



Rizzetta & Company

New Port Corners Community Development District

Board of Supervisors' Meeting
November 11, 2025

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950

newportcornerscdd.org

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans	Chair
	Lori Campagna	Vice-Chair
	Jacob Walsh	Assistant Secretary
	Bradley Gilley	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.newportcornerscdd.org

November 3, 2025

Board of Supervisors
New Port Corners Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the New Port Corners Community Development District will be held on **Tuesday, November 11, 2025 at 9:00 a.m.**, or immediately after the Connerton East CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. **CALL TO ORDER**
- 2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes for October 14, 2025Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for September 2025.....Tab 2
- 4. **BUSINESS ITEMS**
 - A. Appointment of New Board Supervisor Seat 3 (2025-2028)
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 3
 - i. Presentation of Website Compliance Report.....Tab 4
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**NEW PORT CORNERS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of New Port Corners Community Development District was held on **Tuesday, October 14, 2025, at 9:32 a.m.** at the Hilton Garden Inn, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice Chair
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Angela Savinon	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Toxey Hall	District Engineer, Clearview Land Design (via phone)

Audience:	None
-----------	-------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:32 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Meeting Minutes for September 9, 2025**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors meeting on September 9, 2025, as presented, for the New Port Corners Community Development District.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
October 14, 2025 – Meeting of Minutes
Page 2

FOURTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for August
2025**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2025 (\$0.00), as presented, for the New Port Corners Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Sean Finotti
Resignation**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors accepted the resignation of Sean Finotti effective September 12, 2025, for New Port Corners Community Development District.

SIXTH ORDER OF BUSINESS

**Appointment of New Board
Supervisor Seat 3 (2025-2028)**

This item was tabled until November 11, 2025 CDD meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Pond Maintenance
for Phase 1 and 1-B1**

Mr. Brizendine reviewed the proposal and informed the Board that the current contract for the ponds Sitex is maintaining totals \$9,000, and with the addition of these ponds, the new total will be \$20,688. The budget for pond maintenance is \$10,000 so we'll want to amend the budget later and utilize some of the contingency.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Sitex proposal for \$11,688 for ponds 6-10 pending District Counsel providing a formal agreement, for New Port Corners Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Field Services
Inspection Contract (under separate
cover)**

Discussion was held regarding the frequency of inspections and meeting attendance. Rizzetta confirmed the initial pricing of \$750 per month for monthly inspections.

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors authorized District Counsel to work with Rizzetta on a contract and Chair will sign once ready and ratify at a future meeting, for New Port Corners Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
October 14, 2025 – Meeting of Minutes
Page 3

A. District Counsel

Ms. Hopkinson stated everything was ready for the bonds.

Ms. Evans stated the need for a no parking agreement for the mail kiosk; District Counsel will draft agreement.

B. District Engineer

No. report.

C. District Manager

Mr. Brizendine noted the next meeting will be on November 11, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

TENTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adjourned the meeting at 9:38 a.m., for New Port Corners Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 2

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures Presented For Board Approval July 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$23,722.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	300037	BG-070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Bradley Gilley	300037	BG081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Clearview Land Design, P.L.	300038	25-21642	Engineering Service 06/25	\$ 1,026.25
Clearview Land Design, P.L.	300038	25-22239	Engineering Service 08/25	\$ 540.00
Clearview Land Design, P.L.	300049	25-22571	Engineering Service 09/25	\$ 147.50
Jacob Walsh	300039	JW-070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Jacob Walsh	300039	JW081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Kelly Evans	300040	KE-070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Kelly Evans	300040	KE081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Lennar Homes, LLC	300050	45926	Refund for Duke Energy Bill 9101 8087 5313 8-25	\$ 58.19
Lori Campagna	300041	LC-070825	Board of Supervisor Meeting 07/08/25	\$ 200.00

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Lori Campagna	300041	LC081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Rizzetta & Company, Inc.	300046	INV0000100524	District Management Fees 07/25	\$ 3,200.00
Rizzetta & Company, Inc.	300047	INV0000100680	Mass Mailing 07/25	\$ 166.21
Rizzetta & Company, Inc.	300048	INV0000101252	District Management Fees 08/25	\$ 4,150.00
Sean Michael Finotti	300042	SF-070825	Board of Supervisor Meeting 07/08/25	\$ 200.00
Sean Michael Finotti	300042	SF081225	Board of Supervisor Meeting 08/12/25	\$ 200.00
Sitex Aquatics, LLC	300043	10050-B	Monthly Lake Maintenance 06/25	\$ 750.00
Sitex Aquatics, LLC	300043	9913-B	Monthly Lake Maintenance 07/25	\$ 750.00
Straley Robin Vericker	300044	26645	Legal Services 05/25	\$ 5,351.32
Straley Robin Vericker	300044	26812	Legal Services 06/25	\$ 3,354.00
Straley Robin Vericker	300044	26974	Legal Services 07/25	\$ 1,934.00
The Observer Group, Inc.	300045	25-01451P	Legal Advertising 07/25	\$ 70.00

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300051	25-01968P	Legal Advertising 09/25	\$ 61.25
The Observer Group, Inc.	300045	25-10402P	Legal Advertising 07/25	\$ 164.06
Report Total				<u>\$ 23,722.78</u>

NEW PORT CORNERS CDD
Meeting Date: July 8, 2025

RECEIVED
07/08/25

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Kelly Evans	☒	KE070825
Lori Campagna	☒	LC070825
Sean Finotti	☒	SF070825
Bradley Gilley	☒	BG070825
Jake Walsh	☒	JW070825

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:10
Meeting End Time:	10:15
Total Meeting Time:	2:05

Time Over (3) Hours:	☒
------------------------	-------------------------------------

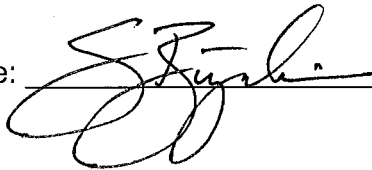
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature:



NEW PORT CORNERS CDD
Meeting Date: August 12, 2025

RECEIVED
08/12/25

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Kelly Evans	☒	KE081225
Lori Campagna	☒	LC081225
Sean Finotti	☒	SF081225
Bradley Gilley	☒	BG081225
Jacob Walsh	☒	JW081225

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:25
Meeting End Time:	9:35
Total Meeting Time:	:10

Time Over _____ (3) Hours:	0
------------------------------	---

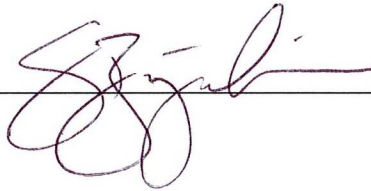
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

New Port Corners CDD c/o Rizzetta & Co
CDD Rizzetta Accounts Payable
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice number 25-21642
Date 06/06/2025

Project **LR NEW PORT CORNERS (RYALS
LITTLE ROAD/NEWPORT SPRING)
(PLATHE ROAD)**

Terms: Net 30

Interim CDD Engineering Services

CDD-LR-002 Interim CDD Engineering Services
LABOR

	Date	Hours	Rate	Billed Amount
Toxey A. Hall				
	05/12/2025	1.00	295.00	295.00
William C. Swales				
	05/12/2025	3.75	195.00	731.25
<i>New Port Corners CDD Mapping.</i>				
Phase subtotal				1,026.25
Interim CDD Engineering Services subtotal				1,026.25

Invoice total **1,026.25**

RECEIVED
06/16/2025

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
INTERIM CDD ENGINEERING SERVICES				
CDD-LR-002 INTERIM CDD ENGINEERING SERVICES	10,000.00	5,301.25	4,275.00	1,026.25
Total	10,000.00	5,301.25	4,275.00	1,026.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-21642	06/06/2025	1,026.25	1,026.25				
	Total	1,026.25	1,026.25	0.00	0.00	0.00	0.00



Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

New Port Corners CDD c/o Rizzetta & Co
CDD Rizzetta Accounts Payable
3434 Colwell Ave, Suite 200
Tampa, FL 33614

RECEIVED
08/12/25

Invoice number 25-22239
Date 08/01/2025

Project **LR NEW PORT CORNERS (RYALS
LITTLE ROAD/NEWPORT SPRING)**

Terms: Net 30

Interim CDD Engineering Services

CDD-LR-002 Interim CDD Engineering Services
LABOR

	Date	Hours	Rate	Billed Amount
Toxey A. Hall				
	07/07/2025	1.50	295.00	442.50
Wesley A. Bracy				
	06/10/2025	0.50	195.00	97.50
<i>CDD Meeting</i>				
Phase subtotal				540.00
Interim CDD Engineering Services subtotal				540.00
			Invoice total	540.00

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
INTERIM CDD ENGINEERING SERVICES				
CDD-LR-002 INTERIM CDD ENGINEERING SERVICES	10,000.00	5,841.25	5,301.25	540.00
Total	10,000.00	5,841.25	5,301.25	540.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-21642	06/06/2025	1,026.25			1,026.25		
25-22239	08/01/2025	540.00	540.00				
Total		1,566.25	540.00	0.00	1,026.25	0.00	0.00



Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

New Port Corners CDD c/o Rizzetta & Co
CDD Rizzetta Accounts Payable
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice number 25-22571
Date 09/05/2025

Project **LR NEW PORT CORNERS (RYALS
LITTLE ROAD)**

Terms: Net 30

Interim CDD Engineering Services
CDD-LR-002 Interim CDD Engineering Services
LABOR

	Date	Hours	Rate	Billed Amount
Toxey A. Hall				
	09/01/2025	0.50	295.00	147.50
Interim CDD Engineering Services subtotal				147.50
Invoice total				147.50

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
INTERIM CDD ENGINEERING SERVICES				
CDD-LR-002 INTERIM CDD ENGINEERING SERVICES	10,000.00	5,988.75	5,841.25	147.50
Total	10,000.00	5,988.75	5,841.25	147.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-21642	06/06/2025	1,026.25				1,026.25	
25-22239	08/01/2025	540.00		540.00			
25-22571	09/05/2025	147.50	147.50				
Total		1,713.75	147.50	540.00	0.00	1,026.25	0.00

NEW PORT CORNERS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Corporate Office · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614

Check Request

Amount: 58.19

Date: 09/26/2025

Payable To: Lennar Homes

Description: Refund for Duke Energy Bill 9101 8087 5313

Requested By: Kim McDonald

Please code to 53100-4301



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

LENNAR HOMES, LLC - TAMPA
8265 FUTURESIDE LOOP LIFT
LIFTSTATION

Bill date Sep 4, 2025

For service Aug 2 - Sep 2

32 days

Account number **9101 8087 5313**

Billing summary

Previous Amount Due	\$76.87
Payment Received Aug 26	-76.87
Current Electric Charges	52.50
Taxes	5.69
Total Amount Due Sep 25	\$58.19



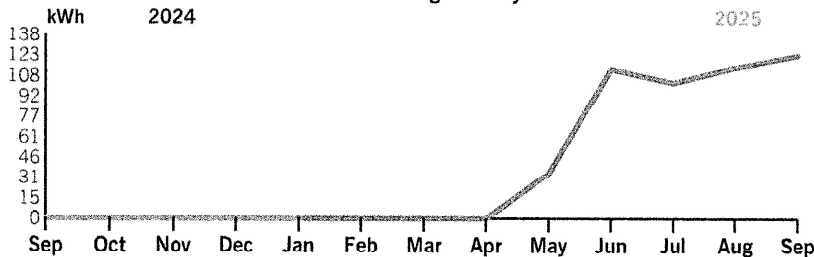
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 76° 72° 64° 57° 52° 48° 75° 80° 82° 84° 84° 82°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	123	0	N/A	97
Avg. Daily (kWh)	4	0	N/A	
12-month usage based on most recent history				



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 8087 5313

\$58.19
by Sep 25

After Sep 25, the amount due
will increase to \$63.19.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

000185 000000002



LENNAR HOMES, LLC - TAMPA
4301 W BOY SCOUT BLVD STE 600
TAMPA FL 33607-5732



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

fb.def.duke.cills.20250903214155.55.afp-369-000000002

889101808753130006600000000000000000581900000058194

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
2779903	Actual	Aug 2 - Sep 2
<u>Usage Values</u>		
Billed kWh		122.993 kWh
Billed Demand kW		1.974 kW
Load Factor		8.11 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 02 25 to Sep 02 25

Meter - 2779903

Customer Charge	\$17.85
Energy Charge	
122.993 kWh @ 5.370c	6.60
Fuel Charge	
122.993 kWh @ 3.925c	4.83
Demand Charge	
1.974 kW @ \$11.65	23.00
Asset Securitization Charge	
122.993 kWh @ 0.181c	0.22
Total Current Charges	\$52.50

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$3.76
Regulatory Assessment Fee	0.05
Gross Receipts Tax	1.35
County Optional Tax	0.53
Total Taxes	\$5.69



Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100524

Bill To:

New Port Corners CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00649

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/16/2025	INV0000100680

Bill To:

New Port Corners CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

RECEIVED
07/16/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00649

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101252

Bill To:

New Port Corners CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00649

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,250.00	\$1,250.00
Administrative Services	1.00	\$350.00	\$350.00
Management Services	1.00	\$1,600.00	\$1,600.00
Website Compliance & Management	1.00	\$100.00	\$100.00
Website Development	1.00	\$750.00	\$750.00
Website Compliance & Management - July 2025	1.00	\$100.00	\$100.00
		Subtotal	\$4,150.00
		Total	\$4,150.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

Ship to

New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 10050-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00

Total

RECEIVED
06/02/25

\$750.00

Ways to pay



[View and pay](#)

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

Ship to

New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 9913-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00

Total **\$750.00**

Ways to pay



[View and pay](#)

RECEIVED
07/01/2025

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

New Port Corners CDD
3434 Colwell Avenue. Suite 200
Tampa, FL 33614

June 10, 2025

Client: 001580

Matter: 000001

Invoice #: 26645

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	MS	RESEARCH AND PROCESS OUTDOOR LIGHTING AGREEMENTS FROM MULTIPLE COUNTIES AND COMPANIES FOR INSURANCE LANGUAGE.	1.5	\$292.50
5/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$67.00
5/6/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET.	1.8	\$351.00
5/13/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.7	\$688.50
5/13/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE MAINTENANCE AGREEMENT FOR AQUATICS WITH SITEX AQUATICS; REVIEW INTERLOCAL AGREEMENT WITH PASCO COUNTY TAX COLLECTOR FOR SPECIAL ASSESSMENTS.	2.4	\$804.00
5/20/2025	JMV	REVIEW DECLARATIONS OF CONSENT; PREPARE AND FILE IN COUNTY RECORDS.	0.6	\$243.00
5/27/2025	JMV	REVIEW EMAILS RE: CDD LEGAL DESCRIPTION ISSUE; REVIEW CDD LEGAL DESCRIPTION ISSUE.	0.9	\$364.50
5/27/2025	CAW	REVIEW EMAIL FROM PASCO COUNTY REGARDING BOUNDARY DISCREPANCY; REVIEW ORIGINAL LEGAL AND SKETCH; REVIEW REVISED LEGAL AND SKETCH.	1.1	\$368.50
5/27/2025	KCH	REVIEW MAILED NOTICE LETTER OF INCREASE IN BUDGET; REVIEW AD NOTICES FOR PUBLIC HEARING ON BUDGET; REVIEW PROPOSED BUDGET.	0.7	\$234.50
5/28/2025	JMV	REVIEW BOUNDARY AMENDMENT ISSUES; DRAFT EMAIL TO SURVEYOR RE: CDD LEGAL DESCRIPTION; TELEPHONE CALL WITH B. FENDER.	1.0	\$405.00

June 10, 2025

Client: 001580

Matter: 000001

Invoice #: 26645

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/29/2025	JMV	REVIEW CDD BOUNDARY ISSUES; DRAFT EMAILS RE: CDD BOUNDARY ISSUES; TELEPHONE CALL WITH K. EVANS.	1.0	\$405.00
5/29/2025	KCH	REVIEW AGENDA PACKAGE; EMAILS WITH K. REALI REGARDING CLOSURE OF BOUNDARY AND UPCOMING PETITION TO AMEND BOUNDARIES.	0.3	\$100.50
5/30/2025	JMV	REVIEW LEGAL DESCRIPTION ISSUES; REVIEW PROPERTY RECORDS; DRAFT EMAILS RE: CDD LEGAL DESCRIPTION ISSUE.	1.4	\$567.00
5/30/2025	WAS	REVIEW ISSUES RELATED TO INCORRECT LEGAL DESCRIPTION IN ESTABLISHMENT PETITION.	0.5	\$167.50
5/30/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER AND PUBLICATION WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	\$39.00
Total Professional Services			15.3	\$5,097.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/2/2025	Clerk, Circuit Court, Pasco County- Clerk of Court- New Port Corners CDD - Payment for Certificate of No Appeal	\$7.00
5/2/2025	FEDEX- Federal Express- FedEx Services	\$28.67
5/22/2025	Simplefile E-Recording- Filing Fee- Filing Fee	\$215.75
5/31/2025	Photocopies	\$2.40
Total Disbursements		\$253.82

June 10, 2025
Client: 001580
Matter: 000001
Invoice #: 26645

Page: 3

Total Services	\$5,097.50
Total Disbursements	\$253.82
Total Current Charges	\$5,351.32
Previous Balance	\$17,133.53
Less Payments	(\$14,536.78)
PAY THIS AMOUNT	\$7,948.07

RECEIVED
06/10/2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26485	May 06, 2025	\$2,463.50	\$133.25	\$0.00	\$0.00	\$7,948.07
Total Remaining Balance Due						\$7,948.07

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,351.32	\$2,596.75	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

New Port Corners CDD
3434 Colwell Avenue. Suite 200
Tampa, FL 33614

July 09, 2025

Client: 001580

Matter: 000001

Invoice #: 26812

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	JMV	TELEPHONE CALL WITH K. CONNEL; PREPARE FOR AND ATTEND CONFERENCE CALL RE: CDD BOUNDARIES.	1.0	\$405.00
6/2/2025	CAW	REVIEW EMAIL FROM K. MALCUIT REGARDING CORRECT LEGAL DESCRIPTION; PREPARE FOR AND ATTEND CONFERENCE CALL REGARDING LEGAL DESCRIPTION ISSUE AND PATH FORWARD TO CORRECT IT.	0.6	\$225.00
6/2/2025	LC	REVIEW SEATS FOR LANDOWNERS; ADD INFORMATION TO ELECTION RECORDS FOR 2025 THAT THE DISTRICT HAS ZERO VOTERS AND STATUS OF NEXT LANDOWNER'S ELECTION.	0.2	\$39.00
6/3/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
6/3/2025	KCH	REVIEW MAILED NOTICE LETTER.	0.2	\$75.00
6/4/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
6/9/2025	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
6/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.2	\$486.00
6/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.3	\$487.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/19/2025	KCH	REVIEW EMAIL FROM K. REALI REGARDING COUNTY ATTORNEY'S OFFICE AND CORRECTING THE COUNTY ERROR IN ORDINANCE ESTABLISHING; DISCUSS SAME WITH K. EVANS.	0.4	\$150.00
6/26/2025	KCH	PREPARE ADDENDUM FOR GRAU AND ASSOCIATES ENGAGEMENT LETTER; PREPARE WEBSITE CREATION AND MANAGEMENT AGREEMENT WITH SCHOOLSTATUS.	1.8	\$675.00
6/27/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			9.8	\$3,354.00

Total Services	\$3,354.00
Total Disbursements	\$0.00
Total Current Charges	\$3,354.00
Previous Balance	\$7,948.07
Less Payments	(\$2,596.75)
PAY THIS AMOUNT	\$8,705.32

RECEIVED
07/09/2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26645	June 10, 2025	\$5,097.50	\$253.82	\$0.00	\$0.00	\$8,705.32
Total Remaining Balance Due						\$8,705.32

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$8,705.32	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

New Port Corners CDD
3434 Colwell Avenue. Suite 200
Tampa, FL 33614

August 15, 2025

Client: 001580

Matter: 000001

Invoice #: 26974

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	JMV	REVIEW STATUS OF CDD EXPANSION AND AMENDED ORDINANCE.	0.5	\$202.50
7/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/7/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.6	\$243.00
7/8/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW EMAILS RE: CDD BOUNDARY AMENDMENT.	1.4	\$567.00
7/8/2025	CAW	REVIEW EMAIL CORRESPONDENCE ON STATUS OF LEGAL DESCRIPTION ERROR.	0.2	\$75.00
7/8/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.0	\$375.00
7/8/2025	NT	PREPARE CORRESPONDENCE AND MEMOS TO J. WALSH, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
7/9/2025	KCH	REVIEW REDLINE FROM SCHOOLSTATUS; EMAILS WITH D. KRONICK REGARDING SAME.	0.2	\$75.00
7/14/2025	MS	REVISE, FINALIZE, AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS.	0.2	\$39.00
7/14/2025	KCH	REVIEW RESOLUTION ADOPTING BUDGET; REVIEW RESOLUTION IMPOSING ANNUAL ASSESSMENTS.	0.5	\$187.50
Total Professional Services			5.2	\$1,934.00

August 15, 2025
Client: 001580
Matter: 000001
Invoice #: 26974

Page: 2

Total Services	\$1,934.00
Total Disbursements	\$0.00
Total Current Charges	\$1,934.00
Previous Balance	\$8,705.32
PAY THIS AMOUNT	\$10,639.32

RECEIVED
08/15/2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26645	June 10, 2025	\$5,097.50	\$253.82	\$0.00	\$0.00	\$7,285.32
26812	July 09, 2025	\$3,354.00	\$0.00	\$0.00	\$0.00	\$5,288.00
Total Remaining Balance Due						\$10,639.32

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,934.00	\$3,354.00	\$5,351.32	\$0.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01451P

Date 07/18/2025

RECEIVED
07/18/25

Attn:
New Port Corners CDD Rizzetta
3434 COLWELL AVENUE #200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01451P Public Board Meetings RE: New Port Corners Board of Supervisors Meeting on August 12, 2025 Published: 7/18/2025	\$70.00
--	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$70.00

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the New Port Corners Community Development District

The Board of Supervisors (the "Board") of the New Port Corners Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.newportcornerscdd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 933-5371.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

	Total O&M Budget	\$830,625.00
	Collection Costs @ 2.0%	\$ 17,672.87
	Early Payment Discount @ 4.0%	\$ 35,345.74
	Total O&M Assessment	\$883,643.62
Lot Size	Units	O&M Per Lot
Phase 1A		
Alley Townhomes 25'	16	\$707.68
Single Family 32'	13	\$905.84
Single Family 40'	139	\$1,132.30
Single Family 50'	43	\$1,415.37
Phase 1B		
Villa (Active Adult)	112	\$778.45
Single Family 50' (Active Adult)	241	\$1,415.37
Single Family 60' (Active Adult)	126	\$1,698.44

The O&M Assessments (in addition to delinquent assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

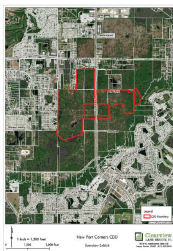
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Scott Brizendine
District Manager



July 11, 2025

25-01402P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01968P

Date 09/19/2025

Attn:
New Port Corners CDD Rizzetta
3434 COLWELL AVENUE #200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01968P

\$61.25

Public Board Meetings

RE: New Port Corners Board of Supervisors Meeting on October 14, 2025

Published: 9/19/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of New Port Corners Community Development District will hold their regular meeting on October 14, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.newportcornerscdd.org>, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Scott Brizendine
District Manager
September 19, 2025

25-01968P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01402P

Date 07/11/2025

RECEIVED
07/10/25

Attn:
New Port Corners CDD Rizzetta
3434 COLWELL AVENUE #200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01402P Notice of Public Hearing RE: Public Hearing for New Port Corners on August 12, 2025 at 9:00 a.m. Published: 7/11/2025	\$164.06
--	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$164.06

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Serial Number
25-01402P

Business Observer

RECEIVED
JUL 14 2025

Published Weekly
New Port Richey, Pasco County, Florida

BY:

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing for New Port Corners on August 12, 2025 at 9:00 a.m.

in the Court, was published in said newspaper by print in the issues of 7/11/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Notice of Public Hearing and Board of Supervisors Meeting of the New Port Corners Community Development District
The Board of Supervisors (the "Board") of the New Port Corners Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.newportcorners.org, or may be obtained by contacting the District Manager's office via email at dbriand@nccdd.com or via phone at (813) 933-5571.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Total O&M Budget	\$830,525.00
Collection Costs @ 2.0%	\$ 17,022.87
Early Payment Discount @ 4.0%	\$ 35,345.74
Total O&M Assessment	\$883,643.93
Units	O&M Per Lot

Lot Size		
Phase 1A		
Alley Townhomes 25'	16	\$707.86
Single Family 32'	13	\$905.84
Single Family 40'	129	\$1,132.30
Single Family 40'	43	\$1,415.37
Phase 1B		
Villa (Active Adult)	112	\$778.45
Single Family 50' (Active Adult)	241	\$1,415.37
Single Family 50' (Active Adult)	226	\$1,596.34

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be filed against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 30 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Scott Briandline
District Manager



July 11, 2025

25-01402P

Kelly Martin
Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the New Port Corners Community Development District

The Board of Supervisors (the "**Board**") of the New Port Corners Community Development District (the "**District**") will hold a public hearing and a meeting on August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.newportcornerscdd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 933-5571.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Scott Brizendine
District Manager
4923-6835-2303, v. 1
July 18, 2025

25-01451P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 09, 2025 @ 5pm

District Manager's Report

November 11,

2025

N
E
W

P
O
R
T

C
O
R
N
E
R
S

C
D
D

FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment
Balance:

\$300

**Total Cash and Investment
Balances:**

\$300

General Fund Expense Variance:

\$165,167

Under Budget

Tab 4



Quarterly Compliance Audit Report

New Port Corners

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

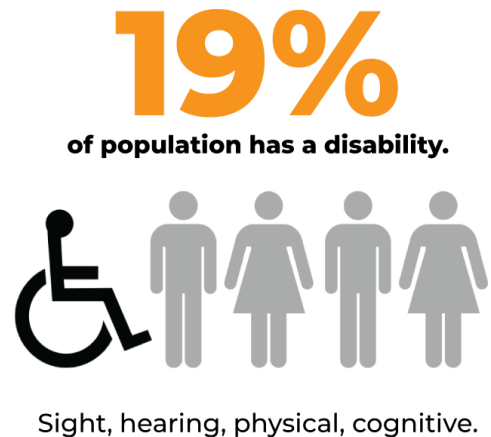
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
X	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web