



# ***Touchstone Community Development District***

**July 14, 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**



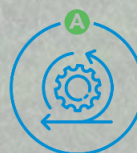
**COLLABORATION**



**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  
Kareen Baker, District Admin

## Regular Meeting Agenda

Tuesday, July 14, 2026, at 8:00 a.m.

The Regular Meeting of the **Touchstone Community Development District** will be held on **Tuesday, July 14, 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

**Phone Conference ID:** 195 220 789#

## 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

i. Steadfast Estimate - Carp Barrier Installation on Pond #4

C. Landscape

i. Steadfast Estimate - Palm Beautification on Pond #2

D. District Engineer

E. District Counsel

F. District Manager

G. Onsite Manager

### 5. BUSINESS ITEMS

A. Consideration of Complete I.T. Proposal #6341 - Installation of Auto-Closers on Two Pedestrian Gates into the Splashpad Area and Lubricating Pin for the Back Door

B. Consideration of Complete I.T. Proposal – Camera Expansion

### 6. BUSINESS ADMINISTRATION

A. Consideration of Minutes of June 9, 2026, Regular Meeting

B. Financial Snapshot as of June 16, 2026

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

**8. ADJOURNMENT**



## Touchstone CDD June 2026

Field Inspection Report

Thursday, 18 June 2026

Prepared For Board Of Supervisors

32 Issues Identified

32 Issues Incomplete

Christy Fowler

Inframark



## Issue 1

Assigned To: Steadfast

Camden Field Parkway – Midway Between Wild Senna Blvd and S. 78th Street

### Observation:

Several turf areas are showing decline, resulting in noticeable bare patches along the roadway.

### Recommendation:

Evaluate irrigation coverage, soil conditions, and potential pest or disease activity contributing to the turf decline. Implement corrective measures as needed and consider sod replacement in the affected areas if turf does not recover.



## Issue 2

Assigned To: Steadfast

Camden Field Parkway

### Observations:

Weeds are present within the tree rings and landscape beds.

### Recommendations:

Treat weeds throughout the tree rings and landscape beds. Continue routine maintenance to prevent regrowth and maintain a clean appearance.



### Issue 3

Assigned To: Steadfast

Camden Field Parkway Entrance Islands

Observations:

Additional weeds are present throughout the landscape bed.

Recommendations:

Treat weeds with an approved herbicide and continue monitoring the area to maintain a weed-free landscape bed.



#### Issue 4

Assigned To: Steadfast

Camden Field Parkway Outbound at S. 78th Street

#### Observations:

The Jasmine planting contains a significant amount of dead foliage, reducing the overall appearance of the entrance landscape.

#### Recommendations:

Remove the dead foliage and rejuvenate the Jasmine to encourage healthy new growth and improve the appearance of the planting bed.

#### Issue 5

Assigned To: Steadfast



Observations:

The Jasmine planting is showing signs of decline and in need of maintenance.

Recommendations:

Diagnose and treat.



**Issue 6**

Assigned To: Steadfast

Inbound Monument, Camden Field Parkway at S. 78th Street

Observations:

Palm debris is present throughout the landscape bed. Weeds have developed within the Foxtail Palm bed, and the Ixora shrubs contain dead limbs.

Recommendations:

Remove palm debris, treat weeds within the Foxtail planting bed, prune dead limbs from the Ixora shrubs, and continue routine landscape detailing to maintain the entrance monument.

**Issue 7**

Assigned To: Steadfast

Sod Damage

Observations:

Previously discussed sod damage remains present in the area.



**Recommendations:**

Provide an estimate for sod replacement and schedule repairs to restore a uniform turf appearance.



**Issue 8**

Assigned To: Steadfast

Wild Senna Blvd (Outbound Side Toward Phase 3)

**Observation:**

Blue Daze plantings require maintenance and rejuvenation. Jasmine is experiencing significant weed pressure from torpedo grass

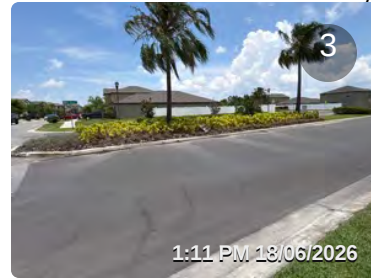
Adjacent turf is showing signs of decline and damage.

**Recommendation:**

Cut back and rejuvenate Blue Daze to encourage healthy growth.

Treat and remove torpedo grass within the Jasmine bed.

Evaluate damaged turf for repair or replacement.



## Issue 9

Assigned To: Steadfast

Wild Senna Boulevard (In Front of Pond 5 Near the Utility Station)

### Observations:

A tree is exhibiting significant decline and appears to be in poor health.

### Recommendations:

Evaluate the tree to determine the cause of decline. Treat if recoverable or provide a replacement recommendation if the tree cannot be restored.



## Issue 10

Assigned To: Steadfast

North End of Pond 6

### Observations:

The sidewalk was not blown during routine maintenance, and crack weeds are present along the concrete joints.

### Recommendations:

Blow off the sidewalk during each service visit and treat crack weeds with an approved herbicide to maintain a clean, well-maintained appearance.

## Issue 11

Assigned To: Steadfast Aquatics

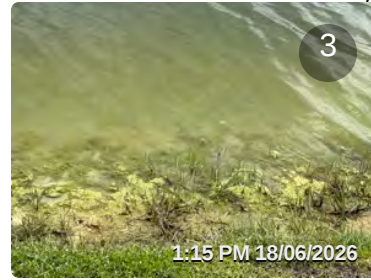
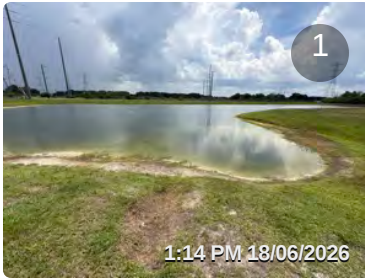
Pond 6

### Observation:

Pond water appears murky. Torpedo grass is present around the perimeter, and algae growth is visible along the shoreline.

### Recommendation:

Evaluate water quality and increase pond treatments as needed. Treat invasive torpedo grass and continue algae management efforts.



### Issue 12

Assigned To: Inframark Maintenance

Dog Park

Observation:

The dog park fence requires attention and repair.

Recommendation:

Inspect fencing and gate hardware and make necessary repairs to restore proper function and appearance.

### Issue 13

Assigned To: Inframark Maintenance

Pond 7

Observations:

An abandoned shopping cart is present within the pond.



Recommendations:

Remove the shopping cart and dispose of it properly. Continue routine inspections to prevent debris accumulation within the pond.



Issue 14

Assigned To: Steadfast

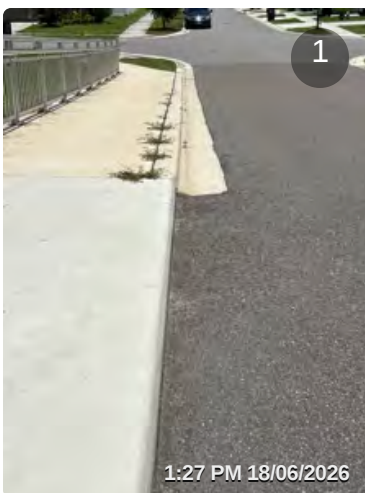
Bridge Area of Summer Savory

Observation:

Crack weeds are present along the bridge sidewalk.

Recommendation:

Treat crack weeds with an approved herbicide and continue monitoring for regrowth.





### Issue 15

Assigned To: Steadfast Aquatics

Pond 8

Observations:

Trash is present within and around Pond 8.

Recommendations:

Remove all trash from the pond and surrounding shoreline.

Continue routine litter collection during each service visit.

### Issue 16

Assigned To: Steadfast

Spring Snowflake Ave

Observation:

Torpedo grass is present throughout the Indian Hawthorne bed, and bed definition has diminished.

Recommendation:

Remove invasive grasses and re-establish proper bed edging and definition.



### Issue 17

Assigned To: Steadfast

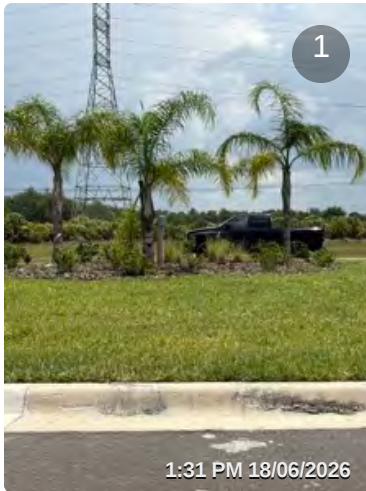
Roundabout at the South End of Spring Snowflake Avenue

Observations:

The landscape beds have lost their defined edge, and weeds are present throughout the planting bed.

#### Recommendations:

Re-establish a hard bed edge and treat all weeds within the planting bed. Continue routine detailing to maintain a clean, well-defined landscape.



#### Issue 18

Assigned To: Steadfast Aquatics

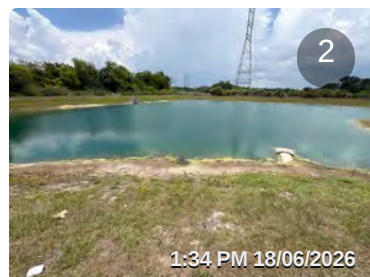
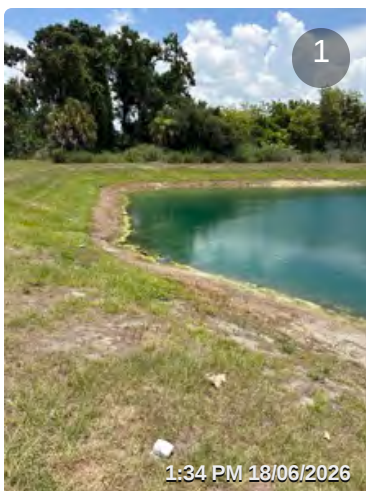
#### Pond 9

#### Observations:

Algae and trash are present along the pond perimeter.

#### Recommendations:

Remove all trash from the shoreline and continue algae treatments to improve pond health and overall appearance. Monitor the pond and adjust treatment frequency as necessary.





## Issue 19

Assigned To: Steadfast

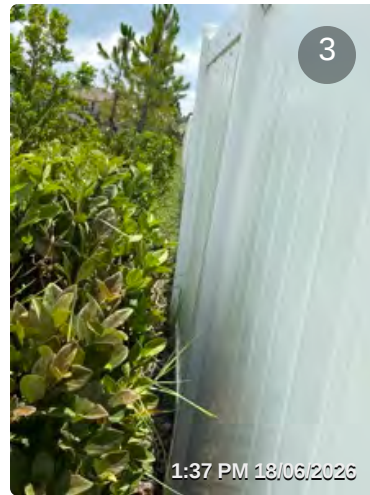
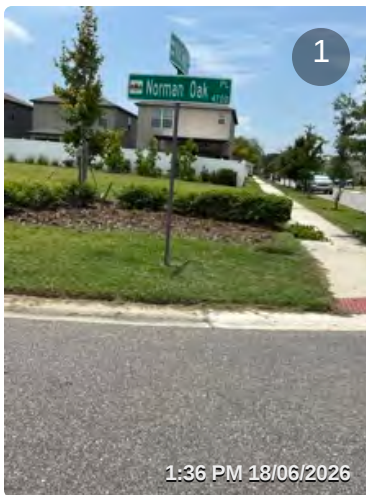
Pocket Park (Corner of Wild Senna Boulevard and Norman Oak Drive)

### Observations:

Weeds are present throughout the landscape beds, along the shrub row adjacent to the fence, and at the fence line.

### Recommendations:

Treat weeds throughout the planting beds and along the fence line. Improve landscape detailing to maintain a clean, well-maintained appearance throughout the pocket park.



## Issue 20

Assigned To: Steadfast Aquatics

Pond 1

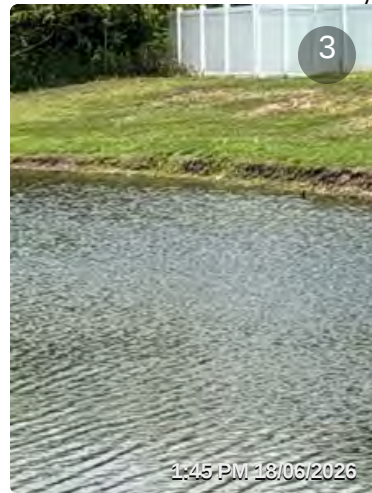
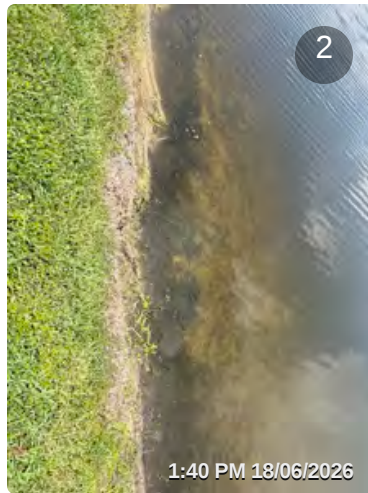
### Observations:

Weeds and trash are present within and around the pond.

### Recommendations:

Remove all trash from the pond and shoreline. Treat invasive weeds along the pond bank and continue routine maintenance to preserve the appearance and function of the pond.





## Issue 21

Assigned To: Steadfast/ District Manager

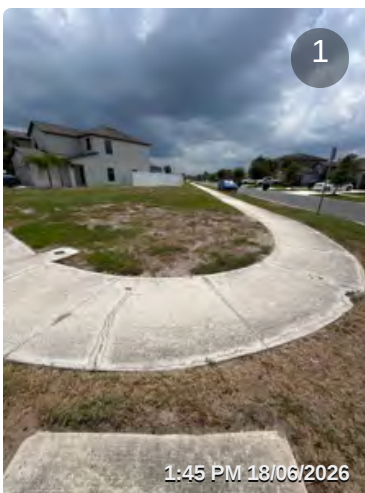
Between 4107 and 4109 Globe Thistle Drive

### Observation:

A vehicle is parked within the common area between 4107 and 4109 Globe Thistle Drive.  
Turf is patchy and missing.

### Recommendation:

Notify HOA to email homeowners of no parking on turf areas.  
Diagnose and Treat turf. Report findings.



## Issue 22

Assigned To: Steadfast

Around the Amenity Center

Observations:

The ornamental grasses within the roundabout and the Jasmine located in the triangle island south of the amenity center require maintenance and rejuvenation.

Recommendations:

Trim and rejuvenate the ornamental grasses and Jasmine to encourage healthy growth. Remove any dead foliage and restore the beds to a clean, well-maintained appearance.



**Issue 23**

Assigned To: Steadfast

Camden Field Parkway Eastbound (East of Romano Busciglio Street)

Observations:

Torpedo grass is encroaching throughout the shrub row. Volunteer vegetation is present within the ornamental grasses, and trash is visible within the landscape bed.

Recommendations:



Treat and remove torpedo grass and volunteer vegetation from the landscape beds. Collect all trash and continue routine detailing to maintain a clean, attractive appearance.



## Issue 24

Assigned To: Steadfast

Cactus Dahlia Avenue (Behind the Playground)

### Observations:

Trash was observed being blown rather than collected during maintenance activities. The Flax Lily plantings are sparse and require rejuvenation. Dead ornamental grasses remain in the bed, reducing the overall appearance.

### Recommendations:

Please remind maintenance crews to collect trash during each service rather than blowing debris into adjacent areas. Clean out and rejuvenate the Flax Lily plantings, remove dead ornamental grasses, and improve overall landscape detailing.



## Issue 25

Assigned To: Steadfast

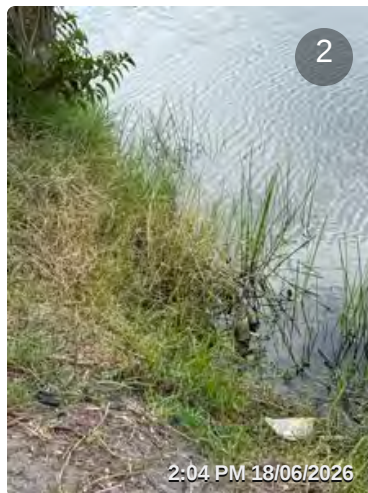
### Pond 2

#### Observations:

Several dead trees are present around the pond. Weeds are growing along the pond bank, construction signs remain on site, vines are climbing palm trees, Brazilian Pepper seedlings are becoming established, and palms require routine pruning.

#### Recommendations:

Provide a proposal for dead trees , treat invasive weeds along the pond bank, remove outdated construction signage, cut vines from the palms, remove Brazilian Pepper before it becomes established, and perform routine palm maintenance to improve the appearance of the area.







## Issue 26

Assigned To: Steadfast Aquatics

Pond 3

Observations:

The shallow shelf area of Pond 3 is dry. Please treat any invasives if needed.

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### Issue 27

Assigned To: Neptune/Onsite

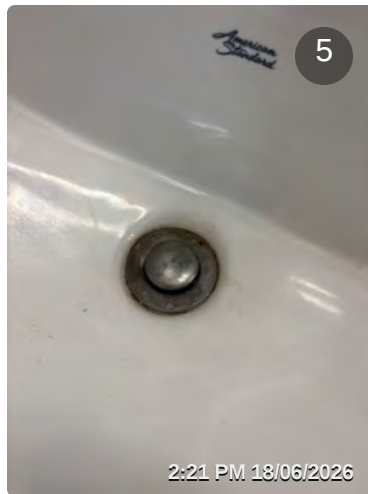
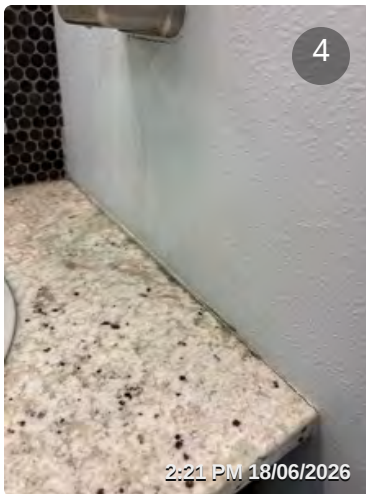
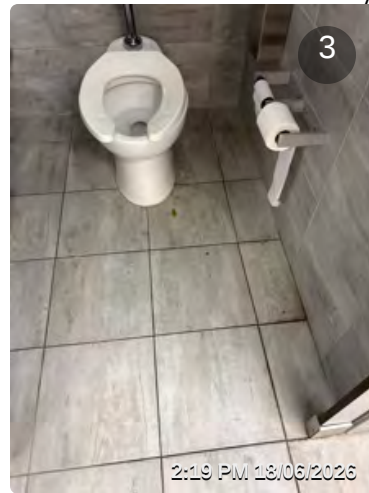
Women's Restroom

Observations:

The women's restroom is in need of routine maintenance and cleaning.

Recommendations:

Service the restroom, including cleaning all fixtures, floors, mirrors, partitions, and restocking supplies as needed. Onsite continue follow up services between janitorial services to maintain cleanliness. Optional add another day to janitorial services.



## Issue 28

Assigned To: Neptune/Onsite

### Men's Restroom

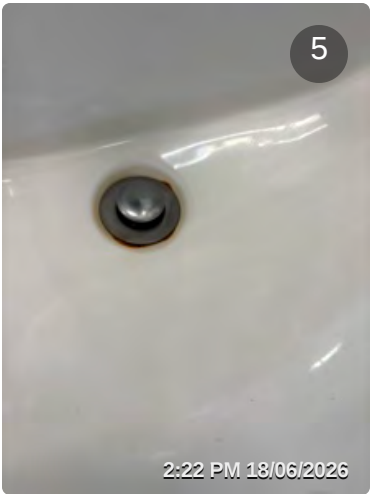
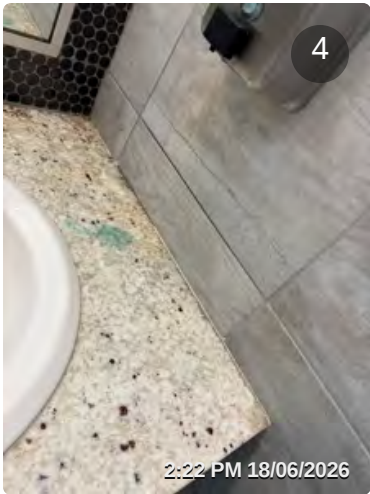
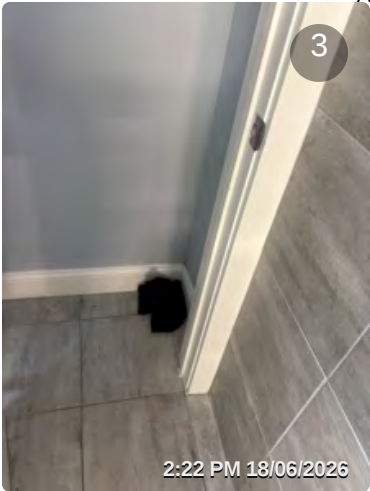
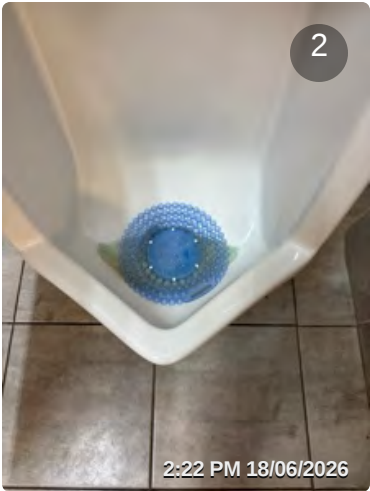
#### Observations:

The men's restroom requires routine maintenance and cleaning.

#### Recommendations:

Perform a complete restroom service, including cleaning fixtures, floors, mirrors, partitions, and replenishing supplies. Address any maintenance issues observed during the inspection. Optional add another day to janitorial services.





### Issue 29

Assigned To: Inframark Maintenance  
Event Room

#### Observations:

The vent cover is damaged and requires paint or replacement.

#### Recommendations:

Paint or Replace the damaged vent cover to restore the finished appearance of the event room.



### Issue 30

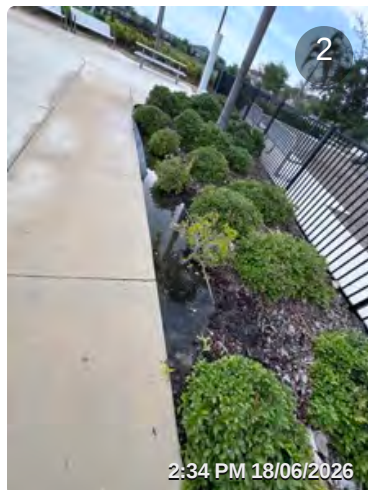
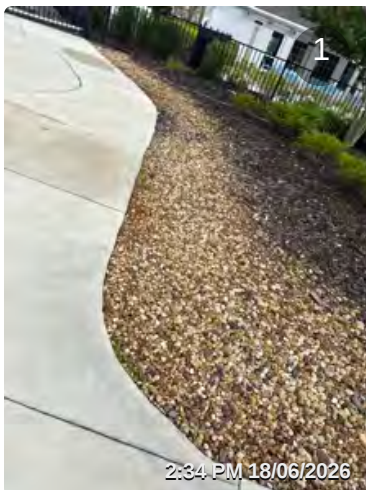
Assigned To: Steadfast  
Splash Pad Area

#### Observations:

Standing water is present near the splash pad, which may be contributing to the decline of nearby shrubs. Weeds are also present within the decorative rock area.

#### Recommendations:

Investigate the source of the standing water and make any necessary repairs to eliminate excessive moisture. Evaluate the declining shrubs for recovery or replacement and treat weeds within the rock bed.



### Issue 31

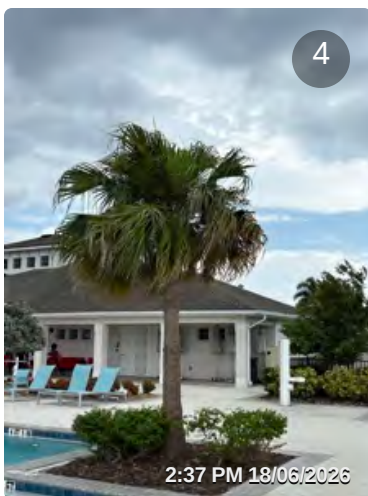
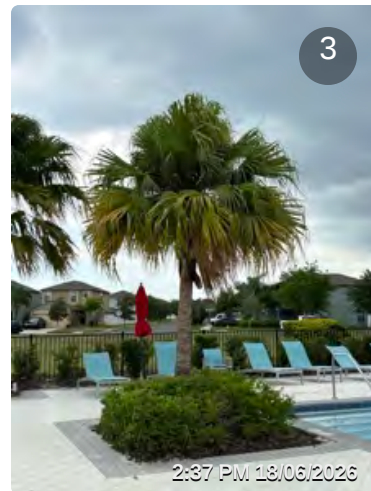
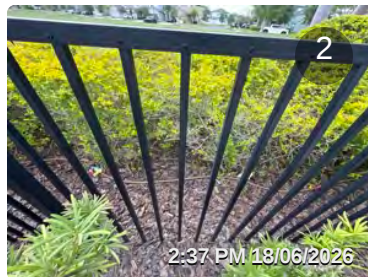
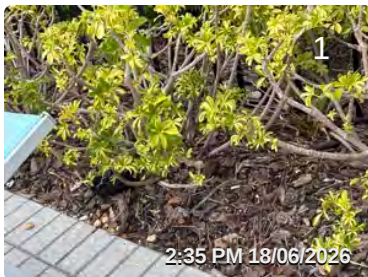
Assigned To: Steadfast

**Observations:**

Trash is present within the Arboricola shrubs, ornamental grasses, and surrounding landscape beds. Weed growth is present throughout the beds, and palm seed pods have not been removed.

**Recommendations:**

Remove all trash from the landscape beds, treat existing weeds, remove palm seed pods, and continue routine detailing to maintain a clean, attractive amenity landscape.





## Issue 32

Assigned To: Board

Playground



### Observations:

Mulch has been displaced beneath the swings, reducing the required depth within the fall zone.

### Recommendations:

Redistribute the existing mulch to restore proper coverage beneath the swings. Consider installing rubber safety mats beneath the swing set to minimize future mulch displacement and help maintain adequate fall protection.



## Touchstone CDD Aquatics Report

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**Inspection Date:**

7/3/2026 9:34 AM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

SITE: 1

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    Improving



Comments:  
This pond is in excellent condition. No nuisance vegetation observed. Routine maintenance and monitoring will occur.

|                                   |                                           |                        |                     |
|-----------------------------------|-------------------------------------------|------------------------|---------------------|
| <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>                   | <input checked="" type="checkbox"/> N/A   | Minimal                | Moderate            |
|                                   |                                           |                        | Substantial         |
| <u>NUISANCE SPECIES OBSERVED:</u> |                                           |                        |                     |
|                                   | Torpedo Grass                             | Pennywort              | Babytears           |
|                                   | Hydrilla                                  | Slender Spikerush      | Other:              |
|                                   |                                           |                        | Chara               |

SITE: 2

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



Comments:  
Some minor grasses creeping into the water from the shoreline. These will be targeted during the next maintenance event. Great condition here otherwise.

|                                   |                                                   |                                             |                     |
|-----------------------------------|---------------------------------------------------|---------------------------------------------|---------------------|
| <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           |
|                                   | Hydrilla                                          | Slender Spikerush                           | Other:              |
|                                   |                                                   |                                             | Chara               |



SITE: 3

Condition:      Excellent    ✓Great      Good      Poor      Mixed Condition      Improving



Comments:  
Great condition here as well. No algae observed. Only thing to note was minor torpedograss growth along the shoreline. Will be addressed.

|                                   |                                                   |                                                 |                                              |                                      |
|-----------------------------------|---------------------------------------------------|-------------------------------------------------|----------------------------------------------|--------------------------------------|
| <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 checked="" 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: 4

Condition:      Excellent    ✓Great      Good      Poor      Mixed Condition      Improving



Comments:  
Beneficial gulf coast spikerush is in healthy condition. Minor algae was observed on one end, but did appear to be entering a state of decay from previous treatments. Submersed Hydrilla in this pond is decaying from contact treatments. Carp recommended as a long term control option.

|                                   |                                           |                                                            |                                              |                                      |
|-----------------------------------|-------------------------------------------|------------------------------------------------------------|----------------------------------------------|--------------------------------------|
| <u>WATER:</u>                     | <input checked="" type="checkbox"/> Clear | <input type="checkbox"/> Turbid                            | <input type="checkbox"/> Tannic              |                                      |
| <u>ALGAE:</u>                     | <input type="checkbox"/> N/A              | <input checked="" 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: 5

Condition:      Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



Comments:

No algae present. Some grass growth was observed along the shoreline here as well. This will be treated accordingly on the next visit.

|                                   |                                                   |                                                 |                                              |                                      |
|-----------------------------------|---------------------------------------------------|-------------------------------------------------|----------------------------------------------|--------------------------------------|
| <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 checked="" 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:

Slight green tint indicates the presence of minor planktonic algae. Also observed some grass growth creeping into the water from the shoreline. Technician will apply the proper treatments here to combat this growth.

|                                   |                                                   |                                                 |                                              |                                      |
|-----------------------------------|---------------------------------------------------|-------------------------------------------------|----------------------------------------------|--------------------------------------|
| <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 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: 7

Condition:      Excellent    ✓Great      Good      Poor      Mixed Condition      Improving



Comments:

Water level very low in this pond. Some grasses growing on the exposed bank will be targeted. Planktonic algal levels have definitely decreased in this pond, but still slightly present. Appropriate treatments will be administered here. Shopping cart removed here.

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

SITE: 8

Condition:      Excellent    ✓Great      Good      Poor      Mixed Condition      Improving



Comments:

Water level low in this pond. Some decaying grasses were observed along the bank. Noticed and picked up some trash here as well. Besides for this, pond is in great condition overall.

|                                   |                                           |                                             |                     |             |
|-----------------------------------|-------------------------------------------|---------------------------------------------|---------------------|-------------|
| <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> |                                           |                                             |                     |             |
|                                   | Torpedo Grass                             | Pennywort                                   | Babytears           | Chara       |
|                                   | Hydrilla                                  | Slender Spikerush                           | Other:              |             |



SITE: 9

Condition:      Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



Comments:  
No algae observed here. Main thing to note was grass growth along the exposed bank. Some of which was already decaying from previous treatments. Technician will continue to target 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:              |             |

SITE: Ditch

Condition:      Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



Comments:  
The ditch is in great condition. A lot of the nuisance growth has been cleared out. Still some minor grass growth present. Routine maintenance and monitoring will occur here.

|                                   |                                                   |                                             |                     |             |
|-----------------------------------|---------------------------------------------------|---------------------------------------------|---------------------|-------------|
| <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:              |             |

## MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. Starting to see more frequent rain, but not enough yet to make a significant difference in the ponds. The bulk of the rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens. The low water levels are leaving plenty of real estate for grasses to grow, and that is one of the main focus for our technicians during this time.

As of today, the Touchstone ponds were in relatively good condition overall. Algae growth is very quiet right now, which is great considering the time of year that it is. Previous treatments are proving to be effective and ponds are becoming more established and healthy. We do expect to see increased algae growth with more frequent rains due to more nutrients being washed into the ponds. Technicians stand ready for when this happens. Recent drought conditions have lowered the water levels in several ponds, and there is some grass growth present along the banks in some areas. These are being treated accordingly and closely monitored.

## 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!



The logo for Steadfast Environmental, featuring a stylized shield with a green and grey design, and the text "STEADFAST ENVIRONMENTAL" in bold, green, sans-serif capital letters.

4205 Wild Senna Blvd, Tampa, FL 36619





Steadfast Alliance  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

|             |            |                   |
|-------------|------------|-------------------|
| <b>DATE</b> | <b>DUE</b> | <b>ESTIMATE #</b> |
| 6/25/2026   | 7/25/2026  |                   |

## BILL TO

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

## SHIP TO

4203 Wild Senna Boulevard  
Tampa Florida 33619 United States

| DESCRIPTION                                                                                                                                                                                                                                     | QTY  | RATE   | AMOUNT |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------|--------|
| Construction of carp barriers on the outflow structure of pond 4. Vertical rows of schd40 PVC pipe will be installed on 2-inch centers, creating a 1 inch gap between the bars.<br>All labor and materials required for install to be included. |      |        |        |
| To be billed following construction.<br>EST Timeframe: 1 Day.                                                                                                                                                                                   | 1.00 | 800.00 | 800.00 |
| Following Construction of barriers, a permit for triploid carp can be applied for via FWC & once approved, an accurate estimate for carp stocking can be produced under separate cover.Pond Stocking                                            |      |        |        |

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 800.00**

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

|             |            |                   |
|-------------|------------|-------------------|
| <b>DATE</b> | <b>DUE</b> | <b>ESTIMATE #</b> |
| 7/2/2026    | 8/1/2026   |                   |

## BILL TO

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

## SHIP TO

Wild Senna Boulevard  
Tampa Florida 33619 United States

| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | QTY  | RATE      | AMOUNT    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|-----------|
| Team of field technicians to be deployed to Touchstone CDD with combination of hand tools and diesel powered equipment to perform trimming (9 - 3 frond tip positioning) and cleaning of approximately fifty (50) mature palms; flush-cut and remove approximately ten (10) dead palms; remove climbing vines from remaining trees; clean up accumulated brush and volunteer vegetation between palms; including removal of Brazilian Pepper seedlings. Technicians to collect, haul, and dispose of all resulting debris including construction signage left onsite. | 1.00 | 10,000.00 | 10,000.00 |

Disturbed areas to be left in a clean condition upon completion.

Est. Timeframe - 2 Days

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** **10,000.00**

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): \_\_\_\_\_

**From:** Mark Johnson <mark@completeit.io>

**Sent:** Friday, June 19, 2026 4:57 PM

**To:** Anna Hasson <alhasson520@gmail.com>; Sanchez, Alba <alba.sanchez@inframark.com>

**Cc:** Thomas Giella <thomas@completeit.io>

**Subject:** [EXTERNAL] Re: Touchstone Walkthrough 6/18

**This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.**

Good afternoon everyone,

I've received pricing for the items we discussed during our onsite visit and wanted to summarize everything for you.

**Summary of onsite work with Anna (and to reiterate her notes):**

- We relabeled all doors in Brivo to make it easier for onsite staff to identify doors when referencing them remotely.
- Removed resident access to the two splash pad gates (from the playground and mailbox areas).
- Confirmed that residents can't scan in from the clubhouse back door.
- Determined that the back door issue described by Tim (not unlocking, even for staff) was due to the door being mechanically locked at the push bar. This prevents the door from opening even when the magnet is released by Brivo. That right-side door has since been unlocked and staff has been instructed to keep it unlocked at all times.
- Verified that all other doors are accessible to residents via FOB scan from **5:00 AM to 9:00 PM, Monday through Sunday.**

Based on this, Brivo is currently configured in a way that meets the community's needs. However, we did identify a few additional items that could be improved with approval:

**Items for consideration:**

1. The pedestrian pool gates do not have auto-closers, so they remain open after a resident scans in unless they pull the door closed behind them after entering.
2. The left-side door at the "back door" (not connected to Brivo) must remain locked at all times. The top pin that secures the door is sticking, causing the door to remain unlocked after use, preventing the need for people to scan in and use the right-side door that has our Brivo on it.
3. Anna and the clubhouse staff would like camera coverage of the splash pad gates to help monitor and prevent fence jumping.

**Proposed solutions:**



- For items 1 and 2: I've attached a quote to install auto-closers on both gates and to lubricate the sticking pin on the back door. Our team believes this will resolve the issues and is a practical step before considering full hardware replacement.
- For the camera coverage: This would be a more involved project. Our sales team has prepared a proposal with two options:
  - **Option 1: Solar-powered system**  
Cameras would be powered by a solar panel and battery mounted on a pole, with internet provided via a wireless uplink dish installed on the clubhouse.
  - **Option 2: Hardwired system**  
This option involves boring conduit under the sidewalks and running wiring from the clubhouse to the cameras. While more expensive, it offers greater reliability.
    - This option also includes an **Axis PA speaker** mounted to the pole, allowing staff to communicate through the Eagle Eye dashboard to address violations from their desk
    - *Note: The PA speaker is only available with the hardwired option due to power requirements and is not feasible with the solar setup.*

I understand this is a lot of information, so please feel free to reach out with any questions about the proposals or recommendations.

Thank you again for everyone's assistance over the past few days!

On Fri, Jun 19, 2026 at 10:45 AM Mark Johnson <[mark@completeit.io](mailto:mark@completeit.io)> wrote:

Thank you for the detailed synopsis Anna,

As a mini update on my side, I am still working with the team on getting pricing for those components mentioned, and will provide an update on everything once I have that documented.

Thank you both in advance!

On Fri, Jun 19, 2026 at 9:41 AM Anna Hasson <[alhasson520@gmail.com](mailto:alhasson520@gmail.com)> wrote:

Hi Alba!

I just wanted to follow up about yesterday's visit!

First, Mark was really great! Very knowledgeable and helpful during the entire process. I know he is going to be sending a follow up as well, but I wanted to follow up - I wanted you to know there were a few things we noticed that would be beneficial to the safety of the clubhouse and honestly I didn't want the CDD to think he was just sending things over to make money. Here are a few things we noticed/discussed.

1. When walking through the door from the clubhouse to the pool- it is not working properly. It shouldn't be opening the way it does and he will be sending over a solution to help with that. It was a great catch on his part!

2. Both outside gates (one from the playground to the splash pad and the gate by the mailboxes to the splash pad) do not close automatically. Both gates were slightly opened when we were doing the walk through. A resident could have thought it was closed, but it didn't. He did say there were spring/hinges that can be placed on the gates to pull the gate closed every time automatically. This would be a great addition to ensure that residents and guests can not just walk in and young children can not just walk out.

3. We discussed if there was a way to alert the staff if there was movement, like jumping over the gate in an attempt to avoid going through the clubhouse. Mark did discuss a few things that they can try with putting a line in the camera line/sensor. It could detect extra movement of smaller objects, however I do think any notification would be better than no notification.

We did notice though when looking at the camera views that there is no visible view of the gate that residents jump over. So staff essentially can't see when/if that happens. So there would need to be another camera added.

Mark will be sending all of this over, but again I just wanted you to know from me what we went over.

Alba- Thank you so much for letting me be a part of the walk through and if there are any questions I can answer to the CDD about the products being presented or updated, I will be happy to help!

Mark - Thank you for being so informative and helpful yesterday!

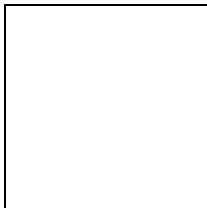
Have a great Friday.

Anna

--

Thank you!

Mark Johnson



2664 Cypress Ridge Blvd | Suite 103  
 Wesley Chapel, FL. 33544  
<https://completeit.io>  
 (813) 444-4355



#### Customer Contact Information:

Touchstone CDD  
 11555 Heron Bay Boulevard  
 Coral Springs, FL, United States 33076

|                   |                 |
|-------------------|-----------------|
| Estimate #        | 6341            |
| Estimate Date     | 06-19-26        |
| Sales Team Member | Mark Johnson    |
| <b>Total</b>      | <b>\$654.90</b> |

| Item                   | Description                                                                                                                               | Unit Cost | Quantity | Line Total |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|------------|
| Tech Labor             | Hourly Labor Service   Minimum 2-hours                                                                                                    | \$165.00  | 3.0      | \$495.00   |
|                        | For installation of auto-closers on two pedestrian gates into the splashpad area and lubricating pin for back door. Includes travel time. |           |          |            |
| Black Gate Auto Closer | Black Gate Auto Closer                                                                                                                    | \$79.95   | 2.0      | \$159.90   |



**THIS IS ONLY AN ESTIMATE**

Subtotal \$654.90

Tax (if applicable) \$0.00

**Estimate Total \$654.90**

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at [info@completeit.io](mailto:info@completeit.io).

**For Approval Sign Here:** \_\_\_\_\_**Date:** \_\_\_\_\_**Billing Contact:**

- **Name:** \_\_\_\_\_

- **Email :** \_\_\_\_\_



# Camera Expansion

Prepared for: Touchstone CDD

***Created by:*** Thomas Glella

***Email:*** [Thomas@completeit.io](mailto: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.**

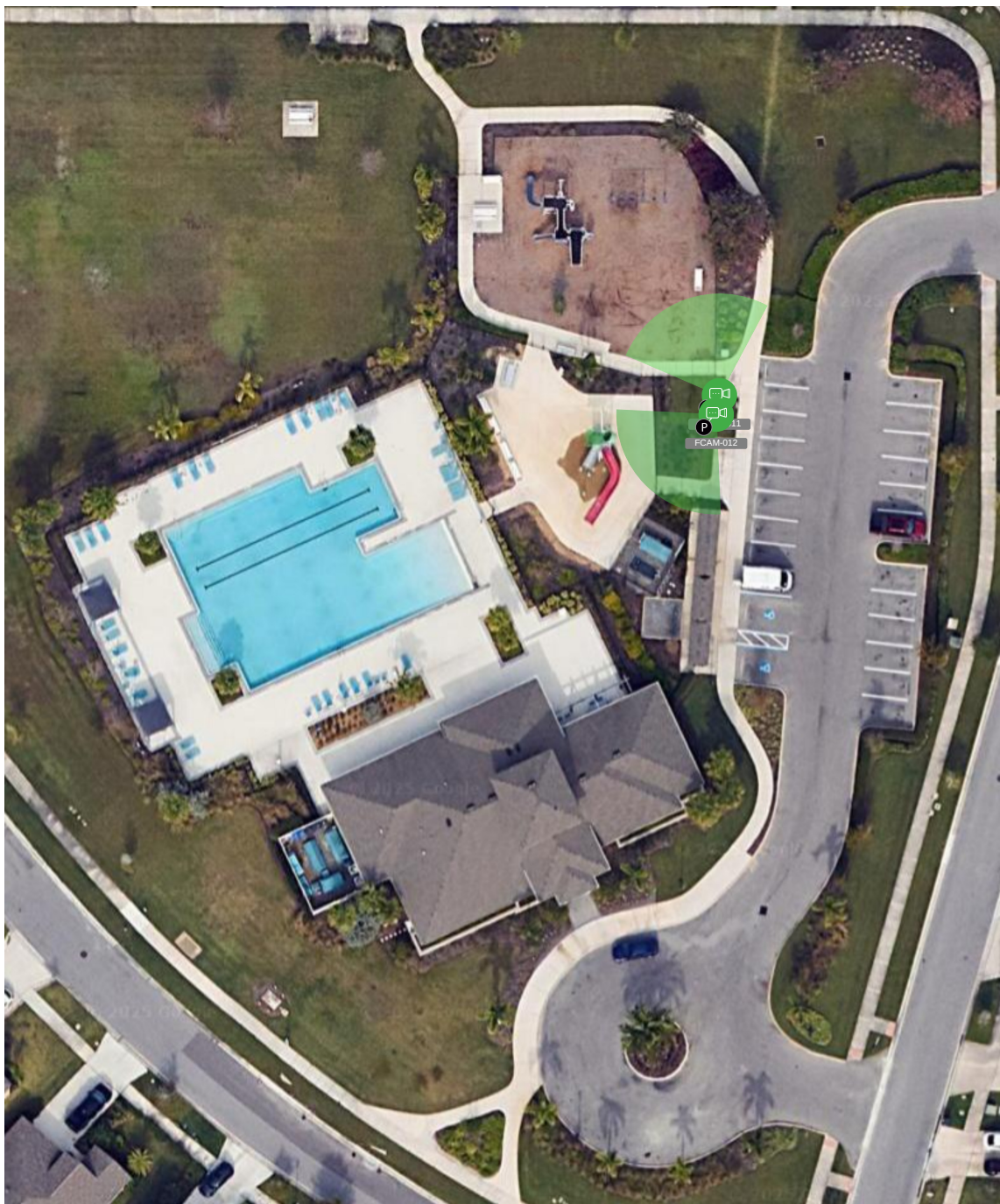
Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



## 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.



# CIT Solutions

(2) solutions offered below

| Cameras (Please check one)                                                                                                                                                                                                                                                                                                                                                       | Price      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <input type="checkbox"/> Option 1: Solar for Cameras <ul style="list-style-type: none"><li>(1) Solar Panel</li><li>(2) DT03 Starlight Cameras</li><li>Nema Enclosure, Charge Controller, Battery, Point to Point wireless</li><li>(1) 15' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute.</li><li>Labor</li></ul>                       | \$5,595.00 |
| <input type="checkbox"/> Option 2: Boring for Cameras <ul style="list-style-type: none"><li>(2) DT03 EEN Starlight Cameras</li><li>AXIS PA Speaker</li><li>(3) CAT6 Cable Installation</li><li>CAT6 Patch Cables</li><li>(1) 15' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute.</li><li>Labor</li><li>Boring (Subcontractor)</li></ul> | \$7,885.00 |

Estimated Project Total      \$0.00

## Monthly:

| Description                                                                                                                                                                                                            | Price   | QTY |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|
| Eagle Eye PR1 <ul style="list-style-type: none"><li>System will provide a minimum 30-day onsite recording retention (per state requirement), along with a 30-day cloud preview-stream backup for redundancy.</li></ul> | \$9.50  | 2   |
| <input type="checkbox"/> (optional - if option 2 is selected) Eagle Eye PA Loudspeaker                                                                                                                                 | \$15.00 | 1   |

Estimated Monthly License      \$19.00



## 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](mailto: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.

**MINUTES OF MEETING  
TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, June 9, 2026, at 8:00 a.m. at the Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa, FL 33619.

Present and constituting a quorum were:

|                |                                 |
|----------------|---------------------------------|
| Anson Angail   | Chairperson                     |
| Gregory Elliot | Vice Chairperson                |
| Timothy Fisher | Assistant Secretary (via Teams) |
| Kelly Hanlon   | Assistant Secretary             |
| Corliss Ball   | Assistant Secretary             |

Also present either in person or via electronic telecommunications were:

|                 |                              |
|-----------------|------------------------------|
| Alba Sanchez    | District Manager             |
| Cari Webster    | District Counsel (via Teams) |
| Christie Fowler | Field Inspection Coordinator |
| Timothy Stevens | Onsite Manager               |
| Residents       |                              |

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Ms. Ball, seconded by Mr. Elliot, with all in favor,<br>the June 9, 2026, agenda was approved as presented. |
|--------------------------------------------------------------------------------------------------------------------------|

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The HOA President and Vice President attended the meeting to discuss a recent incident that occurred at the Clubhouse. They expressed safety concerns and emphasized the need for overlapping staff coverage during the summer months. Inframark has already discussed this concern internally and is addressing it.



**FOURTH ORDER OF BUSINESS****Staff Reports****A. Field Inspection Report**

The Field Inspection report was reviewed. Ms. Fowler reported an increase in trash in and around the clubhouse area, particularly near the bushes. She requested that Steadfast remain vigilant in monitoring and removing litter from these areas.

**B. Steadfast Waterway Inspection Report**

Steadfast discussed the ongoing drought conditions, which have resulted in low water levels in the pond. Increased algae growth was also discussed. As a potential treatment alternative to aeration, the introduction of carp to the pond was discussed. The Board requested a proposal for further consideration.

**C. Landscape Report****i. Consideration of Steadfast Wood Line Trimming Estimate**

On MOTION by Mr. Elliot, seconded by Mr. Angail, with all in favor, Steadfast estimate for wood line trimming in the amount of \$970.00 was approved.

**ii. Consideration of Steadfast Tree Debris Removal Estimate**

On MOTION by Mr. Hanlon, seconded by Ms. Ball, with all in favor, Steadfast estimate for tree debris removal in the amount of \$275.00 was approved.

**D. District Engineer**

There were no updates.

**E. District Counsel**

Ms. Webster reiterated the requirement that all Board members complete and submit Form 1.

**F. District Manager****i. Employee Direct Deposit Enrollment Form**

Ms. Sanchez asked the Board whether they utilize direct deposit, noting that it is the preferred method of payment. She also explained that ADP has a service charge.

**ii. Pool Construction**

There was no discussion regarding pool construction.

**G. On-site Manager Report**

None.

**FIFTH ORDER OF BUSINESS****Business Items**

None.

**SIXTH ORDER OF BUSINESS****Business Administration****A. Consideration of Minutes from the Meeting held on May 12, 2026**

On MOTION by Ms. Ball, seconded by Mr. Elliot, with all in favor, the Minutes of the Meeting held on May 12, 2026, were approved as presented.

**B. Financial Snapshot as of April 2026**

On MOTION by Ms. Ball, seconded by Mr. Elliot, with all in favor, the April 2026 Financial Snapshot was accepted.

**SEVENTH ORDER OF BUSINESS****Board of Supervisors Requests and Comments**

The Board provided the following directives for pool staff:

- All umbrellas must be closed and properly secured under the covered pool area.
- One attendant is required to walk the pool area hourly to pick up trash and monitor activity.
- Access to the pool area is restricted to individuals with a valid fob; the area must remain secured at all times.

**EIGHTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. Angail, seconded by Ms. Ball, with all in favor, the meeting was adjourned at 9:20 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot June 16, 2026

- **Current Cash Balances:**

- Valley National Bank Operating account balance as of 06/16/2026: \$253,754.11.
- Reserve Fund as of 06/16/2026: \$460,079.57

- **Assessment collections:**

- Touchstone CDD is 98.72% collected on the tax roll, expecting to be fully collected by the end of June 2026.

- **Expenses:**

- Current expenses make up 91.43% of the annual budget through the end of May 2026

Total expenses for the first 8 months are approximately \$943,534. There are 4 months left in the fiscal year.