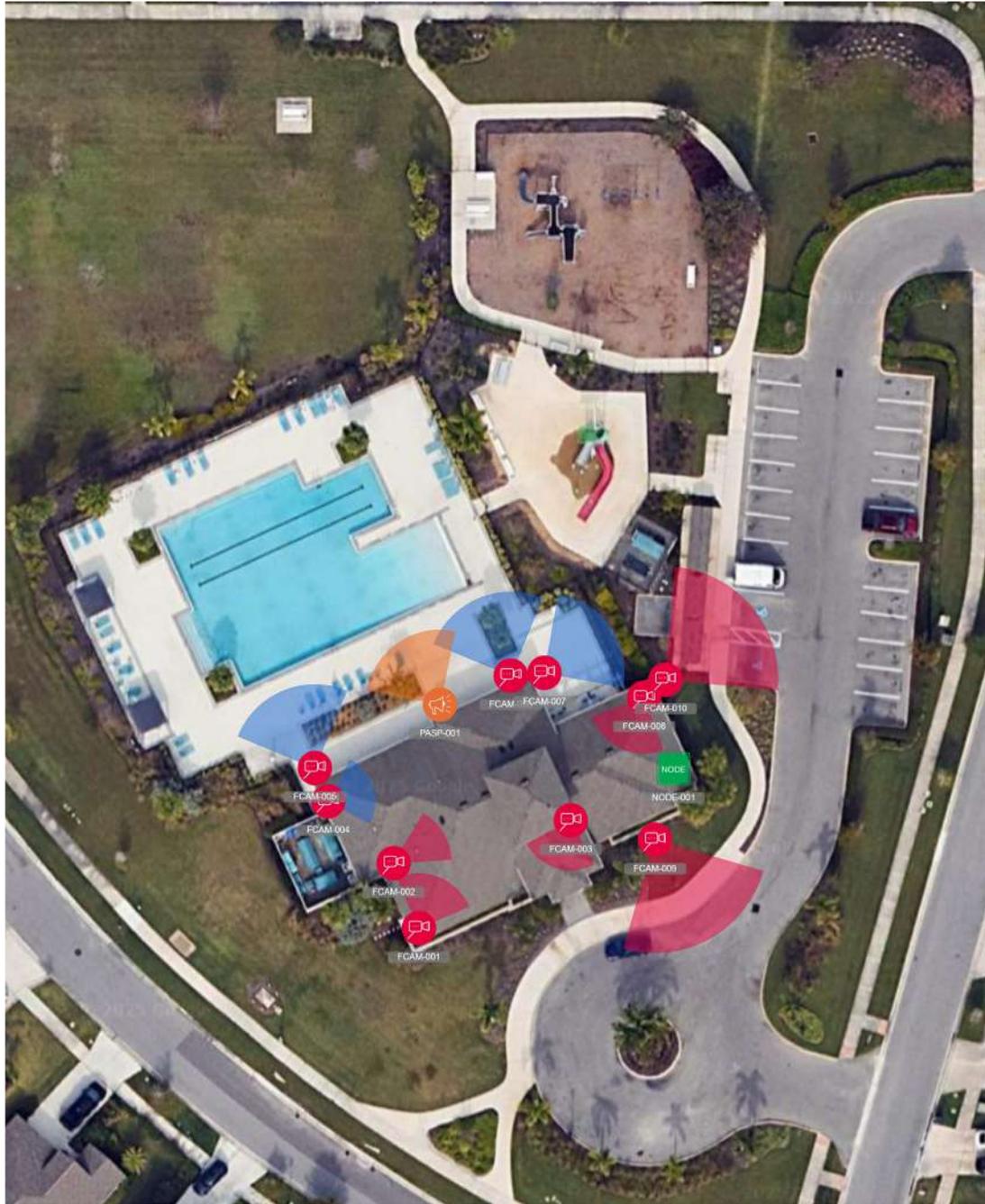
Can this process be customized?

A

Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.



Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.



Survey : Touchstone CDD (Cameras)
Site : Touchstone CDD

Company : Complete I.T. Corp
Report By : Thomas Giella
Date : 2/18/2026

CIT Solutions

Cameras	Price
Clubhouse takeover <ul style="list-style-type: none"> • (6) DT03 EEN Starlight Cameras • (4) DT01 Indoors EEN Cameras with optional Mics • EEN CMVR 520 • EEN 16 Port POE Switch • (11) CAT6 Cable Installation • CAT6 Patch Cables • AXIS PA Loudspeaker with scheduling <ul style="list-style-type: none"> • Plays a pre-scheduled message for pool closing times • Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassers to leave without the need to go onsite. • Includes AXIS PA horn, installation of CAT6, and all programming of the system • PDU • Labor 	\$15,673.00
Surge and UPS	
Installation of surge protection equipment <ul style="list-style-type: none"> • DITEK UPS 1000RE • DITEK Network Surge Protection • Labor Included 	\$3,057.00

Estimated Project Total \$18,730.00

Monthly:

Description	Price	QTY
Eagle Eye PR1 <ul style="list-style-type: none"> • System will provide a minimum 30-day onsite recording retention (per state requirement), along with a 30-day cloud preview-stream backup for redundancy. 	\$9.50	10
Eagle Eye PA Loudspeaker	\$15.00	1
<input type="checkbox"/> (Optional) After Hours Night Time Monitoring (Blue camera shaded cone on map)	\$125.00	4

Estimated Monthly License \$110.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Approval Signatures

Project Approval

Signature

First Name Last Name Date

Accounting Contact Details

First Name Last Name

Phone Number Email

Onsite Contact Details

First Name Last Name

Phone Number Email

SERVICES AGREEMENT

PROPERTY NAME: **Touchstone CDD**
CUSTOMER NAME: **Touchstone CDD**
SERVICE DESCRIPTION: **Annual Maintenance of nine (9) ponds**
EFFECTIVE DATE: **April 1, 2026 through March 31, 2029**
SUBMITTED TO: Faisal Salih
SUBMITTED BY: Raeanne King

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of three (3) year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the



same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by two percent (2%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available



in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be



resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.



21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Touchstone CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds one time per month.

ANNUAL POND MANAGEMENT SERVICES

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.



Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



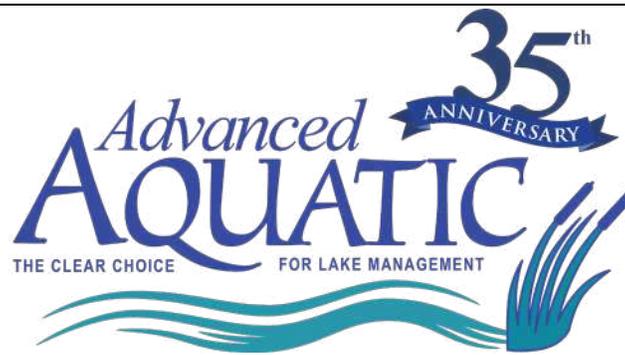
SCHEDULE B – PRICING SCHEDULE

Total Price: **\$22,800.00**

Invoice Amount: **\$1,900.00**

Invoice Frequency: **Monthly**





WATERWAY MAINTENANCE AGREEMENT
FOR
***TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT***



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie,
1-800-491-9621



February 6, 2026

Touchstone Community Development District
c/o Inframark
Ms. Alba Sanchez, District Manager
11555 Heron Bay Blvd.
Coral Springs, FL 33076

Dear Alba,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Touchstone CDD.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jaszczak

Jason Jaszczak,

Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621



Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
 1-800-491-9621



REFERENCES

Bexley CDD	Lynn Hayes	813-994-1001
Forest Creek CDD	Mark Vega	813-295-5455
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD	Mark Vega	813-295-5455
Riverbend West CDD	Heather Jackson	656-258-5166
Copperstone CDD	Stephanie DeLuna	813-933-5571
North River Ranch	Pete Williams	813-625-4082
Sun City Master	Shawna Deiulio	813-812-7895
Heritage Lake	Ray Geroux	727-376-0021
South Fork CDD	Mark Vega	813-295-5455
Highlands CDD	Kristee Cole	813-382-7355
Southshore Falls	Chad Newell	941-740-3487
Elm Ridge	Pamela Cook	813-712-0568

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
 1-800-491-9621



WATERWAY CHART

Client: Touchstone Community Development District

Survey Date: February 2026

WATERWAY	PERIMETER :	ACREAGE :
1	926	0.87
2	981	1.3
3	3,197	8.83
4	2,598	2.45
5	2,180	4.91
6	1,793	2.87
7	1,526	1.44
8	607	0.56
9	707	0.71
Total:	14,515	23.94

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT



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1-800-491-9621



36th Ave S

36th Ave S

GREAT Touchstone CDD
Site Map

Legend

- Pond
- Pond numbers

S 66th St

S 66th St

S 70th St

S 70th St

3

2

1

4

5

7

6

8

9

S 49th Ave

S 70th St

Fit Dr

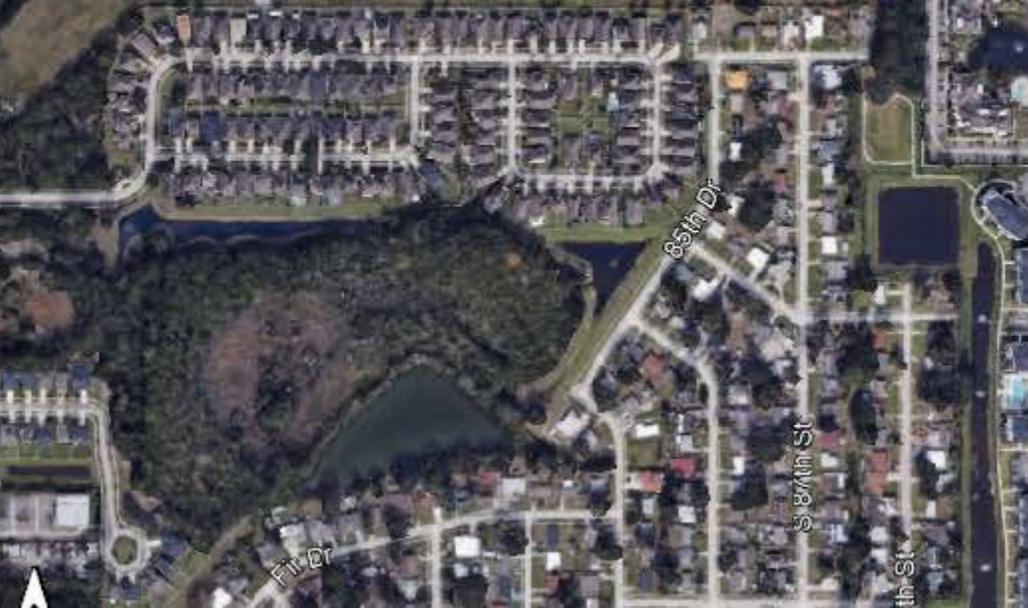
85th Dr

S 87th St

th St

Abbey Mist Cove

Camden Field Pkwy





Proposal Date: 2/6/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Touchstone Community Development District
c/o Inframark
11555 Heron Bay Blvd.
Coral Springs, FL 33076

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage nine (9) ponds with a total shoreline of approximately 14,515 linear feet located at Touchstone Community Development District in Tampa, Florida.
- 2) A minimum of 24 inspections with treatment as required (2 visits per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Service:

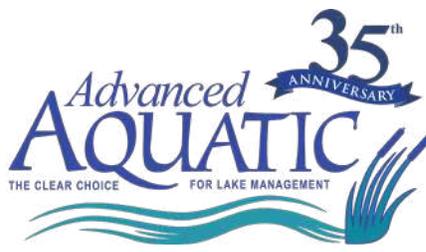
Aquatic Weed and Algae Control	\$1,100.00
Shoreline Weed Control	Included
Monthly QA (Quality Assurance)	Included
Site Reporting	Included
Attendance at CDD Meetings (As Requested)	Included
Pond dye (ponds less than two (2) acres)	Included
Shoreline debris removal	Included
Total Monthly Investment	\$1,100.00

Payments to be made in equal and consecutive monthly installments of \$1,100.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service thirty (30) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.



Proposal Date: 2/6/2026

(Touchstone Community Development District, 2 of 3)

- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Thirty (30) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.



Proposal Date: 2/6/2026

(Touchstone Community Development District, 3 of 3)

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

Contact Us
TIGRIS Aquatic Services LLC
 14330 Carlson Circle
 Bldg J, Suite 4
 Tampa, Florida 33626
 ecroft@tigrisusa.com
 727-267-0279



Quote: 334359
 Quote Date: 02/27/2026
 Expiration Date: 05/28/2026

Bill To:
 Touchstone CDD
 4205 Wild Senna Boulevard
 Tampa, Florida 33619

Customer: Touchstone CDD
 4205 Wild Senna Boulevard
 Tampa, Florida 33619

Description	Unit Price	Qty	Amount
Aquatic Services - Annual Program Contractor agrees to perform the following pond maintenance services on a Monthly basis: Core services: Property has 14,966 Linear Feet of shoreline/ 22.95 Acres of waterways · Floating Algae and Aquatic Weed Control · Water testing (pH and dissolved oxygen) as needed · Border Grass and Brush Control to Water's Edge · Post Treatment Report			
Optional add-on services: (Pricing Available Upon Request) -Trash pickup -Submersed Vegetation Control -Fish stocking -Nutrient Mitigation -Mechanical Removal -Beneficial bacteria -Blue Dye Application			
Invoicing Details: TIGRIS will invoice customer in 12 equal installments Invoices will be sent via email on the 1st of the month			

Deposit & Payment	
Deposit Required:	\$0.00

Summary	
Subtotal:	\$13,770.00

Deposit Due: \$0.00

Terms & Conditions

TERM AND TERMINATION: The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

AUTO RENEWAL TERMS: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE. Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term.

PRICE INCREASE: Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date.

If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

LIMITATION OF LIABILITY: Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

EQUIPMENT: TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2026)				
For information about seats up for election, visit the Offices Up for Election page on our website.		QUALIFYING OFFICER		
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 367-8829		
ELECTORATE	TERM	SALARY	TYPE OF ELECTION	ELECTION DATE
All Hillsborough County registered voters residing in the district	4 years, beginning November 17, 2026	Not to exceed \$4,800	Nonpartisan	11/3/2026 (General)
QUALIFICATIONS				
Registered voter in Hillsborough County and resident of the district.				
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT				
Form DS-DE9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, Statement of Candidate, with the qualifying officer. Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.				
<p>Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository. They will instead file an Affidavit of Intention.</p>				
METHODS OF QUALIFYING FOR THE BALLOT				
QUALIFYING: NOON, 6/8/2026 - NOON, 6/12/2026				
BY FEE	BY PETITION		BY WRITE IN	
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2026. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.	
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.				
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 11/10/2025.				

**Touchstone
Community Development District**

Recreational Facilities Policies

November 10, 2022

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Touchstone Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://touchstonecdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities is available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
9. Persons that are ill with diarrhea cannot enter the pool or Splash Park .
10. No glass containers are permitted in the fenced in pool area, Splash Park, or bathrooms.
11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
12. Patrons and their Guests should shower before entering the pool or Splash Park.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area or Splash Park.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area or Splash Park.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
23. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

1. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Guests may use the Fitness Center if accompanied by an adult Patron, 18 years of age or older.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District.. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve	

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District’s policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$100.00
non-Patron Rates	\$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy

3. **Deposit:** A refundable deposit of \$200.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Touchstone Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.

2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

Termi-Nate Pest Management LLC
 1737 Oakwood Estates Dr
 Plant City, FL 33563
 813-365-6924-office

TERMI-NATE ESTIMATE



Termi-Nate Pest Management

Faisal Salih
 4205 Wild Senna Boulevard
 Tampa, FL 33619

Service Address
 Faisal Salih
 4205 Wild Senna Boulevard
 Tampa, FL 33619

Termi-nate estimate # 5472
 Termi-nate estimate Date 01/16/26

Termi-nate estimate Total \$725.00

Item	Cost	Quantity	Total
New Start First time service.- club house and exterior	\$150.00	1	\$150.00
1 Year Fire Ant Control Topchoice 1 year fire ant control- applies yearly	\$500.00	1	\$500.00
Monthly Pest Control	\$75.00	1	\$75.00

Terms

This Est/agreement is monthly and After New service is paid for we will set up auto Debt for 1st of each month To Auto Draft out of which ever Credit/debt card you enter

Subtotal \$725.00

Tax \$0.00

Termi-nate estimate Total \$725.00

Notes

This is a 12 Month Agreement/ est for services described above . should you have any issues or question please feel free to call office or sales rep who signed you up.
 813-365-6924 Office

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Touchstone Community Development District
2 was held on Tuesday, February 10, 2026, and called to order at 8:04 am at the Touchstone
3 Clubhouse located at 4205 Wild Senna Boulevard, Tampa, FL 33619.

4

5 Present and constituting a quorum were:

6

7 Anson Angail	Chairperson
8 Gregory Elliot	Vice Chairperson
9 Timothy Fisher	Assistant Secretary (via Teams)
10 Kelly Hanlon	Assistant Secretary
11 Corliss Ball	Assistant Secretary

12

13 Also present were:

14 Alba Sanchez	District Manager
15 Michael Broadus	District Counsel
16 Christina Fowler	Field Manager
17 Faisal Salih	On-Site Manager

18

19

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

23

24

25 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

27

28 **SECOND ORDER OF BUSINESS** **Motion to Approve the Agenda**

29

30

On MOTION by Mr. Angail seconded by Ms. Ball, with all in favor, 31 the January 13, 2026 agenda was approved as presented.

32

33 **THIRD ORDER OF BUSINESS** **Audience Comments**

34 An audience member requested additional information on the online reservation status and the
35 upcoming FOB audit.

36

37 **FOURTH ORDER OF BUSINESS** **Staff Reports**

38 A. **District Accountant**

39 None.

40

41

42 **B. Field Inspection Report**

43 Ms. Fowler provided a high level overview of the District’s common areas. She noted
44 numerous concerns regarding the weeds/aquatic conditions.

45
46 **C. Landscape Report**

47 The Steadfast Alliance proposals listed on the agenda as 5P, 5Q, 5R, and 5S through
48 5U were discussed under the Landscape Report.

49
50 On MOTION by Mr. Angail, seconded by Ms. Ball, with all in favor,
51 Steadfast Alliance Estimate SCA3116 for ditch clearing in the
52 amount of \$5,800 was approved.

53
54 Steadfast Alliance Estimate SCA3178 was tabled to next month’s meeting.

55
56 On MOTION by Mr. Angail, seconded by Ms. Hanlon, with all in
57 favor, Steadfast Alliance Estimate for community mulch in the
58 amount of \$16,800 was approved.

59
60 On MOTION by Ms. Ball, seconded by Mr. Elliot, with all in favor,
61 Steadfast Alliance Estimate for the removal of invasive Brazilian
62 Peppers along the perimeter of Pond 2 and treatment to ensure
63 eradication, at a cost of \$6,000 was approved.
64

65
66 Steadfast Alliance Estimates for Amenity Center New Landscape Design 1, 2 and 3
67 were tabled to next month’s meeting.

68
69 **D. District Engineer**

70 There were no updates.

71
72 **E. District Counsel**

73 There were no updates.
74

75 **G. District Manager**

76 **i. Consideration of Resolution 2026-01, General Election**

77 Ms. Sanchez added Resolution 2026-01, General Election to the agenda for discussion.

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On MOTION by Mr. Angail, seconded by Ms. Ball, with all in favor, Resolution 2026-01, confirming the District’s Use of the Hillsborough County Supervisor of Elections to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election was adopted.

ii. Consideration of Resolution 2026-02, Removing Assistant Treasurer and Appointing Secretary

Ms. Sanchez outlined Resolution 2026-02.

On MOTION by Mr. Angail, seconded by Ms. Ball, with all in favor, Resolution 2026-02, Removing Leah Popoelka as Assistant Treasurer and appointing Brian Lamb as Secretary was adopted.

iii. Consideration of Grau & Associates Fiscal Year 2025 Audit Engagement Letter

Ms. Sanchez presented the Engagement Letter.

On MOTION by Mr. Angail, seconded by Ms. Ball, with all in favor, Grau & Associates Fiscal Year 2025 Audit Engagement Letter in the amount of \$8,400 was approved.

F. Onsite Manager Report

The on-site manager report was presented.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Phantom Fitness Services Estimate #01212026-F1

On MOTION by Mr. Angail, seconded by Ms. Hanlon, with all in favor, Phantom Fitness Services Estimate #01212026-F1 in the amount of \$8,342 was approved.

B. Consideration of Phantom Fitness Services Estimate #01212026-F2

The Board decided not to move forward with this estimate.

C. Consideration of Phantom Fitness Services Estimate #01212026-T

The Board decided not to move forward with this estimate.

125 Phantom Fitness Services Estimates for new rolled rubber was presented.

126

127 On MOTION by Mr. Elliot seconded by Mr. Angail, with all in
128 favor, Phantom Fitness Services Estimate for new rubber flooring in
129 the amount of \$11,735 was approved.

130

131 **D. Consideration of Harrison Contracting Company Proposal – Interior Door Repaint**

132

133 On MOTION by Mr. Angail seconded by Ms. Ball, with all in favor,
134 Harrison Contracting Company Proposal for Interior Repaint in the
135 amount of \$575 was approved.

136

137 **E. Consideration of Termi-Nate Pest Management Estimate #5472**

138

This item was tabled to the next meeting.

139

140 **F. Consideration of Sundek of West Florida Proposal**

141

The Board decided not to move forward with this proposal.

142

143 **G. Consideration of ASP Service/Repair Quote #26025-1**

144

The Board did not move forward with this quote.

145

146 **H. Consideration of Cooper Pools Quote #506**

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147 **I. Consideration of Cooper Pools Quote #507**

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148 **J. Consideration of Cooper Pools Quote #508**

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149 **K. Consideration of Cooper Pools Quote #509**

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150 **L. Consideration of Cooper Pools Quote #510**

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151 **M. Consideration of Cooper Pools Quote #511**

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All proposals presented by Cooper Pools were approved.

153

154 On MOTION by Mr. Angail seconded by Ms. Ball, with all in favor,
155 Cooper Pools Quotes #506 through to #511 were approved.

156

157 Management to review the current contract and issue termination notice based on terms
158 and request a contract from Cooper Pools to service the District’s pool.

159

The onsite manager walked on and discussed quote #586 from Cooper Pools.

160

161 On MOTION by Mr. Angail seconded by Ms. Hanlon, with all in
162 favor Cooper Pools quote #586 for ORP Controller IPS M720
163 Automated PH in the amount of \$2,186.82 was approved.

164

165 **N. Consideration of Admiral Furniture Quote #53391-00004477 – Curve Couches**

166

This item was tabled to April 2026 meeting.

167

168 **O. Consideration of Revisions for the Recreational Center Facilities Policy**

169 The Board requested that this item be added to the March 2026 agenda.

170

171 **SIXTH ORDER OF BUSINESS** **Business Administration**

172 **A. Consideration of Minutes from the Meeting held on January 13, 2026**

173 **B. Consideration of the January 2026 Financial Statements and Check Register**

174

175 On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in
176 favor, the Minutes of the Meeting held on January 13, 2026 were
177 approved, the January 2026 Financial Statements were accepted,
178 and the Check Register was approved.

179

180 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests**

181 **A. Review of Florida Highway Patrol (FHP) Reports**

182 No report.

183

184 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

185 There were no audience comments.

186

187 **NINTH ORDER OF BUSINESS** **Adjournment**

188

189 On MOTION by Mr. Angail, seconded by Ms. Hanlon, with all in
190 favor, the meeting adjourned at 10:09 a.m.

191

192

193 _____
Alba Sanchez
194 Secretary/Assistant Secretary

Anson Angail
Chairperson/Vice Chairperson