

Summit at Fern Hill Community Development District

**September 8, 2026
Meeting Agenda Package**

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



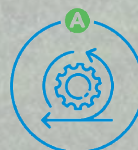
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Summit at Fern Hill Community Development District

Board of Supervisors

Antonio Bradford, Chairperson
Matthew Roth, Vice Chairperson
TiebeKiflom, Assistant Secretary
Yonatan Derar, Assistant Secretary
Shawn Connolly, Assistant Secretary

District Staff

Heather Jackson, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Christina Fowler, Field Service Inspector
Ruben Nesbitt, Accountant
Janice Swade, Administrative Assistant

Regular Meeting Agenda

Tuesday, September 8, 2026, at 6:00 p.m.

The Regular Meeting of the **Summit at Fern Hill Community Development District** will be held on **Tuesday, September 8, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida 33578.**

Meeting ID: 295 593 686 606 178 Passcode: T5qQWf2

<https://teams.microsoft.com/meet/295593686606178?p=leCqptrzghhZcJWUUI>

Following is the Agenda for the Meeting:

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. MOTION TO APPROVE AGENDA.....Page 2

3. PUBLIC 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.....Page 4

B. Landscape Update

C. Irrigation Update.....Page 31

D. Lake & Wetland Reports.....Page 35

E. District Counsel

F. District Engineer

G. District Manager

5. BUSINESS ITEMS

A. Discussion of Estimate #425 from Inframark for Amenity Center & Pond Fence Repair.....Page 43

B. Discussion of Proposal from Inframark for a Bike Rack.....Page 44

C. Discussion of Proposal #9651 from Pine Lake Companies for Pool Enclosure
Planting Enhancement.....Page 45

D. Discussion of Proposal #9734 from Pine Lake Companies for Irrigation Wire Tracking.....Page 49

E. Discussion of Proposal #9614 from Pine Lake Companies for Flush Cut & Stump Grind of Declining Palms.....Page 51

F. Discussion of Proposal #9625 from Pine Lake Companies for Mail Kiosk Enhancement.....Page 54

G. Discussion of Proposal #9676 from Pine Lake Companies for Installation of River Rock.....Page 59

H. Discussion of Proposal #8461 from Pine Lake Companies for Replacement of Oak Trees....Page 63

I. Discussion of Exterior Fence Repair Behind a Resident’s Property.....Page 68

J. Discussion of Proposal from Neptune Multi Services for Installation of Vinyl Fence Panel...Page 69

6. BUSINESS ADMINISTRATION

A. Approval of Minutes of August 3, 2026, Meeting.....Page 70

B. Financial Report as of July 2026.....Page 76

C. Discussion of August 17, 2026 Workshop Notes.....Page 86

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT



The Summit At Fern Hill August 2026

Field Inspection Report

Tuesday, August 18 2026

Prepared For Board Of Supervisors

26 Issues Identified

26 Issues Incomplete

Christy Fowler

Azuria

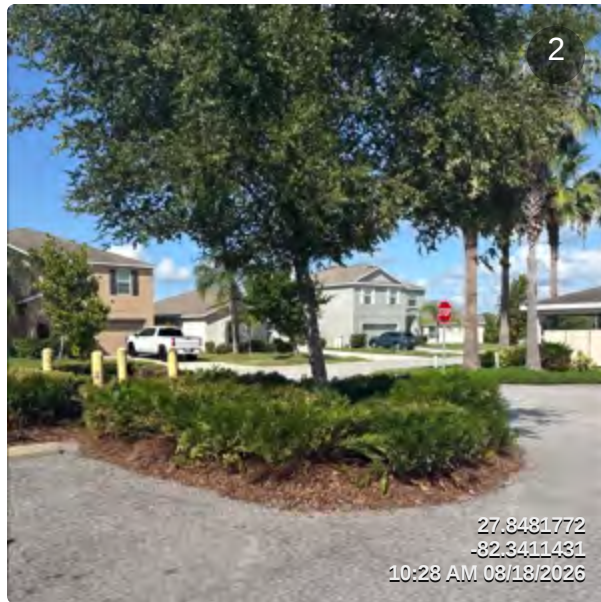
Issue 1

Assigned To: Pine Lake

Amenity Center Parking Area

Observation: Landscape shrubs are encroaching into the parking area and limiting the usable width of the parking space, including accessibility to the passenger-side door.

Recommendation: Prune shrubs back sufficiently to restore full use of the parking space and provide adequate clearance for vehicle passengers.



Issue 2

Assigned To: Pine Lake

Amenity Center Southeast Corner

Observation: Signs of soil washout were observed along the sidewalk at the southeast corner of the amenity center near the Fuzzy Cattail plantings.

Recommendation: Evaluate the source of the washout and restore the affected area to prevent continued soil loss onto the sidewalk. River Rock maybe?

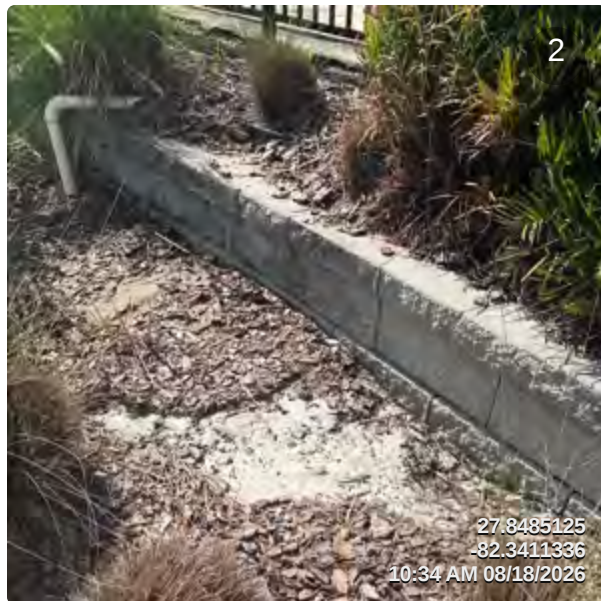


Issue 4

Assigned To: Pine Lake/Board
Amenity Center/ Pond Area

Observation: Signs of washout were observed between the pond and amenity center.

Recommendation: Evaluate irrigation and drainage and stabilize the affected area with some plantings or ground cover to prevent continued erosion and soil loss.



Issue 5

Assigned To: Pine Lake

Amenity Center North Corner

Observation: A broken drip irrigation line was observed within the landscape bed at the north corner of the amenity center.

Recommendation: Repair the damaged drip line and verify proper operation following the repair.



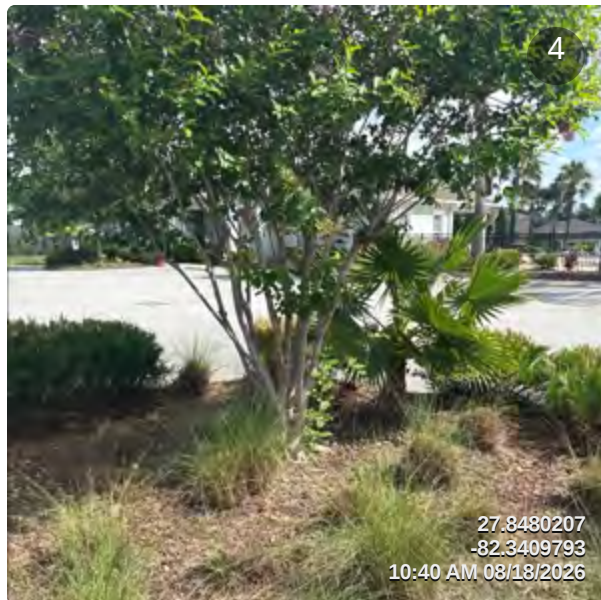
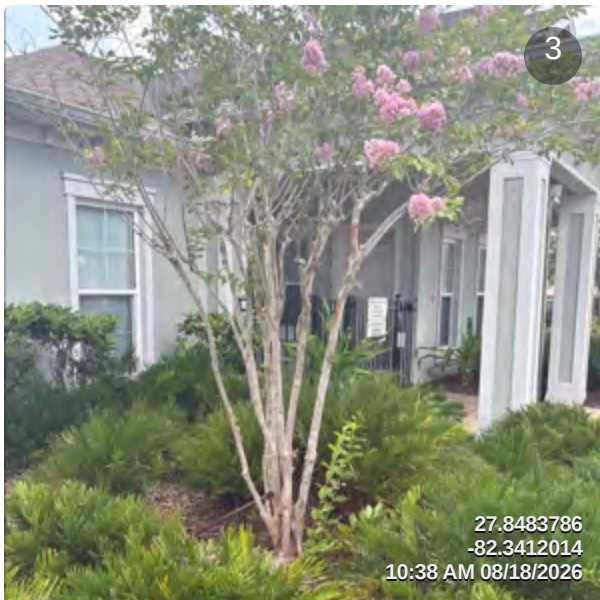
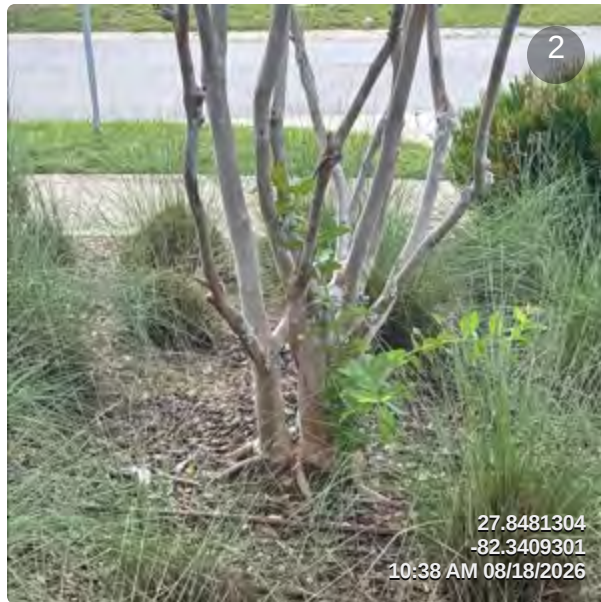
Issue 6

Assigned To: Pine Lake

Amenity Center

Observation: Sucker growth was observed on the Crape Myrtle trees surrounding the amenity center.

Recommendation: Prune and remove sucker growth to maintain proper form and appearance of the trees.



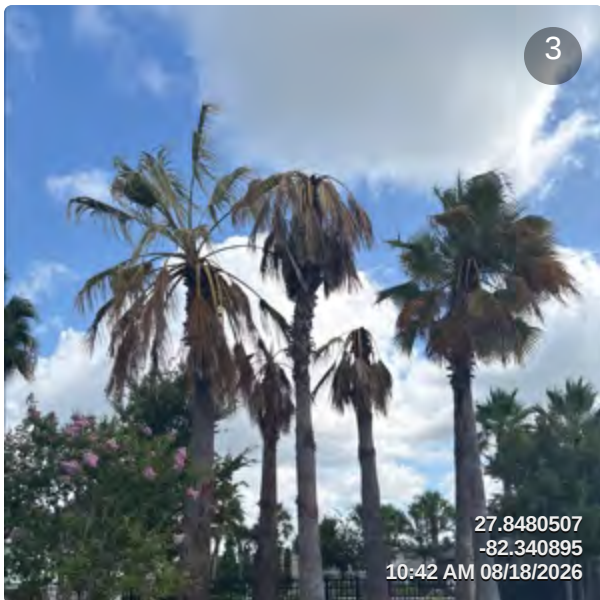
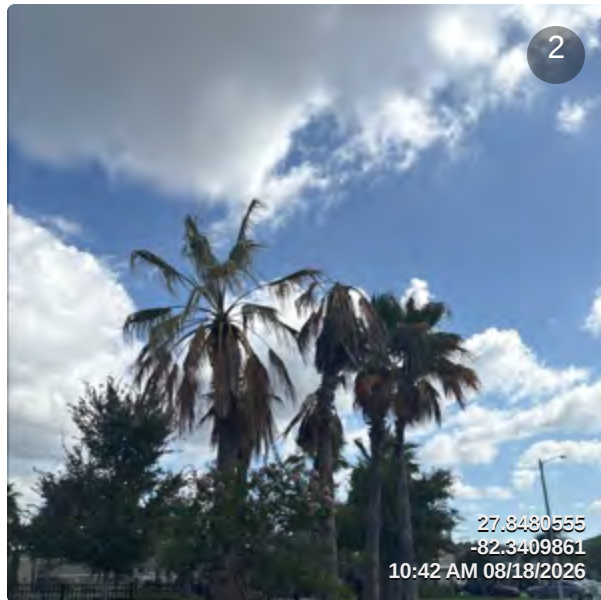
Issue 7

Assigned To: Pine Lake

Amenity Center South Corner

Observation: Palms at the south corner of the amenity center are showing signs of decline.

Recommendation: Diagnose the cause of decline and provide appropriate treatment. Continue monitoring the palms for recovery or additional deterioration.



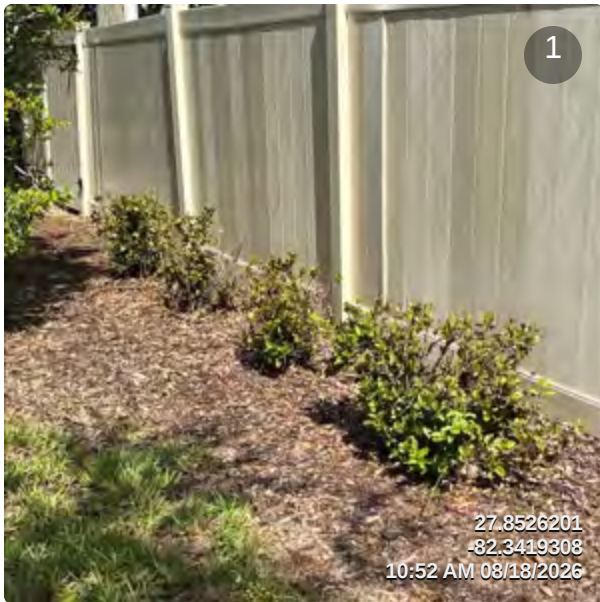
Issue 8

Assigned To: Pine Lake

Golden Wonder Lane Cul-de-Sac

Observation: Viburnum plantings at the Golden Wonder Lane cul-de-sac are showing signs of decline.

Recommendation: Diagnose the cause of decline and treat as appropriate to encourage recovery.



Issue 9

Assigned To: Pine Lake

Golden Wonder Lane Cul-de-Sac

Observation: Weed growth was observed within the landscape bed at the Golden Wonder Lane cul-de-sac.

Recommendation: Treat/remove weeds and maintain the bed in a clean condition.



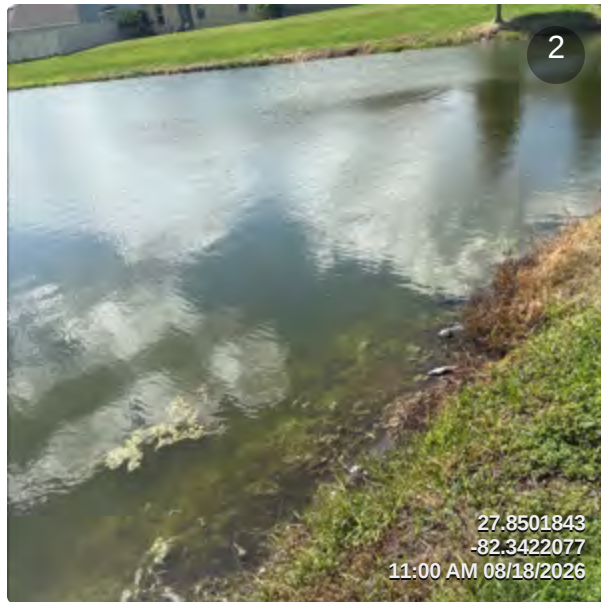
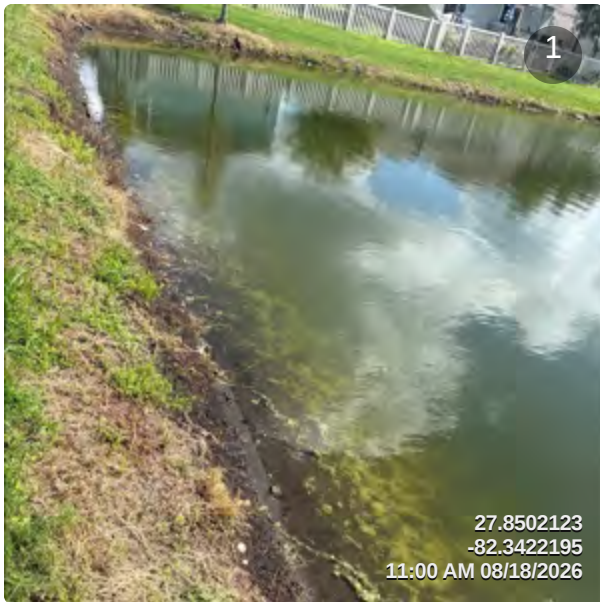
Issue 10

Assigned To: Aquatics

Pond 6

Observation: A small algae bloom was observed at Pond 6. Previously noted bank weeds appear to be declining following treatment.

Recommendation: Continue monitoring the algae bloom and effectiveness of the vegetation treatment. Retreat as necessary.



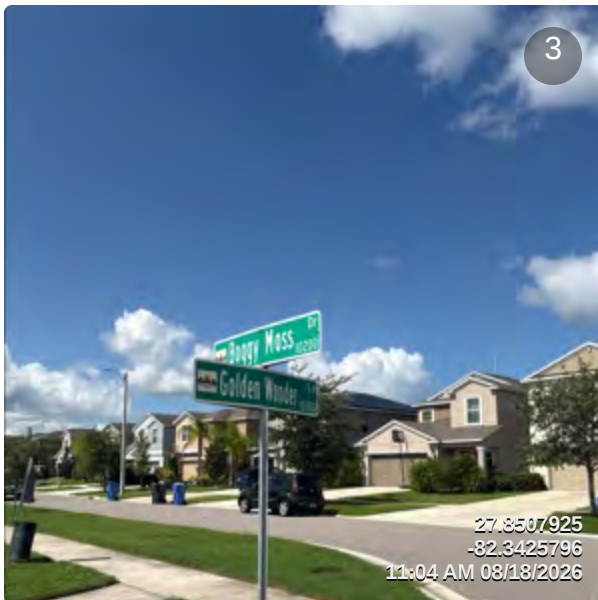
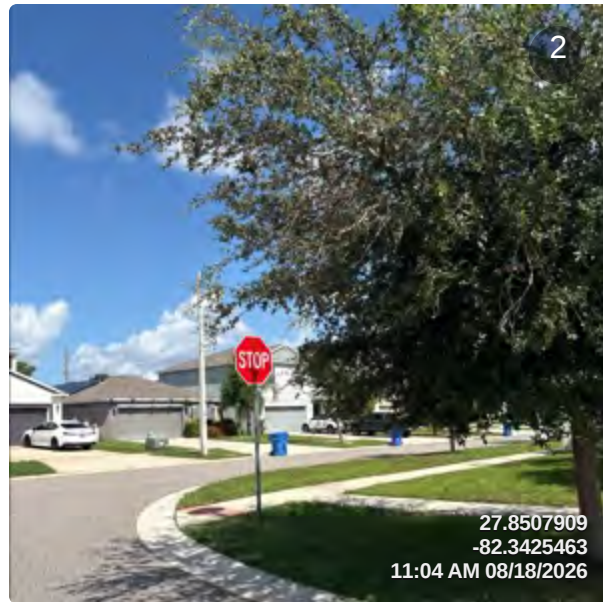
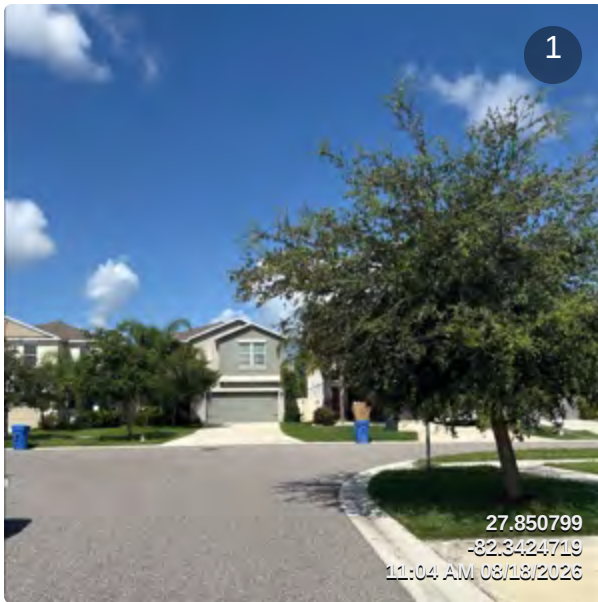
Issue 11

Assigned To: Board

Boggy Moss Drive / Golden Wonder Lane

Observation: Sight-line conditions were reviewed at the intersection of Boggy Moss Drive and Golden Wonder Lane.

Recommendation: Maintain vegetation to ensure adequate visibility and a clear sight line for motorists and pedestrians. Proposal for removal?



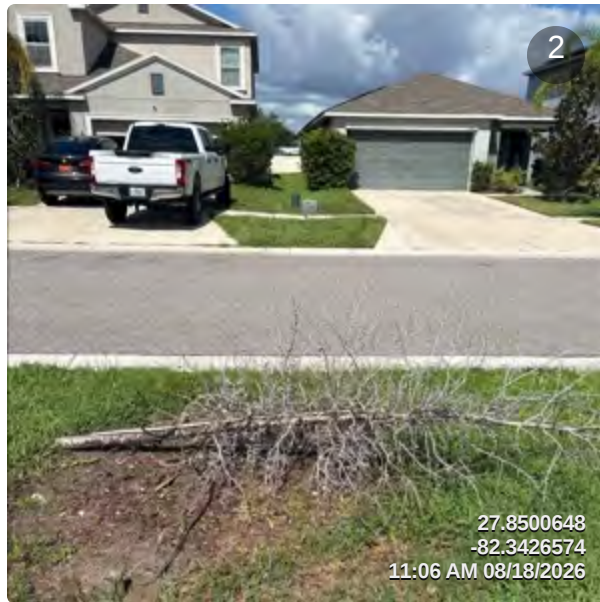
Issue 12

Assigned To: Pine Lake

Boggy Moss Drive Near Pond 6

Observation: A dead tree was observed along Boggy Moss Drive near Pond 6.

Recommendation: Remove the dead tree and replace as appropriate. Please provide a timeline for removal.



Issue 13

Assigned To: Pine Lake

Strawberry Tetra Drive

Observation: A broken drip irrigation line was observed along Strawberry Tetra Drive.

Recommendation: Repair the damaged irrigation line and verify proper operation.



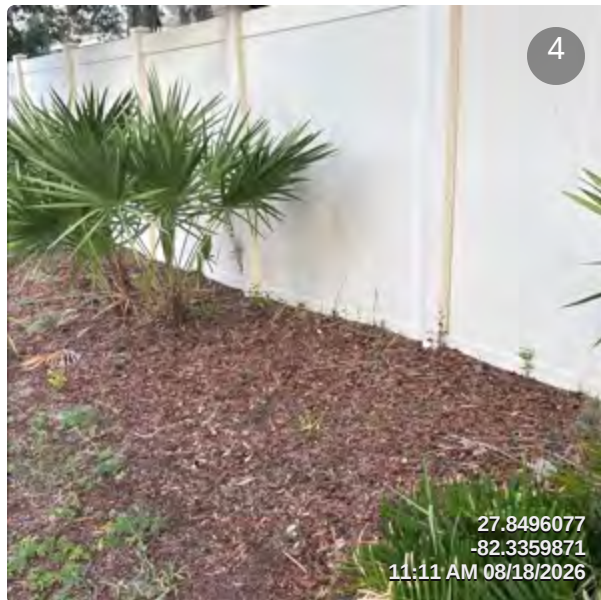
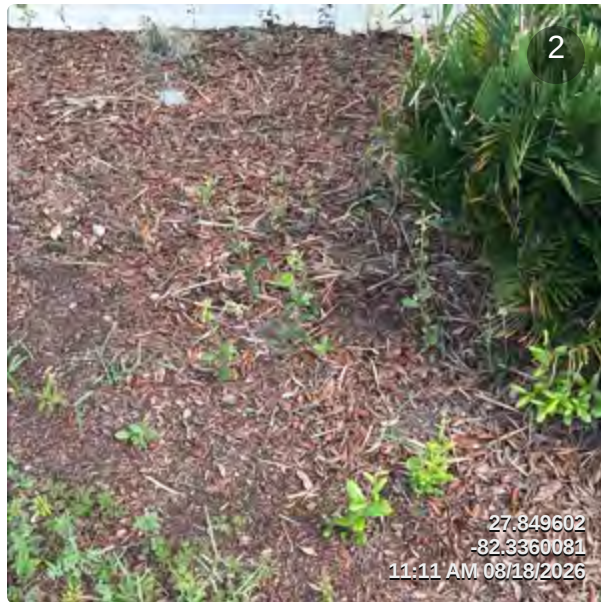
Issue 14

Assigned To: Pine Lake

Strawberry Tetra Drive

Observation: Volunteer saplings continue to emerge within the landscape beds along Strawberry Tetra Drive.

Recommendation: Continue treatment/removal of the saplings to prevent establishment and maintain the intended landscape.



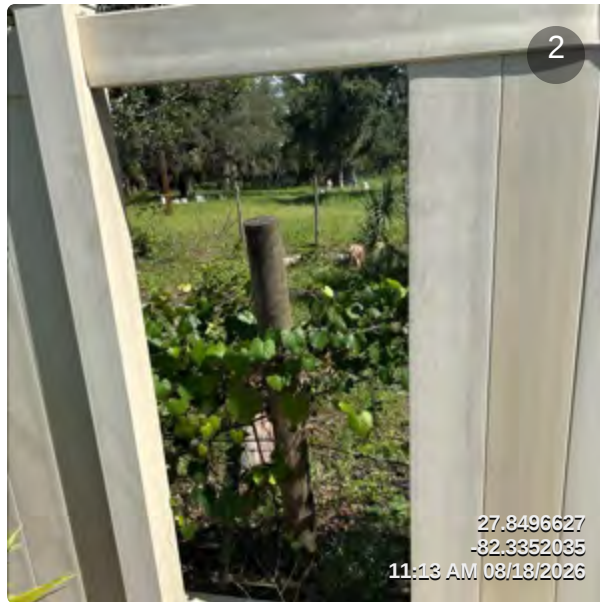
Issue 15

Assigned To: Pine Lake/ Inframark Maintenance/Neptune

Next to 10252 Strawberry Tetra

Observation: Fence panels were observed requiring attention and tree fallen over CDD fence.

Recommendation: Inspect the affected fence panels and complete necessary repairs to maintain proper alignment, appearance, and integrity of the fence.- Pine Lake please provide a proposal for removal of tree. Submitted for fence repair to Inframark and Neptune



Issue 16

Assigned To: Pine Lake

Pond 5 Access

Observation: The maintenance access area to Pond 5 appears to be missed during routine service, and debris was observed within the area.

Recommendation: Notify homeowner 10259 Strawberry Tetra to clear debris and include the pond access area as part of routine landscape maintenance.



Issue 17

Assigned To: Pine Lake

Pocket Park

Observation: Weed growth was observed around the pocket park.

Recommendation: Treat/remove weeds and continue routine maintenance of the area.



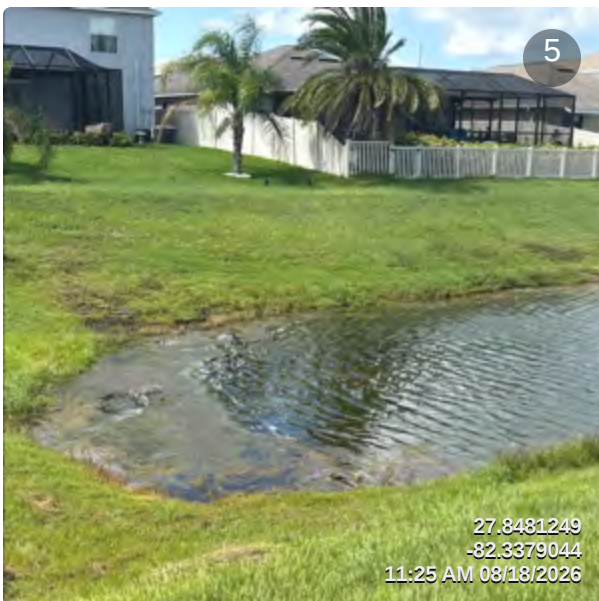
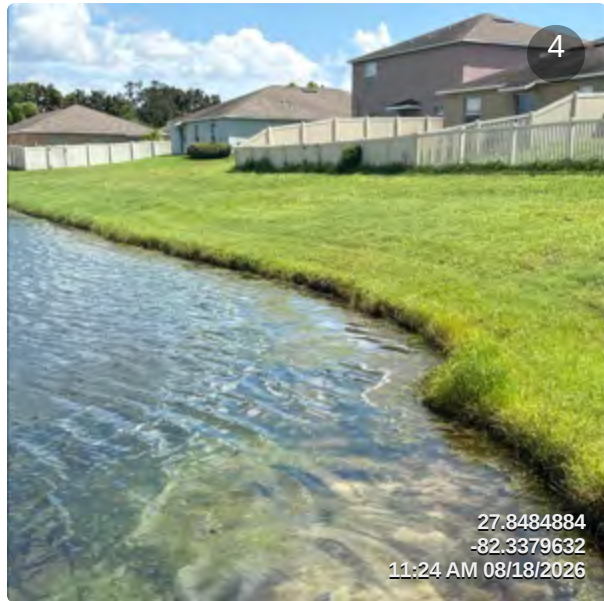
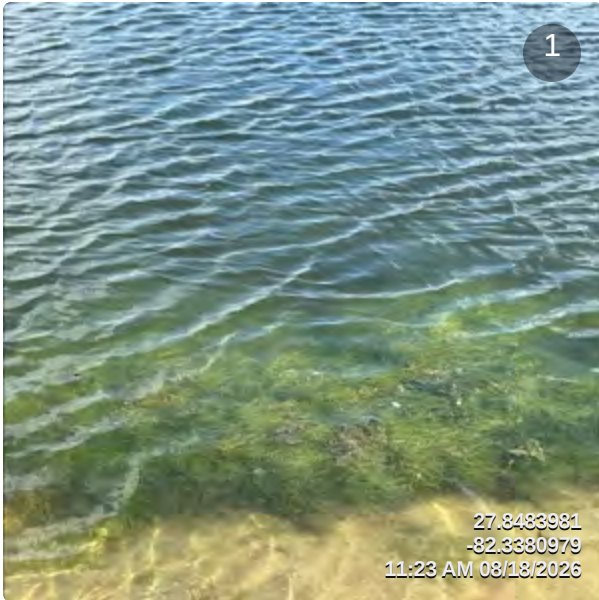
Issue 18

Assigned To: Aquatics

Pond 4

Observation: Submerged weed growth and an algae bloom were observed at Pond 4.

Recommendation: Treat the submerged vegetation and algae as appropriate and monitor pond conditions following treatment.



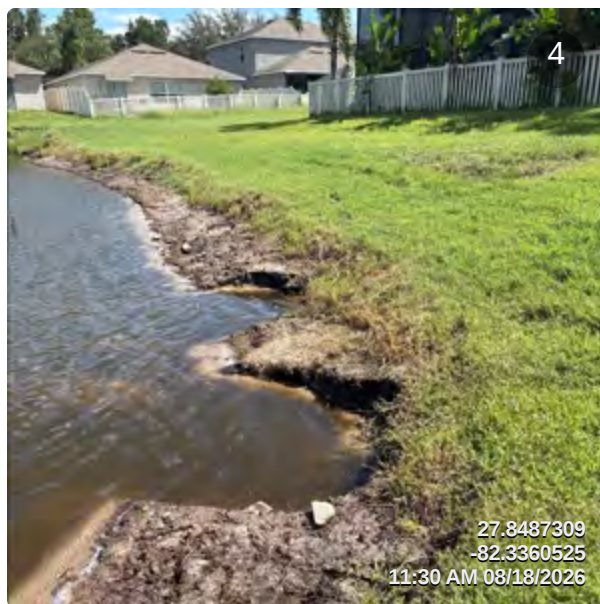
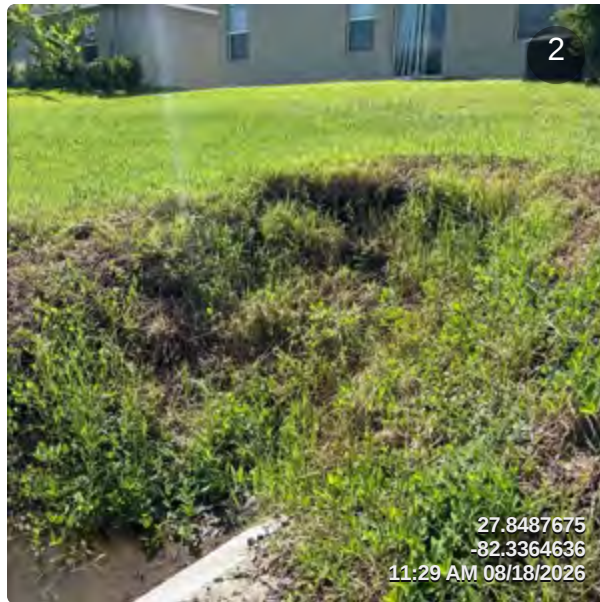
Issue 19

Assigned To: Aquatics

Pond 5

Observation: Multiple areas of significant washout and erosion were observed along the bank of Pond 5, including areas near the drainage structure.

Recommendation: Evaluate the extent and cause of the erosion and develop corrective measures to stabilize and restore the affected pond bank. Continued washout should be monitored closely.





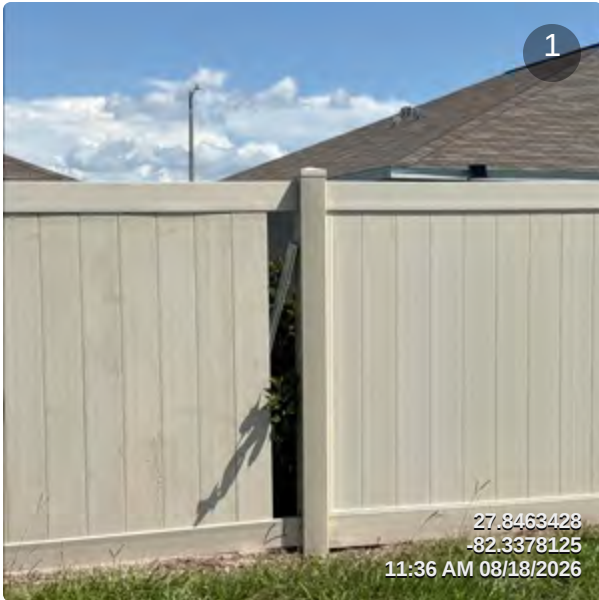
Issue 20

Assigned To: Inframark Maintenance/ Neptune

Cone Grove Road

Observation: A fence panel was observed down along Cone Grove Road.

Recommendation: Repair and secure the affected fence panel.-Submitted to Inframark and Neptune

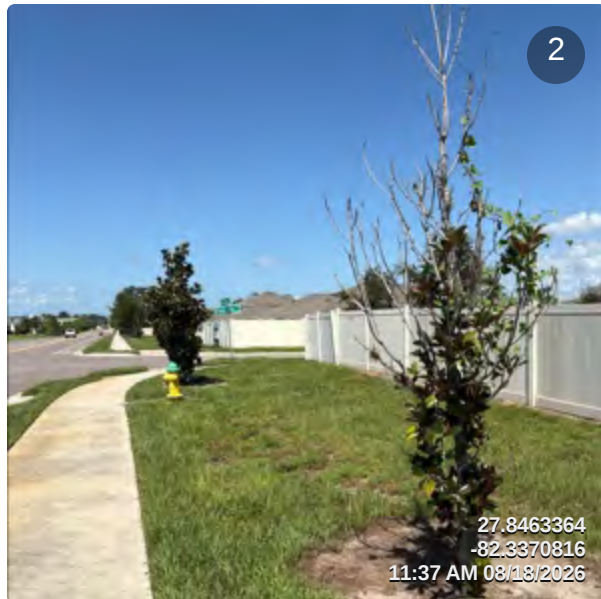


Issue 21

Assigned To: Pine Lake
Landscape Area

Observation: Vines were observed growing along the fence, and a nearby tree is showing signs of decline.

Recommendation: Remove the vines and diagnose the declining tree. Treat as appropriate and monitor for recovery.



Issue 22

Assigned To: Pine Lake

Bench Area

Observation: Weed growth is encroaching around the benches and limiting clear access to the seating area.

Recommendation: Treat/remove weeds and maintain adequate clearance around the benches for accessibility and routine maintenance.



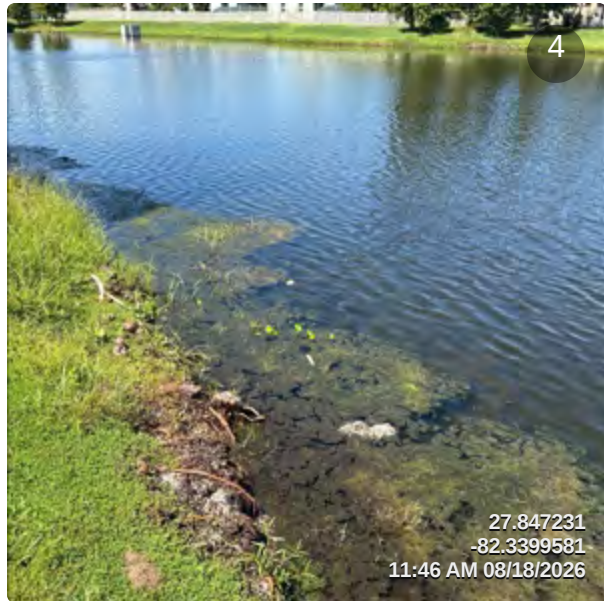
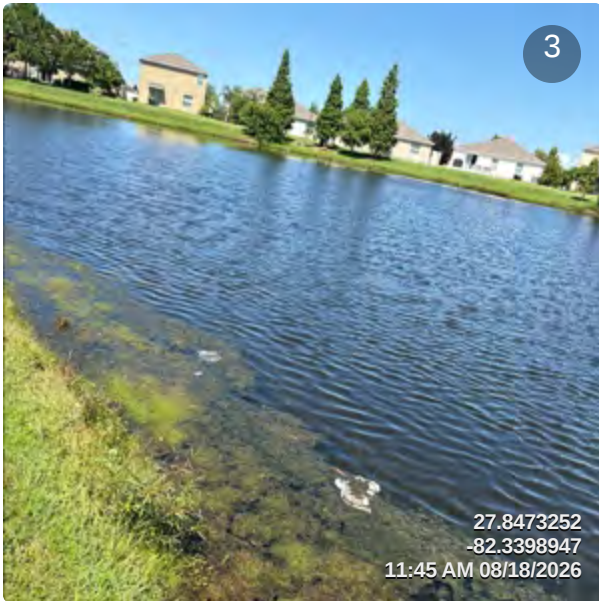
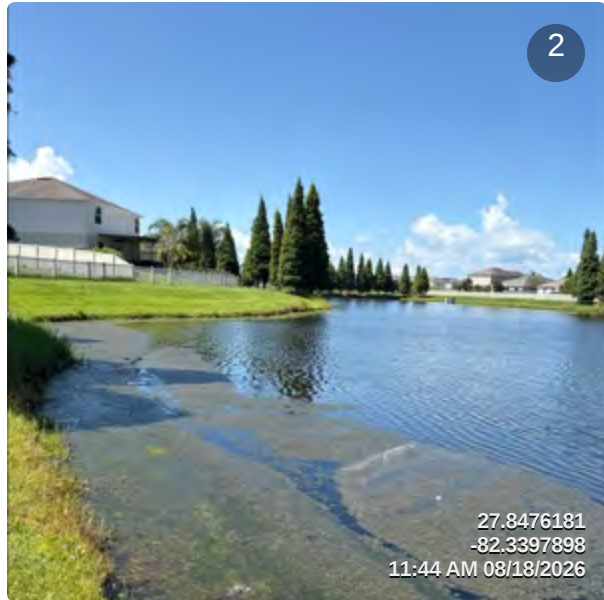
Issue 23

Assigned To: Aquatics

Pond 2

Observation: An algae bloom and trash/debris were observed at Pond 2.

Recommendation: Treat the algae as appropriate and remove accumulated trash/debris from the pond and shoreline.



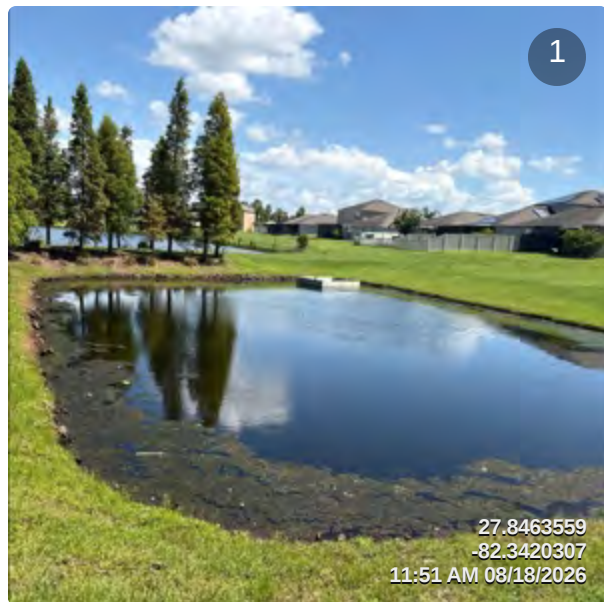
Issue 24

Assigned To: Aquatics

Pond 1

Observation: An algae bloom was observed along portions of Pond 1.

Recommendation: Treat the algae as appropriate and continue monitoring pond conditions.



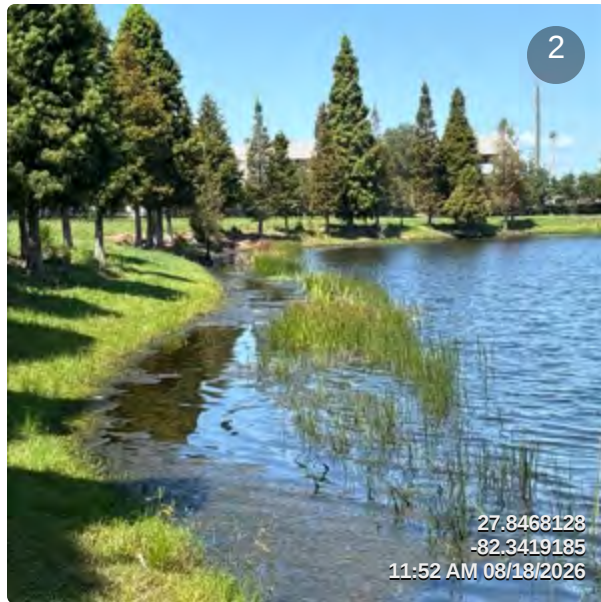
Issue 25

Assigned To: Aquatics

Pond 1A

Observation: An algae bloom was observed at Pond 1A.

Recommendation: Treat the algae as appropriate and monitor for recurrence.



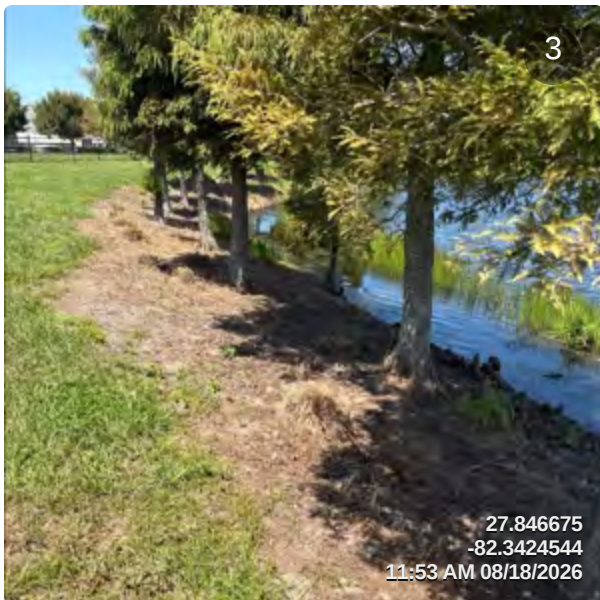
Issue 26

Assigned To: Pine Lake

Pond 1A Landscape Beds

Observation: Weed growth was observed within the landscape beds surrounding Pond 1A.

Recommendation: Treat/remove weeds and maintain the beds as part of routine landscape service.



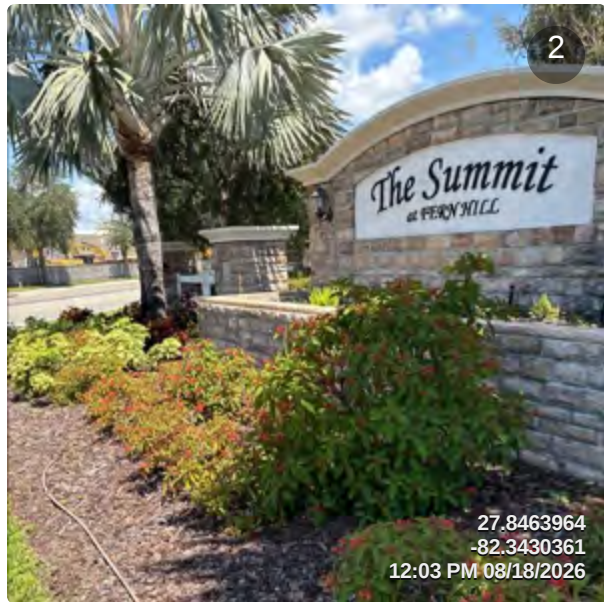
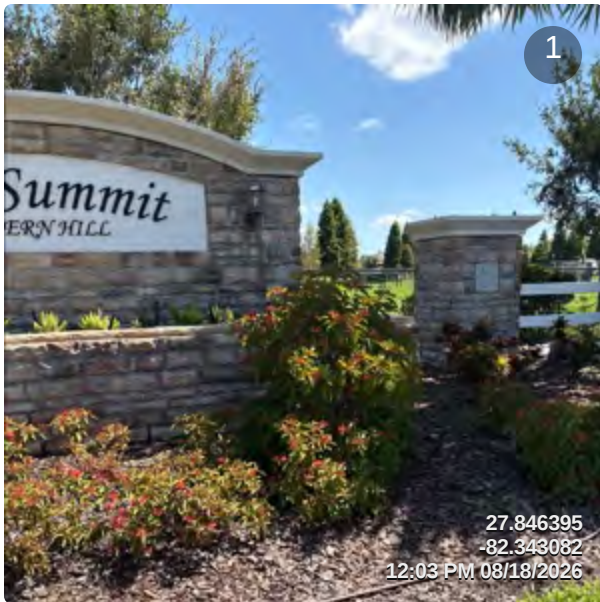
Issue 27

Assigned To: Pine Lake

Main Monument

Observation: Landscape material at the main Summit at Fern Hill monument requires pruning.

Recommendation: Prune the plant material to improve overall appearance, maintain appropriate separation from the monument signage, and preserve clear visibility of the community entrance feature



Follow up Items

Window frames around the amenity center

Magnet for entry Gate

Repair to column along Fern Hill Dr

Fence rails for 10506 Strawberry Tetra have been ordered to repair the fence along Cone Grove

Submitted request for closet repairs behind ladies' room of amenity center.

Requesting proposals for ground cover and artificial turf in the pool areas.

**Pine Lake Services**

Monthly Irrigation Report

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter I core Clock 1

Date: 8/28/26

Check Rain Sensor: Y / Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
											General Labor	\$80.00 per hr	
											Technical Labor - mainline, electrical	\$85.00 per hr	
											Emergency, After hours, Overtime	\$85.00 per hr	
											6" pop-up spray (Installed)	\$34.71	
											12" pop-up spray (Installed)	\$75.19	
											6" rotor head (Installed)	\$70.77	
1	Spray	35									Broken shrub riser (Installed)	\$25.32	
2	Drip	20									Straighten, Lower or Raise Head	\$18.13	
3	Spray	35									Drip line breaks	\$8.75	
4	Spray	35									Replace clogged nozzle	\$10.05	
5	Spray	35									Replace MP Rotator Nozzle	\$17.01	
6	Spray	35									Add 6" pop-up w/ pipe within 10'	\$55.00	
7	Spray	35									Add rotor w/ pipe within 10'	\$75.00	
8	Spray	35									Add bubbler within 10'	\$50.00	
9	Drip	20									Relocate head within 5'	\$40.00	
10	Drip	20									Replace solenoid	\$156.74	
11	Drip	20									Replace 1" valve (Installed)	\$406.92	
12	Drip	20									Replace 1.5" valve (Installed)	\$616.73	
13	Drip	20									Replace 2" valve (Installed)	\$851.05	
14	S/B	35									Repair 1/2" to 3/4" lateral line	\$71.73	
15	Spray	35									Repair 1" to 1 /4" lateral line	\$93.94	
16	S/R	35									Repair 1 1/2" to 2" lateral line	\$158.63	
17	Spray	35									Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23	Drip										MISC:	\$	
24	Drip												
Start Times:										Run Days:			
	A:												Total: \$
	B:												
	C:												
	D:												
Additional Comments:										Customer Approval: _____ Date: _____			
1.	Have to wire track to find overcurrent issue in 2 wire system												
2.													Page # ____ of ____
3.													
4.													

**Pine Lake Services**

Monthly Irrigation Report

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter I core Clock 2

Date: 8/28/26

Check Rain Sensor: Y / Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1	Spray	20		1					1 Nozzle		Broken shrub riser (Installed)	\$25.32	
2	Rotors	20									Straighten, Lower or Raise Head	\$18.13	
3	Drip	20									Drip line breaks	\$8.75	
4											Replace clogged nozzle	\$10.05	
5											Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
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9											Relocate head within 5'	\$40.00	
10											Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
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14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1 1/4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23											MISC:	\$	
24													
	Start Times:	3:30a.m	Run Days:										
		A:A											Total: \$
		B:											
		C:											
		D:											
	Additional Comments:										Customer Approval: _____ Date: _____		
1.													
2.													
3.													
4.													

**Pine Lake Services****Monthly Irrigation Report**

Job Number:

Job Name::Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter I core Clock 2

Date: 8/28/26

Check Rain Sensor: Y / Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	6" pop-up spray (Installed)	12" pop-up spray (Installed)	
1	Spray	20		1					1 Nozzle	6" rotor head (Installed)	\$70.77	
2	Rotors	20								Broken shrub riser (Installed)	\$25.32	
3	Drip	20								Straighten, Lower or Raise Head	\$18.13	
4										Drip line breaks	\$8.75	
5										Replace clogged nozzle	\$10.05	
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7										Add 6" pop-up w/ pipe within 10'	\$55.00	
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9										Add bubbler within 10'	\$50.00	
10										Relocate head within 5'	\$40.00	
11										Replace solenoid	\$156.74	
12										Replace 1" valve (Installed)	\$406.92	
13										Replace 1.5" valve (Installed)	\$616.73	
14										Replace 2" valve (Installed)	\$851.05	
15										Repair 1/2" to 3/4" lateral line	\$71.73	
16										Repair 1" to 1 1/4" lateral line	\$93.94	
17										Repair 1 1/2" to 2" lateral line	\$158.63	
18										Wireless rain/freeze sensor	\$310.00	
19										Wired in rain/freeze sensor	\$125.00	
20										Rectangular valve box	\$140.00	
21										10" round valve box	\$60.00	
22										Maxi jet stakes, with nozzle	\$40.01	
23										MISC:	\$	
24										MISC:	\$	
	Start Times:	3:30a.m	Run Days:									
		A:A			Tuesday Thursday							Total: \$
		B:										
		C:										
		D:										
	Additional Comments:									Customer Approval: _____ Date: _____		
1.												
2.												
3.												
4.												



- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☒ Soft Rush ☐







- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☒ Soft Rush ☐









2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Heather Jackson

Summit at Fern Hill CDD
10340 Boggy Moss Drive
Riverview, Florida 33578

Estimate #425

Sent on Aug 10, 2026

Total \$750.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Proposal – Summit at Fern Hill Amenity Center & Pond Fence Repair Remove and replace termite-damaged baseboards in the amenity center meeting room. New baseboards will be installed, prepared, and painted to match the existing trim and finish. Repair damaged vinyl fence components located adjacent to the pond area by replacing the damaged fence post and panel as required. Cost includes all labor, materials, equipment, mobilization, disposal of damaged materials, and final cleanup. Scope Includes: Removal and disposal of termite-damaged baseboards. Installation of replacement baseboards. Surface preparation and painting to match existing trim. Replacement/repair of damaged vinyl fence post and panel. Labor, materials, mobilization, and cleanup.	1	\$750.00	\$750.00

Total \$750.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Heather Jackson

Summit at Fern Hill CDD
10340 Boggy Moss Drive
Riverview, Florida 33578

Estimate #447

Sent on Jul 30, 2026

Total \$375.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Provide, deliver, and install one (1) in-ground mounted 5-bike rack at the desired location. The bike rack will be securely anchored in a concrete footing. Cost includes mobilization, labor, materials, and installation.	1	\$375.00	\$375.00

Total \$375.00

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Signature: _____ **Date:** _____



Proposal #9651

Summit at Fern Hill - Pool Enclosure Enhancement - 08.26

Date 8/31/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to remove existing plant material and mulch from landscape bed directly around the clubhouse pool (inside the fence), and install ground cover in its place.

Phase one: Mulch and Plants will be removed to make way for the ground cover.

Phase two: Install Jasmine, and pine fine

Phase three: Irrigation Tech will install drip line and check for water coverage.

Remove current landscaping and mulch in beds around pool and install Jasmine in its place.

Plant Material Install

Items	Quantity	Unit
Jasmine 1g	625.00	EA
Freight	1.00	EA
Dumping Charge	1.00	EA
Pine fine 2cu ft bag	50.00	EA

Plant Material Install: \$6,250.00

Install dripline in and around freshly installed Jasmine.

Irrigation Enhancement

Items	Quantity	Unit
Misc Irrigation Fittings	1.00	EA
Drip line 1ft	800.00	EA

Irrigation Enhancement: \$1,121.15

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$74.00
PROJECT TOTAL:		\$7,445.15

Terms & Conditions

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Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

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By 

Raul Sanchez Gonzalez

Date 8/31/2026

Pine Lake Services, LLC

By _____

Heather Jackson

Date _____

Inframark



Proposal #9734

Summit at Fern Hill- Wire Tracking

Date 8/31/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Clock 1 is having an issue with overcurrent taking down all zones. The short in the system has to be located via wire tracking to bring the zones back online.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Irrigation Labor Wire Tracking	8.00	Hr	\$680.00
Irrigation Enhancement:			\$680.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
Fuel Surcharge:			\$6.80

PROJECT TOTAL:	\$686.80
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Terms & Conditions

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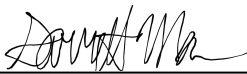
The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

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By 
Garrett Macgregor
Date 8/31/2026
Pine Lake Services, LLC

By _____
Heather Jackson
Date _____
Inframark



Proposal #9614

Summit at Fern Hill - Palm Removal - 08.26

Date 8/19/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Flush cut and stump grind 5 declining palm trees located at the clubhouse to reduce the spread of disease to other palms.



Remove 5 Palms Trees at Clubhouse

Palm Tree Removal

Items	Quantity	Unit
Flush Cut and Stump Grind	1.00	EA
Palm Tree Removal:		\$4,290.00
PROJECT TOTAL:		\$4,290.00

Terms & Conditions

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The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

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By 

Michael Dunbar

Date 8/19/2026

Pine Lake Services, LLC

By _____
Heather Jackson

Date _____

Inframark



Summit at Fern Hill - Mail Kiosk Enhancement - 08.26

Date 9/1/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to relandscape the north corner of the clubhouse mail kiosk.

Remove existing plant material and mulch from the landscape bed.

Carefully reduce and regrade the soil to create a flatter, more controlled slope, minimizing future soil and mulch washout.

Install Coontie 7g, Variegated Flax Lilly 1g, Burgundy Bromeliads 3g. Place fresh dripline in and around new plantings.

Finish the bed with pine bark mulch and complete all necessary cleanup.

Mail Kiosk Enhancement

Plant Material Install

Items	Quantity	Unit
Coontie 7g	3.00	EA
Flax Lilly 1g	20.00	EA
Bromeliads 3g	6.00	EA
Mulch Pine Bark 3 CuFt Bag	12.00	EA
Freight	1.00	EA

Plant Material Install: \$2,600.00

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Misc. Irrigation Parts	1.00	EA
Irrigation Enhancement:		\$350.00

Fuel Surcharge

Fuel Surcharge		
Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$30.00
PROJECT TOTAL:		\$2,980.00

Terms & Conditions

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By 
Raul Sanchez Gonzalez
Date 9/1/2026
Pine Lake Services, LLC

By _____
Heather Jackson
Date _____
Inframark



Proposal #9676

Summit at Fern Hill - Pool Enclosure River Rock - 8-25

Date 9/2/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to remove existing plant material and mulch from landscape bed directly around the clubhouse pool (inside the fence), and install ground cover in its place.

Phase one: Mulch and Plants will be removed to make way for the River rock.

Phase two: Muhly grass will be planted to give the area a pop.

Phase three: dripline will go around new plantings

Phase four: a weed barrier matting will be laid first, then followed with laying down the brown river rock.





Remove current landscaping and mulch in beds around pool and install river rock with pink muhly grass in its place.

River Rock Material Install

Items	Quantity	Unit
Brown River Rock 1yd	11.00	EA
Pink Muhly 3g	40.00	EA
Freight	1.00	EA
Dumping Charge	1.00	EA
woven weed barrier and staples	1.00	EA

River Rock Material Install: \$9,285.13

Install Dripline around Muhly grasses.

Irrigation Enhancement

Items	Quantity	Unit
Misc Irrigation Fittings	1.00	EA
Drip Line 1ft	500.00	EA

Irrigation Enhancement: \$950.52

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$102.00
PROJECT TOTAL:		\$10,337.65

Terms & Conditions

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By 
Raul Sanchez Gonzalez
Date 9/2/2026
Pine Lake Services, LLC

By _____
Heather Jackson
Date _____
Inframark



Proposal #8461

Summit at Fern Hill Oak Trees Replacement Enhancement Proposal 4/2026

Date 8/7/2026

Customer Heather Jackson | Inframark | 368 Cascade Bend Dr. | Ruskin, FL 33570

Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove and Replace 2 Live Oak trees located on the common area on Boggy moss drive

Demo and Prep

Oak Trees Replacement

Items	Quantity	Unit
Oak Trees Replacement 30-G	2.00	EA
Oak Trees Replacement :		\$1,630.00
PROJECT TOTAL:		\$1,630.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate

of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and

professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain

constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 8/7/2026
Pine Lake Services, LLC

By _____
Heather Jackson
Date _____
Inframark

From: Stephanie Mullins <smullins@folioam.com>

Sent: Monday, August 17, 2026 9:38 AM

To: Blake Slusher <bslusher@folioam.com>

Subject: Fw: Please fix fence

The homeowner at **10506 Strawberry Tetra Dr., Riverview, FL 33578** is requesting that the exterior fence behind their property be repaired. They are concerned that the loose/falling fence is creating easy access to their backyard and a potential security concern.

The homeowner states that the fence boards frequently fall during rain and windy conditions, particularly during hurricanes. They believe the boards are too short and are unable to securely reach the top of the fence because they sink too far into the ground. They are requesting either **longer boards or for the ground/fence opening to be raised with dirt, gravel, or another appropriate material** so the boards can be properly secured.

They have temporarily put some of the boards back in place, but state that this is not a permanent repair.

Stephanie Mullins | Client Services Associate
| 813-278-6679

Folio Association Management
12906 Tampa Oaks Boulevard, Ste 100
Temple Terrace, FL 33637
www.FolioAM.com



VINYL FENCE PANEL REPLACEMENT PROPOSAL

★★★★★

Fern Hill CDD • Riverview, Florida

PROPERTY: Fern Hill CDD
LOCATION: Riverview, Florida
ATTENTION: Christy Fowler

Neptune Multi Services is pleased to provide this proposal for the replacement of two damaged vinyl fence panels. The repair will restore the affected sections with professional installation, matching materials where available, and complete cleanup.

DATE: August 28, 2026
PROJECT: One-Time Repair

TOTAL ESTIMATED INVESTMENT

\$895.00

TWO VINYL FENCE PANELS • LABOR • MATERIALS • REMOVAL • INSTALLATION • CLEANUP INCLUDED

PROFESSIONAL INSTALLATION

Remove damaged panels and install replacement vinyl panels with proper alignment and secure fastening.

MATCHING & FINISH

Replacement materials will be matched as closely as available to the existing fence profile and color.

CLEANUP & ACCOUNTABILITY

Work area will be cleaned after completion and management will be notified of any additional structural damage.

SCOPE OF WORK

- Remove and dispose of two damaged vinyl panels.
- Furnish replacement panels and standard installation hardware.
- Install, align, secure and finish both replacement sections.
- Remove work-related debris and leave the area clean.
- Inspect completed repair for stability and appearance.

PROJECT PHOTOS



SERVICE CLARIFICATION

Pricing assumes the existing fence posts and surrounding structure are reusable. If hidden damage to posts, footings, rails, or other structural components is discovered, Neptune Multi Services will notify District Management before performing additional work. Additional structural repairs are not included in the \$895.00 project price and require approval.

APPROVAL

Fern Hill CDD

AUTHORIZED BY

DATE

CALL OR TEXT TODAY!
813-778-9857

neptunemts.com
neptunemts@gmail.com

YOUR HOA & CDD SOLUTIONS
Professional. Reliable. Accountable.

1 **MINUTES OF MEETING & BUDGET PUBLIC HEARING**
2 **SUMMIT AT FERN HILL**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the
6 Summit at Fern Hill Community Development District was held Monday, August 3, 2026 at 6:00
7 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview,
8 Florida 33578.

9
10 Present and constituting a quorum were:

11	Antonio Bradford	Chairperson
12	Matthew Roth	Vice Chairperson
13	Yomatan Derar	Assistant Secretary
14	Tiebe Kiflom	Assistant Secretary
15	Shawn Connolly	Assistant Secretary
16		
17		

18 Also present were:

19	Heather Jackson	District Manager
20	Christy Fowler	Field Inspector
21	Michael Dunbar	Pine Lake Companies
22		

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

26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

28 Mrs. Jackson called the meeting to order and called the roll. A quorum was established.

29
30 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

31 This item is to be removed from any future agendas.

32
33 **THIRD ORDER OF BUSINESS**

Motion to Approve Agenda

34 There being no amendments,

35
36 On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in
37 favor, the Agenda for the meeting was approved, as presented. (5-0)
38

FOURTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next order of business followed.

FIFTH ORDER OF BUSINESS

**Public Hearing for Adoption of the Fiscal
Year 2027 Budget**

A. Open Public Hearing

On MOTION by Mr. Roth, seconded by Mr. Bradford, with all in favor, the Public Hearing for adoption of the Fiscal Year 2027 Budget was opened at 6:02 p.m. (5-0)

There were no comments or questions.

B. Close Public Hearing

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, the Public Hearing for adoption of the Fiscal Year 2027 Budget was closed at 6:04 p.m. (5-0)

C. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Budget

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, Resolution 2026-08, Adopting a Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; and Providing an Effective Date, was adopted. (5-0)

D. Consideration of Resolution 2026-09, Levying Assessments for Fiscal Year 2027

On MOTION by Mr. Roth, seconded by Mr. Derar, with all in favor, Resolution 2026-09, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of all District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted. (5-0)

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Ms. Fowler presented the Field Inspection Report, and discussion ensued.

B. Landscape Update

Mr. Dunbar provided an update regarding landscaping. Discussion ensued.

C. Irrigation Update

Mr. Dunbar provided an update regarding irrigation. Discussion ensued.

D. District Counsel

District Counsel was not present.

E. District Engineer

Ms. Jackson informed the Board that District Engineer Phil Chang, will have the tow map completed shortly and will add it to the workshop agenda to review.

F. District Manager

Ms. Jackson informed the Board that their next workshop is on August 17, 2026 at 6:00 p.m., and their next CDD meeting is on September 8, 2026 at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Meeting Schedule

The September 6, 2027 meeting date should be changed to September 7, 2027.

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, Resolution 2026-10, Designating Date, Time and Location for Regular Meetings of the Board of Supervisors for the Fiscal Year 2026/2027, and Providing for an Effective Date Hereof, was adopted, as amended. (5-0)

B. Consideration of Resolution 2026-11, Goals & Objectives

On MOTION by Mr. Roth, seconded by Mr. Derar, with all in favor, Resolution 2026-11, Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date, was adopted (5-0)

C. Consideration of Proposal #9378 for Flush Cut of Palm Tree

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, Proposal #9378 from Pine Lake Companies in the amount of \$147.30 for flush cut of palm tree, was approved. (5-0)

D. Discussion of Quote #A-56438-00007485 from Admiral Outdoor for Re-Slinging of Chairs

This item was tabled indefinitely.

E. Discussion of Estimate #32994 from Florida Patio Furniture Inc. for Purchase of Patio Furniture

On MOTION by Mr. Roth, seconded by Mr. Bradford, with all in favor, Estimate #32994 from Florida Patio Furniture Inc. in the amount of \$5,759.19 for purchase of patio furniture, was approved. (5-0)

F. Discussion of Estimate from Outdoor Furniture Connection for Purchase of Patio Furniture

This item was tabled indefinitely.

G. Discussion of Proposal #9237 from Pine Lake Companies for Removal and Disposal of Weed Barrier

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, Proposal #9237 from Pine Lake Companies in the amount of \$454.00 for removal and disposal of weed barrier, was approved. (5-0)

H. Discussion of Proposal #9197 from Pine Lake Companies to Flush Cut Tree at Pond FH3

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, Proposal #9197 from Pine Lake Companies in the amount of \$1,079.20 to flush cut tree at Pond FH3, was approved. (5-0)

I. Discussion of Estimate #402 from Inframark for Miscellaneous Repairs Around the Community

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, Estimate #402 from Inframark in the amount of \$1,360.00 for miscellaneous repairs around the community, was approved. (5-0)

J. Discussion of Repair of Irrigation Decoder

Discussion ensued.

K. Discussion of Estimate #425 from Inframark for Amenity Center & Pond Fence Repair

This item was tabled to the September meeting. Add "exterior bathroom closet repairs and obtain updated proposal, or separate proposal."

L. Discussion of Proposal #9297 from Pine Lake Companies for Stump Grinding

On MOTION by Mr. Roth, seconded by Mr. Connolly, with all in favor, Proposal #9297 from Pine Lake Companies in the amount of \$286.00 for stump grinding was approved. (5-0)

M. Discussion of Quote from Trusted Pool & Spa for Commercial Pool Service

This item was tabled to the August workshop and September meeting. The three proposals received this year should be added.

N. Discussion of Proposal #9246 from Pine Lake Companies for Installation of Podocarpus

This item was tabled to the August workshop and September meeting.

EIGHTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of June 1, 2026

There being no additions, corrections or deletions,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Minutes of the June 1, 2026 meeting were approved, as presented. (5-0)

B. Financial Report as of June 2026

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Financial Report as of June 2026, was approved. (5-0)

NINTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

Ms. Kiflom requested an explanation of the Misc. Collection, the ADP explanation listed on the workshop agenda, and the bank fees.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the meeting was adjourned at 7:27 p.m. (5-0)

Chairperson/Vice Chairperson

***Summit at Fern Hill
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	GENERAL FIXED	GENERAL LONG-	TOTAL
		DEBT SERVICE	DEBT SERVICE	ASSETS	TERM DEBT	
		FUND	FUND	ACCOUNT	ACCOUNT	
				GROUP FUND	GROUP FUND	
ASSETS						
Cash - Operating Account	\$ 710,149	\$ -	\$ -	\$ -	\$ -	\$ 710,149
Due From Other Funds	-	2,814	2,193	-	-	5,007
Investments:						
Reserve Fund	-	123,178	69,139	-	-	192,317
Revenue Fund	-	164,454	101,879	-	-	266,333
Prepaid Items	1,773	-	-	-	-	1,773
Deposits	5,678	-	-	-	-	5,678
Fixed Assets						
Improvements Other Than Buildings	-	-	-	290,198	-	290,198
Improvements - Amenity	-	-	-	632,537	-	632,537
Stormwater Management	-	-	-	652,584	-	652,584
Equipment and Furniture	-	-	-	439,065	-	439,065
Amount Avail In Debt Services	-	-	-	-	229,390	229,390
Amount To Be Provided	-	-	-	-	4,811,610	4,811,610
TOTAL ASSETS	\$ 717,600	\$ 290,446	\$ 173,211	\$ 2,014,384	\$ 5,041,000	\$ 8,236,641

LIABILITIES

Accounts Payable	\$ 16,534	\$ -	\$ -	\$ -	\$ -	\$ 16,534
Deferred Revenue	23,256	-	29,435	-	-	52,691
Bonds Payable	-	-	-	-	5,041,000	5,041,000
Due To Other Funds	5,007	-	-	-	-	5,007
TOTAL LIABILITIES	44,797	-	29,435	-	5,041,000	5,115,232

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG- TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	1,773	-	-	-	-	1,773
Restricted for:						
Debt Service	-	290,446	143,776	-	-	434,222
Unassigned:	671,030	-	-	2,014,384	-	2,685,414
TOTAL FUND BALANCES	672,803	290,446	143,776	2,014,384	-	3,121,409
TOTAL LIABILITIES & FUND BALANCES	\$ 717,600	\$ 290,446	\$ 173,211	\$ 2,014,384	\$ 5,041,000	\$ 8,236,641

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,802	\$ 9,802	0.00%
Interest - Tax Collector	-	896	896	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	587,199	588,527	1,328	100.23%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	587,199	599,500	12,301	102.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	24,000	16,000	8,000	66.67%
Field Management	12,000	10,000	2,000	83.33%
ProfServ-Trustee Fees	8,100	6,739	1,361	83.20%
Disclosure Report/Dissemination Services	8,820	7,350	1,470	83.33%
District Counsel	8,000	4,749	3,251	59.36%
District Engineer	8,000	2,810	5,190	35.13%
District Manager	24,050	19,429	4,621	80.79%
Auditing Services	6,000	6,000	-	100.00%
Postage, Phone, Faxes, Copies	1,000	273	727	27.30%
Insurance - General Liability	4,104	4,104	-	100.00%
Public Officials Insurance	3,356	3,356	-	100.00%
Insurance -Property & Casualty	13,955	11,611	2,344	83.20%
Legal Advertising	2,500	203	2,297	8.12%
Bank Fees	200	2,457	(2,257)	1228.50%
Payroll Services	-	234	(234)	0.00%
Website Administration	1,585	1,613	(28)	101.77%
Dues, Licenses, Subscriptions	175	575	(400)	328.57%
Total Administration	125,845	97,503	28,342	77.48%
<u>Utility Services</u>				
Water/Waste	8,500	2,188	6,312	25.74%
Utility - Electric	48,925	38,499	10,426	78.69%
Amenity Internet	1,900	1,571	329	82.68%
Total Utility Services	59,325	42,258	17,067	71.23%
<u>Landscape Services</u>				
R&M Ponds	5,000	4,450	550	89.00%
Landscaping - R&M Other	4,000	2,085	1,915	52.13%
Landscaping - -Plant Replacement Origran	4,000	-	4,000	0.00%
Contracts Ponds	5,340	-	5,340	0.00%
Landscape Maintenance	80,000	68,762	11,238	85.95%

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Irrigation Maintenance	10,000	7,592	2,408	75.92%
Landscaping - Mulch	15,000	2,550	12,450	17.00%
Capital Improvements	68,500	30,813	37,687	44.98%
Capital Reserve	135,873	-	135,873	0.00%
Total Landscape Services	327,713	116,252	211,461	35.47%
<u>Other Physical Environment</u>				
Pool Monitors	25,000	-	25,000	0.00%
Janitorial Contract	9,000	14,300	(5,300)	158.89%
Pest Control	1,500	633	867	42.20%
Contracts-Pools	16,800	9,381	7,419	55.84%
R&M-Pools	2,000	21,741	(19,741)	1087.05%
Amenity Maintenance & Repairs	10,000	2,115	7,885	21.15%
Miscellaneous Maintenance	5,000	4,947	53	98.94%
Access Control Maintenance & Repair	2,016	2,040	(24)	101.19%
Holiday Decoration	3,000	2,685	315	89.50%
Total Other Physical Environment	74,316	57,842	16,474	77.83%
TOTAL EXPENDITURES	587,199	313,855	273,344	53.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	285,645	285,645	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		387,158		
FUND BALANCE, ENDING		\$ 672,803		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2026

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,199	\$ 10,199	0.00%
Special Assmnts- Tax Collector	243,763	246,571	2,808	101.15%
TOTAL REVENUES	243,763	256,770	13,007	105.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	92,000	92,000	-	100.00%
Interest Expense	151,763	151,763	-	100.00%
Total Debt Service	243,763	243,763	-	100.00%
TOTAL EXPENDITURES	243,763	243,763	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,007	13,007	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		277,439		
FUND BALANCE, ENDING		\$ 290,446		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2026

Series 2018 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,952	\$ 5,952	0.00%
Special Assmnts- Tax Collector	139,450	141,820	2,370	101.70%
TOTAL REVENUES	139,450	147,772	8,322	105.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	45,000	45,000	-	100.00%
Interest Expense	94,450	94,450	-	100.00%
Total Debt Service	139,450	139,450	-	100.00%
TOTAL EXPENDITURES	139,450	139,450	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,322	8,322	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		135,454		
FUND BALANCE, ENDING		\$ 143,776		

Bank Account Statement

Summit At Fern Hill CDD

Thursday, August 20, 2026

Page 1

RNESBITT 1

Bank Account No. 3620

Statement No. 07-26

Statement Date

07/31/2026

G/L Account No. 101001 Balance	710,148.53	Statement Balance	711,363.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	710,148.53	Subtotal	711,363.59
Negative Adjustments	0.00	Outstanding Checks	-1,215.06
Ending G/L Balance	710,148.53	Ending Balance	710,148.53

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/16/2026		JE000798	Interest - Investments	Interest Earned	53.09	53.09	0.00
07/31/2026		JE000799	Interest - Investments	Interest Earned	869.65	869.65	0.00
07/13/2026	Payment	BD00020	Other Miscellaneous Revenues	Deposit No. BD00020	25.00	25.00	0.00
07/24/2026	Payment	BD00021	Rental Income	Deposit No. BD00021	50.00	50.00	0.00
Total Deposits					997.74	997.74	0.00
Checks							
							0.00
06/18/2026	Payment	300114	BOCC ACH	Inv: 061526-0149-ACH	-556.62	-556.62	0.00
06/25/2026	Payment	300115	FRONTIER ACH	Inv: 061626-20-5	-174.53	-174.53	0.00
06/26/2026	Payment	100209	STRALEY ROBIN VERICKER	Inv: 28568	-437.50	-437.50	0.00
07/01/2026	Payment	100210	PINE LAKE SERVICES LLC	Inv: 10293	-810.52	-810.52	0.00
07/08/2026	Payment	100211	INFRAMARK LLC	Inv: 183738	-3,651.67	-3,651.67	0.00
07/08/2026	Payment	100212	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	Inv: 313464417	-184.00	-184.00	0.00
07/08/2026	Payment	100213	AQUATIC WEED CONTROL INC	Inv: 1141310	-890.00	-890.00	0.00
07/08/2026	Payment	100214	PINE LAKE SERVICES LLC	Inv: 10410	-6,587.92	-6,587.92	0.00
07/10/2026	Payment	100215	BRYAN HINDMAN ELECTRIC, LLC	Inv: 20450	-767.00	-767.00	0.00
07/14/2026	Payment	100216	BUSINESS OBSERVER	Inv: 26-01617P	-126.88	-126.88	0.00
07/09/2026	Payment	300116	ADP, Inc.	Inv: 070326-1870-ACH	-38.20	-38.20	0.00
07/13/2026	Payment	300117	TECO TAMPA ELECTRIC ACH	Inv: 070826-7513-ACH	-114.58	-114.58	0.00
07/13/2026	Payment	300118	TECO TAMPA ELECTRIC ACH	Inv: 070826-8520-ACH	-480.47	-480.47	0.00

Bank Account Statement

Summit At Fern Hill CDD

Thursday, August 20, 2026

Page 2

RNESBITT 1

Bank Account No. 3620

Statement No. 07-26

Statement Date

07/31/2026

07/13/2026	Payment	300119	TECO TAMPA ELECTRIC ACH	Inv: 070826-7729-ACH	-2,650.86	-2,650.86	0.00
07/13/2026	Payment	300120	TECO TAMPA ELECTRIC ACH	Inv: 070826-7901-ACH	-790.42	-790.42	0.00
07/29/2026	Payment	100218	INFRAMARK LLC	Inv: 1169239	-1,250.00	-1,250.00	0.00
07/29/2026	Payment	100219	COOPER POOLS, INC.	Inv: 794, Inv: 782, Inv: 754 - DEPOSIT	-9,236.73	-9,236.73	0.00
07/08/2026		JE000795	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
07/28/2026		JE000796	Supervisor Fees	Supervisor Fees	-800.00	-800.00	0.00
07/21/2026		JE000797	Bank Fees	Bank Fees	-203.60	-203.60	0.00
Total Checks					-30,551.50	-30,551.50	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/15/2026	Payment	300121	BOCC ACH	Inv: 071526-0149-ACH		-486.87
07/29/2026	Payment	100217	STRALEY ROBIN VERICKER	Inv: 28787		-553.50
07/16/2026	Payment	300122	FRONTIER ACH	Inv: 071626-6205-ACH		-174.69
Total Outstanding Checks						-1,215.06

Outstanding Deposits

Total Outstanding Deposits

Summit at Fern Hill CDD

Cash Flow Projection

8/19/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Truist Bank	676,262.55	1.41%
Less: Current Outstanding AP	-	
Estimated Cash Available To Date	<u>676,262.55</u>	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	<u>676,262.55</u>	
<u>Projections:</u>		
Monthly Average Spend (10 Months October-July)	32,000.00	
Total Monthly Average Spend	<u>32,000.00</u>	
Average Spend to YE (2 months August-September)	64,000.00	
Expected Cash Flow at YE (9/30/26)	<u>612,262.55</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	64,000.00	
Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	<u>548,262.55</u>	
<i>*tax roll revenue cash inflow for the new FY will begin in December</i>		

1. CALL TO ORDER AND ROLL CALL

Antonio Bradford, Chairperson

Matthew Roth, Vice Chairperson

Yonatan Derar, Assistant Secretary

Tiebe Kiflom, Assistant Secretary (called in)

Shawn Connolly, Assistant Secretary

2. PUBLIC COMMENTS (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

No one from the public

3. BUSINESS ITEMS

A. Discussion of Budget.....Page 3

* What is the Misc-Assessment Collection Cost ? page 6 – The county tax collector charges a percentage of the total assessment collection. Prior it was automatically taken out of the unassigned cash balance, and to be more transparent it is now being line itemed.

* Payroll Services – what is the charge for? Please explain. Page 6 – District is charged \$10 per person per meeting plus \$2.60 per person per 1099. Unless the BOS wants to be paid 1x a month for both meetings. Will reduce cost. ADP fees.

* Cost savings analysis for the automatic lights. – Will discuss at meeting.

B. Discussion of Towing Map.....Page 21

* The area around the clubhouse is missing from the map

* The dog park is missing.

-- Sent to engineer to revise map.

C. Discussion of Pool Furniture Strap Colors.....Page 22

* Tropical Foliage

Updated company with color option.

D. Discussion of Mail Kiosk E. Discussion of Pool Proposals.....Page 63

*Not a good idea

Will remove from agenda.

E. Discussion of Pool Proposals.....Page 63

* The board would like to stay with inframark

Awesome, informed the team!

F. Discussion of Estimate 447 from Inframark for Bike Rack.....>.....Page 68

* Installed Fuzzy cattail on the side with the three benches. Installed by the monument along the fence line.

Not understanding, did we want to have this installed by the monument along the fence line? Will discuss at meeting.

G. Discussion of Bank Fees and Payroll Fees.....Page 69

* What are the bank fees for? Account maintenance? - Yes

H. Discussion of Proposal for Dumpster

* The board disagrees with the dumpster idea.

Will remove from agenda.

I. Discussion of Pine Lake Companies Proposal 447 for Replacement of Oak Trees....Page 79

* Will motion to approve at the meeting

Will include in agenda.

J. Discussion of Pine Lake Companies Proposal 9246 for Clubhouse Enhancements...Page 84

* No need to replace.

Removed from agenda.

K. Discussion of Estimate 425 from Inframark for Amenity Center & Pond Fence Repairs Page 89

* please provide a itemized repair list with the price.

Will provide.

4. DISCUSSION OF OPERATIONS

5. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

* Mulch was mentioned a couple of meetings ago to go around swings and the neighborhood.

Whatever happened to that.

Reached out to Pine Lake – awaiting response.

6. ADJOURNMENT