



# *Touchstone Community Development District*

**June 9, 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 Chairperson  
 Timothy Fisher, Assistant Secretary  
 Kelly Hanlon, Assistant Secretary  
 Corliss Ball, Assistant Secretary

## District Staff

Alba Sanchez, District Manager  
 Cari Webster, District Counsel  
 Todd Amaden, District Engineer  
 Bill Conrad, Steadfast Alliance  
 Sandra MacGregor, District Accountant  
 Timothy Smith, Onsite Manager  
 Christy Fowler, Field Inspection Coordinator  
 Karen Baker, District Admin

## Regular Meeting Agenda

Tuesday, June 9, 2026, at 8:00 a.m.

The Regular Meeting of the **Touchstone Community Development District** will be held on **Tuesday, June 9, 2026, at 8:00 a.m. at the Touchstone Clubhouse, located at 4205 Wild Senna Boulevard, Tampa, Florida 33619.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

<https://teams.microsoft.com/meet/26933648180606?p=int8R6XSF0Yk3BROPB>

**Meeting ID:** 269 336 481 806 06

**Passcode:** kF6Bu6Fs

**Dial-in by Phone:** 1-646-838-1601

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## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 4. STAFF REPORTS

- A. Field Inspection Report
- B. Steadfast Waterway Inspection Report
- C. Landscape
  - i. Consideration of Steadfast Wood Line Trimming Estimate
  - ii. Consideration of Steadfast Tree Debris Removal Estimate
- D. District Engineer
- E. District Counsel
- F. District Manager
  - i. Employee Direct Deposit Enrollment Form
  - ii. Pool Construction
- G. Onsite Manager

### 5. BUSINESS ITEMS

### 6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of May 12, 2026, Regular Meeting
- B. Financial Snapshot as of April 2026

**7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**8. ADJOURNMENT**



## Touchstone CDD May 2026

Wednesday, 20 May 2026

Prepared For Board Of Supervisors

13 Issues Identified

13 Issues Incomplete

## Issue 1

### Outstanding Items – Follow-Up from Last Report

Hole around the pipe at the TECO easement on Wild Senna remains open.

Light fixtures require dusting and general cleaning.

Amenity Center is in need of a deep cleaning following completion of the paver work.

## Issue 2

Assigned To: Steadfast

Amenity Center – East, North & West Sides

### Observations:

East Side: Turf is stressed; tire tracks present along turf adjacent to sidewalk; crack weeds observed along sidewalk and roadway edges.

North Side (Photos 8–9): Dead shrubs present.

West Side: Additional dead shrubs observed. Silver Buttonwood trees require proper support/staking adjustment. Photo 12 shows a large cardboard box and remaining weeds debris present from prior spray treatment.

### Recommendations:

Evaluate stressed turf on east side and implement corrective actions (irrigation review and insect evaluation)

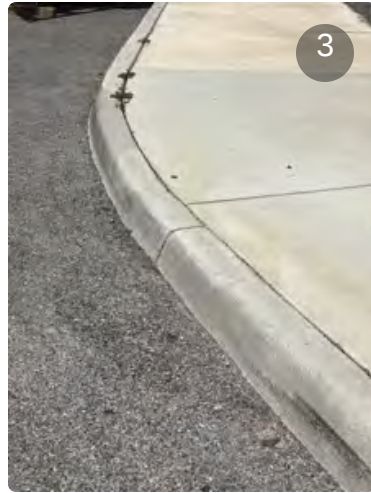
Address tire tracks by mowing before edging.

Treat and remove crack weeds along sidewalks and roadway edges.

Remove and replace dead shrubs on north and west sides to restore landscape appearance.

Properly stake and support Silver Buttonwood trees to ensure stability and healthy growth.

Remove cardboard box and all remaining debris from west side area.





### Issue 3

Assigned To: Steadfast

Amenity Center – Front Area

Observations:

Dead Jasmine present in front of the amenity center.

Weeds present within Jasmine around the light post within the amenity center.

Recommendations:

Remove dead Jasmine from the front of the amenity center and replace as needed to maintain appearance.

Clean out weeds within Jasmine around the light post to restore a neat and maintained landscape bed.

Continue routine monitoring to prevent regrowth and maintain consistency in appearance.



**Issue 4**

Assigned To: Steadfast

Mailbox Area

Observations:

(8) Petite Ixora plants are in decline and require replacement.

Recommendations:

Replace Petite Ixora with healthy, plant material to restore uniform appearance around the mailbox area.





### Issue 5

Assigned To: Inframark Maintenance

Romano Busciglio & 36th St S – Corner Area

Observations:

Discarded clothing present at the corner of Romano Busciglio and 36th St S.

Recommendations:

Remove and properly dispose of all discarded clothing and litter from the area. - This was submitted to maintenance

### Issue 6

Assigned To: Steadfast

Entrance Median – S 78th St & Camden Field

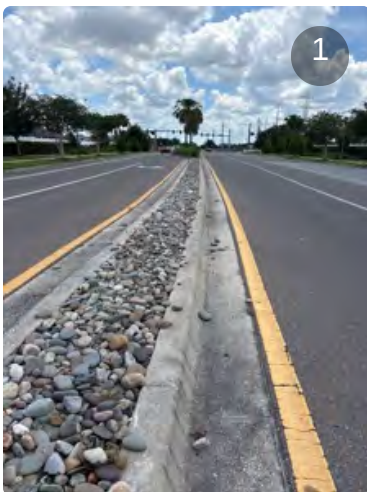
Observations:

Weeds present within rock landscape areas in the entrance median.

Recommendations:

Treat weeds within rock beds using appropriate herbicide application.

Monitor treated areas and perform follow-up applications as needed to maintain a clean and maintained entrance appearance.





### Issue 7

Assigned To: Steadfast

Camden Field – South Side (Exit Area)

Observations:

Brazilian pepper plant observed within ornamental grass area.

Recommendations:

Remove and/or treat Brazilian pepper to prevent further spread, as it is an invasive species.

### Issue 8

Assigned To: Steadfast Aquatics

Pond 1

Observations:

Algae present within the pond.

Trash observed in and around the pond area.

Blanket tied around warning sign.

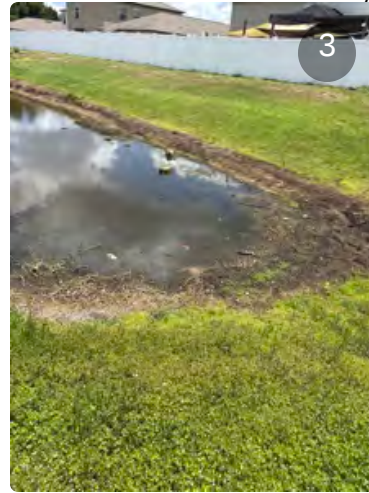
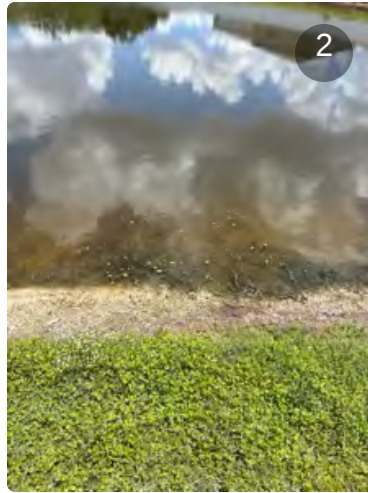
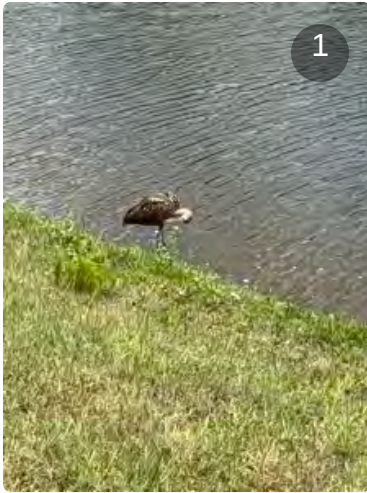
Recommendations:

Treat algae to improve water quality and pond appearance.

Remove all trash from the pond and surrounding areas.

Remove blanket from warning sign.

Continue routine monitoring to maintain pond cleanliness and safety.



## Issue 9

Assigned To: Steadfast

Daisy Bloom & Pearly Everlasting – Corner Near Globe Thistle

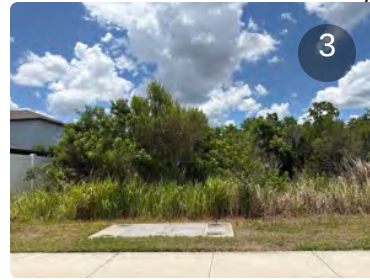
Observations:

overgrowth of grasses along the reserve.

Recommendations:

Push back grasses to maintain area.

Continue routine maintenance to keep the area properly maintained.



## Issue 10

Assigned To: Steadfast Aquatics/ Steadfast  
Pond 2

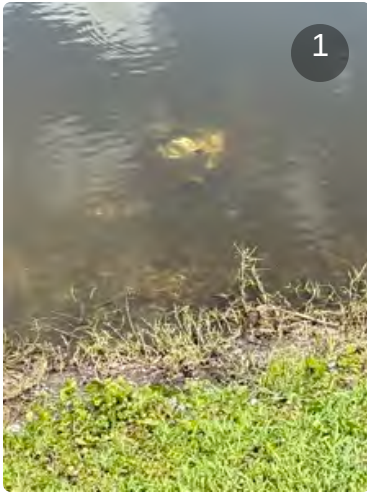
Observations:

Trash present within the pond.

Invasive vegetation present requiring treatment.

Dead palm tree observed and requiring removal.

Provide a quote for removal of the dead palm tree, including disposal.



### Issue 11

Assigned To: Steadfast

Camden Fields & Romano Busciglio St – Intersection Area

Observations:

Tree vegetation is obstructing visibility of the stop sign (“tree blocks stop sign”).

Recommendations:

Limb up tree as needed to restore clear visibility of the stop sign.

### Issue 12

Assigned To: Steadfast /Steadfast Aquatics

Observations:

Pond 4 was not mowed during the most recent service.

Pond is in need of more aggressive vegetation management and treatment.

Visible yellowing observed around the perimeter.

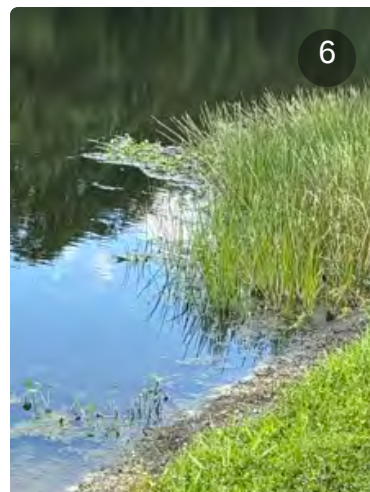
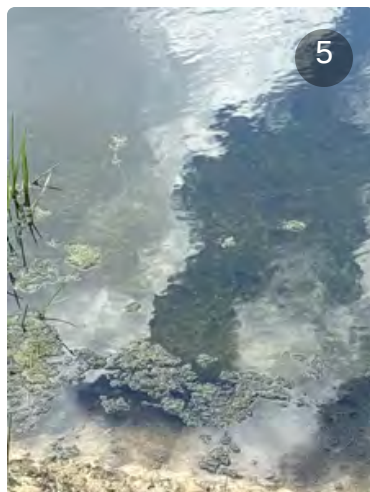
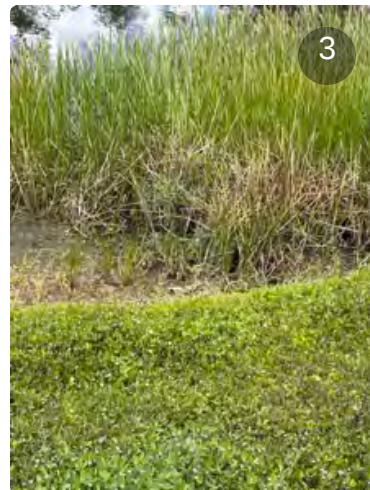
Significant dollar weed present within native vegetation areas.

Recommendations:

Resume regular mowing of Pond 4 to maintain proper maintenance standards.

Apply aggressive and targeted treatment to control dollar weed and other unwanted vegetation.

Continue follow-up treatments to restore uniform vegetation conditions and overall pond appearance.



## Issue 13

Assigned To: Steadfast

Pond 9 and 8 – Roundabout and pond bank Area

Observations:

Weeds present within the planting bed at the roundabout.

Fallen limb present along the pond bank.

Pond banks were not mowed during the most recent service for Pond 8 and Pond 9.

Recommendations:

Treat and remove weeds within the planting bed to maintain a clean, maintained appearance.

Remove limb from the pond bank and dispose of properly.

Continue routine monitoring.

Resume mowing of pond banks at both Pond 8 and Pond 9 to maintain consistent maintenance standards.





## Touchstone CDD Aquatics Report

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**Inspection Date:**

5/27/2026 10:40 AM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 1

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Excellent condition here. No nuisance growth observed. Routine maintenance and monitoring will occur.

<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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

## SITE: 2

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Only thing to note here was some decaying grasses along the shoreline. No algae present. Technician will continue to treat accordingly.

<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 type="checkbox"/> N/A	<input checked="" 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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

## SITE: 3

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae present here as well. Decaying grasses noted in ditch area. Also observed some torpedograss growing within the water in some areas. Will be targeted during next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	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	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 4

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Pond appears to be in good condition. Some subsurface algal growth was observed, but will be targeted during the next maintenance event. Beneficial plants are in healthy condition.

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

# Inspection Report

## SITE: 5

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. Very minor grass growth on the perimeter. No algae. Technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	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	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 6

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Torpedograss was observed in minor amounts along the shoreline. Some of which was decaying from prior treatments. Pond looks good overall. Technician will continue to target this growth during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	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	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

## SITE: 7

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Low water level. No algae observed. Looks like Planktonic algae has decreased in this pond. Excellent condition overall.

<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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

## SITE: 8

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Low water level here as well. Decaying grasses were noted along the exposed bank. Routine maintenance and monitoring will occur here.

<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 type="checkbox"/> N/A	<input checked="" 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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

**SITE: 9**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Decaying grasses were present along the exposed bank here as well. No other nuisance vegetation observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	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	Chara
	Hydrilla	Slender Spikerush	Other:	

**SITE: Ditch**

Condition:    Excellent    Great    Good    Poor     Mixed Condition    Improving



**Comments:**

Lots of decaying grasses present in the ditch, which means treatments are proving to be effective. Duckweed is the green vegetation floating on the surface. It can pop up quick in warm weather but is easy to get rid of. Water present in only one section. Technician will continue to treat accordingly and target any new growth that pops up.

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

## MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree. More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

Not much change to ponds over the last few months besides for lower water levels and more decaying grasses. Rain is becoming more common and should help raise water levels and improve pond aesthetics. But rain also puts us on alert for incoming algal blooms. Luckily, the Touchstone ponds have stayed pretty resistant to any serious blooms. I think the addition of nutrient abatement products have had a huge impact on this. We typically expect to see much more algae this time of year. If activity does pick up once rainy season sets in, technicians are already using a new seasonal algae mix on other properties that will be applied here. Grasses will also continue to be targeted. And, as always, technicians will be prepared to treat any new growth that pops up immediately.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

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

Continue to apply treatment to overgrown littoral areas.

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.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



# TOUCHSTONE CDD

4205 Wild Senna Blvd, Tampa, FL 36619

Gate Code:





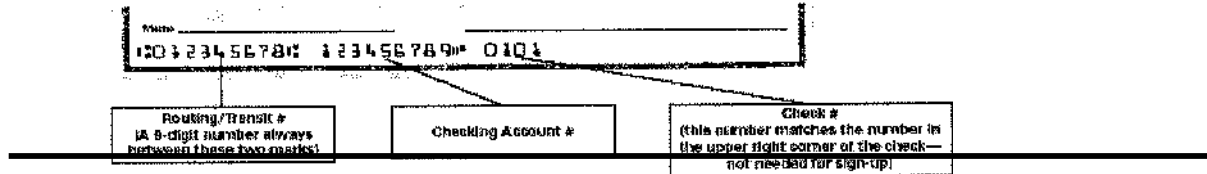


***Employee Direct Deposit Enrollment Form***

District Name: \_\_\_\_\_

To enroll in Full Service Direct Deposit, simply fill out this form and return it to Inframark Management Services payroll department. In addition to this form, please attach a voided check, not a deposit slip, for each checking account listed below. If depositing to a savings account, ask your bank to give you the Routing/Transit number for your account as it isn't always the same as the number on a savings deposit slip.

Below is a sample check MICR line, detailing where the information necessary to complete this form can be found.



**Important! Please read and sign before completing and submitting.**

I hereby authorize \_\_\_\_\_ to deposit any amounts owed to me, by initiating credit entries to my account at the financial institution (hereinafter "Bank") indicated on this form. Further, I authorize Bank to accept and to credit any entries indicated by \_\_\_\_\_ to my account. In the event that \_\_\_\_\_ deposits funds erroneously into my account, I authorize my account to be deducted for an amount not to exceed the original amount of the erroneous credit.

This authorization is to remain in full force and effect until \_\_\_\_\_ has received written notice from me of termination in such time and in such manner as to afford \_\_\_\_\_ reasonable opportunity to act on it.

Employee Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

**Account Information**

Please be sure to specify the amount or percentage to be deposited into each account if depositing into more than one. The total percentage must equal 100%.

1. Bank Name/City/State: \_\_\_\_\_  
 Routing/Transit #: \_\_\_\_\_ Account #: \_\_\_\_\_  
 Checking    Savings    Other    I wish to deposit \$\_\_\_\_.\_\_\_\_ or Entire Net Amount
  
2. Bank Name/City/State: \_\_\_\_\_  
 Routing/Transit #: \_\_\_\_\_ Account #: \_\_\_\_\_  
 Checking    Savings    Other    I wish to deposit \$\_\_\_\_.\_\_\_\_ or Entire Net Amount
  
3. Bank Name/City/State: \_\_\_\_\_  
 Routing/Transit #: \_\_\_\_\_ Account #: \_\_\_\_\_  
 Checking    Savings    Other    I wish to deposit \$\_\_\_\_.\_\_\_\_ or Entire Net Amount

**From:** Cari Webster <[CWebster@srvlegal.com](mailto:CWebster@srvlegal.com)>  
**Sent:** Tuesday, June 2, 2026 12:32:49 PM  
**To:** Sanchez, Alba <[alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com)>  
**Subject:** FW: Touchstone CDD Pool Construction

**This Message Is From an External Sender**

This message came from outside your organization. Please use caution when clicking links.

Alba,

After our last meeting, we reached out to Lennar regarding the pool construction and were able to find the original contractor. If the Board wants to reach out to them regarding the construction defect, below is the contact.

Windward was the GC.  
Trevor Sas  
[tsas@windwardbuilding.com](mailto:tsas@windwardbuilding.com)

Pool was subbed out under his contract.

Thank you,

Cari

**Cari Allen Webster**  
Attorney at Law

[Straley Robin Vericker](#)

**MINUTES OF MEETING  
TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

1           The regular meeting of the Board of Supervisors of Touchstone Community Development  
2 District was held on Tuesday, May 12, 2026, at 8:00 a.m. at the Touchstone Clubhouse located at  
3 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
10	Kelly Hanlon	Assistant Secretary
11	Corliss Ball	Assistant Secretary

12  
13           Also present either in person or via electronic telecommunications were:

14		
15	Alba Sanchez	District Manager
16	Cari Webster	District Counsel (via Teams)
17	Timothy Stevens	Onsite Manager
18	Gregg Gruhl	Director of Amenities & Entertainment
19	Joey Conde	Total Pressure Power Washing & Seal

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

25  
26  
27 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

28 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.

29  
30 **SECOND ORDER OF BUSINESS**

**Motion to Approve the Agenda**

31  
32 

On MOTION by Mr. Angail, seconded by Mr. Elliot, with all in 33 favor, the May 15, 2026, agenda was approved as presented.
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34  
35 **THIRD ORDER OF BUSINESS**

**Audience Comments**

36 None.

37  
38 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

39 **A. District Accountant**

40 None.

41  
42

43 **B. Field Inspection Report**  
44 The Field Inspection report was reviewed.

45  
46 **C. Steadfast Waterway Inspection Report**  
47 Steadfast reported that due to the exceptionally dry season, there has been increased  
48 algae growth and greater visibility of debris. They noted that debris will continue to be  
49 collected prior to water levels rising. The vendor also explained that the current weather  
50 conditions have resulted in low dissolved oxygen levels, leading to fish suffocation and  
51 die-off. This is a natural occurrence that cannot be prevented, and wildlife, including  
52 vultures, are part of the natural process in maintaining the pond ecosystem.

53  
54 **D. Landscape Report**  
55 None.

56  
57 **E. District Engineer**  
58 There were no updates.  
59

60 **F. District Counsel**  
61 **i. Announcement of New District Counsel**  
62 District Counsel, Ms. Cari Webster, introduced herself to the District and advised that  
63 she will continue to attend meetings via Microsoft Teams unless otherwise directed by  
64 the Board.

65  
66 **ii. Reminder of Form 1 Submission**  
67 A discussion regarding the Form 1 submission requirements was held with the Board.  
68

69 **G. On-site Manager Report**  
70 None.

71  
72 **H. District Manager**  
73 **i. Information on the Number of Registered Voters – 1,626**  
74 Ms. Sanchez stated there are 1,626 registered voters within the District and noted that  
75 this is provided for informational purposes only.

76  
77 **FIFTH ORDER OF BUSINESS** **Business Items**

78 **A. Presentation of Fiscal Year 2027 Proposed Budget**  
79 The Board discussed the budget.

80  
81

82 i. **Consideration of Resolution 2026-03, Approving the Fiscal Year 2027**  
83 **Proposed Budget and Setting the Public Hearing**  
84

85 On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in  
86 favor, Resolution 2026-03, Approving a Proposed Operation and  
87 Maintenance Budget for Fiscal Year 2026/2027; Setting a Public  
88 Hearing Thereon Pursuant to Florida Law; Addressing Transmittal,  
89 Posting, and Publication Requirements; and Providing an Effective  
90 Date was adopted.

91  
92 **SIXTH ORDER OF BUSINESS** **Business Administration**  
93 **A. Consideration of Minutes from the Meeting held on April 14, 2026**  
94

95 On MOTION by Mr. Angail, seconded by Ms. Ball, with all in favor,  
96 the Minutes of the Meeting held on April 14, 2026, were approved  
97 as presented.

98  
99 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

100 Mr. Conde from Total Pressure Power Washing & Seal attended in person to discuss the  
101 proposal previously provided at the April 2026 meeting. A field visit was conducted to the  
102 pool area, during which the perimeter of the pool deck was inspected for areas of concern,  
103 including dips and potential trip hazards.

104 Upon further discussion,  
105

106 On MOTION by Mr. Elliot, seconded by Mr. Angail, with all in  
107 favor, Total Pressure Power Washing & Seal proposal in the amount  
108 of \$18,500, which includes the Maintenance Plan, was approved  
109 with the work scheduled for May 18 through May 21, 2026. The  
110 CDD website will be updated, and the HOA will distribute an email  
111 notification regarding the temporary closure for paver maintenance.

112  
113 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

114 There were no audience comments.  
115

116 **NINTH ORDER OF BUSINESS** **Adjournment**

117 There being no further business,

118 On MOTION by Mr. Elliot, seconded by Mr. Angail, with all in  
119 favor, the meeting adjourned at 9:23 a.m.

120  
121 \_\_\_\_\_  
122 Secretary/Assistant Secretary

120  
121 \_\_\_\_\_  
122 Chairperson/Vice Chairperson

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot April 30, 2026

- **Current Cash Balances:**

- Valley National Bank Operating account balance as of 04/30/2026: \$140,124.93.
- Reserve Fund as of 04/30/2026: \$\$750,486

- **Assessment collections:**

- Touchstone CDD is 98.47% collected on the tax roll, expecting to be fully collected by the end of May 2026.

- **Expenses:**

- Current expenses make up 79.51% of the annual budget through the end of April 2026

Total expenses for the first 7 months are approximately \$820,527. There are 5 months left in the fiscal year.