



Rizzetta & Company

Suncoast Community Development District

**Board of Supervisors
Regular Meeting
July 8, 2026**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.suncoastcdd.com

**SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

Marriott Springhill Suites, 16615 Crosspointe Run, Land O' Lakes, FL 34638

Board of Supervisors	Matthew Thebeau	Chairman
	Edmund Latif III	Vice Chairman
	Tammy Latif	Assistant Secretary
	Melissa Ramacco	Assistant Secretary
	John Vento	Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company, Inc.
District Counsel	Kathryn Hopkinson	Straley Robin & Vericker
District Engineer	Phil Chang	BGE Engineering

All cellular phones must be placed on mute 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), or 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.

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, FL 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

July 1, 2026

Board of Supervisors
Suncoast Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Suncoast Community Development District will be held on **Wednesday, July 8, 2026, at 7:00 p.m.** at the Marriott Springhill Suites, located at 16615 Crosspoint Run, Land O'Lakes, FL 34638. The following is the agenda for this meeting:

REGULAR MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Field Inspection Report – RizzettaTab 1
 - B. Landscape Report – FieldstoneTab 2
 - i. Consideration of Fieldstone Proposal to Clear Drainage Areas at Mentmore BlvdTab 3
 - ii. Consideration of Proposal for 5 Palms at Entrance.....Tab 4
 - C. Irrigation ReportTab 5
 - D. District Engineer
 - i. Discussion of Supervisor request for flashing crosswalk sign Mentmore Blvd at the corner of Meadowbrook
 - ii. Discussion of Supervisor request for stop sign and/or crosswalk be installed on Meadowbrook at the Entrance to both Suncoast Meadows and Suncoast Point
 - iii. Discussion of sidewalk assessment
 - E. District Counsel
 - F. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of EZ Mulch Proposal..... Tab 6
 - B. Consideration of Rid O Rust Injection System Proposal Tab 7
 - C. Consideration of Proposal to Remove Man Made Materials Tab 8
 - D. Discussion of Approved Proposed Budget
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on June 10, 2026Tab 9

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,
Lisa Castoria
Lisa Castoria
District Manager

Tab 1

Suncoast

Community Asset Management Report



June 24, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



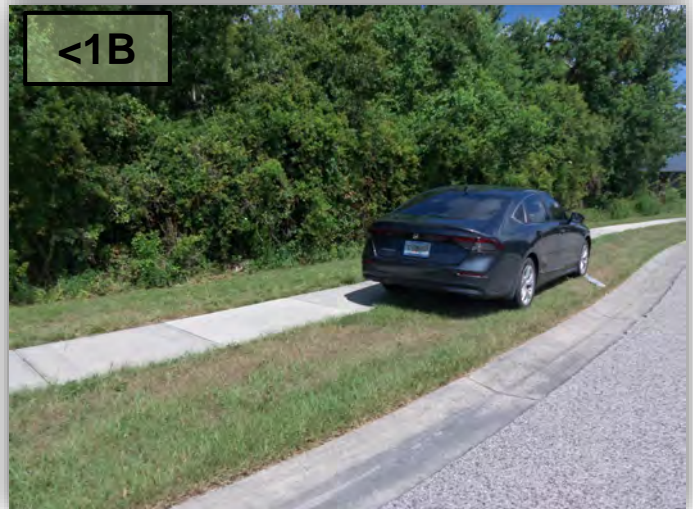
Rizzetta & Company
Professionals in Community Management

Summary, General Notes

- As this represents one of the first inspections conducted following the transition of management companies, this report should be viewed as both an assessment of current site conditions and a baseline for future observations. During the inspection period, a walkthrough of the property was conducted with the vendor to better familiarize all parties with the community, identify recurring problem areas, discuss historical concerns, and establish expectations moving forward. As with any new maintenance contract, there are still areas of the property, irrigation system characteristics, and long-term landscape challenges that are being identified and evaluated as familiarity with the community continues to develop.
- Turf conditions, the majority of landscape beds, common areas, roadway corridors, and amenity spaces were maintained to a satisfactory standard. Mowing operations appeared generally consistent, bed detailing was evident throughout much of the community, and many landscape areas are responding positively to improved weather conditions.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

- 1. General Note, Easement Parking:** During the inspection, multiple vehicles were observed parked on turf easements throughout the community. While this may seem minor, repeated vehicle traffic and prolonged parking on turf areas can have a significant impact on turf health. The weight of vehicles compacts the soil, reducing pore space and limiting the movement of water, oxygen, and nutrients to the root zone. This often results in thinning turf, browning, exposed soil, rutting, and reduced ability of the grass to recover from normal environmental stresses. In addition this prevents the vendor from being able to fulfill their contracted maintenance agreement. **(Pics 1A>, 1B>, & 1C>)**



- 2. General Note, Preserve Areas:** Throughout the community, preserve areas were observed to be well maintained and consistently managed. Vegetation along roadway corridors, sidewalks, walking paths, and other maintained edges has been cut back appropriately, preventing encroachment into pedestrian and vehicular travel areas. **(Pics 2A> & 2B>, Next Page)**

Mentmore Blvd, Ongar Ct

3. **Mentmore Boulevard:** The majority of turf along the main roadway was observed to be healthy, green, and uniformly maintained. Consistent mowing height and overall turf quality were evident throughout the corridor, reflecting routine maintenance efforts and contributing to a clean, well-maintained appearance across the community. **(Pic 3>**



4. **Ongar Court:** The monument bed at the roadway entrance was observed to be well maintained and neatly detailed. No turf weeds or grasses were noted within the mulch, and the plantings appear healthy and properly maintained, contributing to a clean and attractive entrance feature. **(Pic 4>**



5. **Mentmore Boulevard:** A large section of thinning, dry, and declining turf was observed across the street from Ongar Court; request inspection for irrigation deficiencies, disease, fungal activity, pest pressure, and other potential contributors to the decline. **(Pic 5)**



MeadowBrook Drive, Mentmore Boulevard

6. **Meadowbrook & Mentmore:** Cross drains at the roadway intersections are becoming obstructed by turf overgrowth and soil movement; clearing is recommended before additional accumulation occurs. Maintaining these structures will help ensure proper stormwater flow, reduce sediment buildup, prevent drainage issues, and minimize the potential for erosion during heavy rainfall events. (Pics 6A>, 6B>)



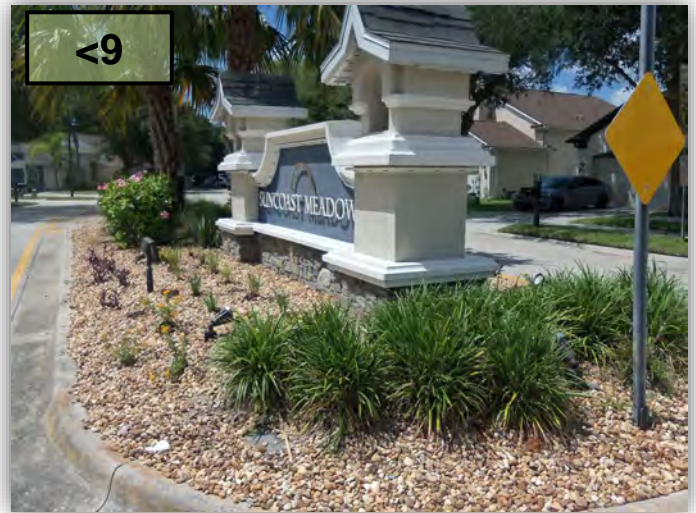
7. **Meadowbrook Drive:** The large mulched landscape bed at the entrance to the roadway was observed to be well maintained and neatly detailed. The preserve area behind the bed has been properly cut back and managed, preventing vegetative encroachment into the landscape area and contributing to a clean, well-maintained appearance. (Pic 7)



8. **Mentmore Boulevard:** Turf along the side of the roadway near the sidewalk on the eastern end of the corridor is exhibiting consistently dry conditions; request confirmation of optimal irrigation coverage within the affected area. Adequate irrigation will help prevent further stress, thinning, and decline of the turf. (Pic 8>)

Prarie Iris Dr, General Note, Cricket Chirp Loop

9. Prairie Iris Drive(South): Overall, the entryway landscape beds and surrounding turf were observed to be in excellent condition. Plantings are healthy, neatly detailed, and free of significant weed intrusion. The area provides a clean, attractive, and well-kept appearance befitting one of the community's primary focal points. (Pic 9>)



10. General Note, Ponds: Pond banks throughout the community were observed to be well maintained, with mowing operations extending to the pond edges wherever practical. The shoreline areas appear consistently maintained and free of excessive vegetation, contributing to a clean and well-kept appearance throughout the community. (Pics 10A & 10B)



11. Cricket Chirp Loop: Significant turf dieback and extremely dry conditions were observed within the easement between the pond and the roadway; following confirmation of adequate irrigation coverage, consideration should be given to reseeding or turf replacement should recovery remain limited. The affected area remains highly visible and would benefit from restoration efforts. (Pics 11A & 11B)



Meadowbrook Dr, Heathgate Way

12. Meadowbrook Drive: Cross drains at the roadway intersections are becoming obstructed by turf overgrowth and soil movement; clearing is recommended before additional accumulation occurs. Maintaining these structures will help ensure proper stormwater flow, reduce sediment buildup, prevent drainage issues, and minimize the potential for erosion during heavy rainfall events. **(Pic 12)**



14. Heathgate Way: The entryway landscape bed at the beginning of the roadway was observed to be well maintained and neatly detailed overall. Turf grasses were noted growing intermittently through portions of the plantings; removal is recommended to reduce competition for moisture and nutrients, maintain bed integrity, and preserve the clean appearance of this highly visible landscape feature. **(Pic 14)**



13. Meadowbrook Drive: The turf surrounding the viburnum plantings was observed to be in excellent condition, exhibiting healthy color, strong density, and a well-maintained appearance throughout. This area presents particularly well and contributes positively to the overall aesthetic of the community's main roadway corridor. **(Pic 13)**



15. Meadowbrook Drive: The monument median beds at the south end of the roadway were observed to be well maintained and neatly detailed overall. Minor weed presence was noted within portions of the beds; given the visibility of this area as a community focal point, continued attention to weed control is recommended to maintain its attractive appearance. **(Pic 15)**



Prairie Iris Dr, Autumn Sage Way, Cardinal Feather Dr

16. Prairie Iris Drive(North): Plantings within the entryway median were observed to be healthy, well maintained, and neatly detailed. Minor rust staining attributable to irrigation was noted within the area; while largely aesthetic, consideration may be given to addressing the staining to further enhance the appearance of this highly visible landscape feature. **(Pic 16)**



18. Cardinal Feather Drive: Turf surrounding the retention area was observed to be well maintained overall; however, the easement between the sidewalk and roadway exhibits considerable weed presence and browning turf. Inspection of irrigation coverage and implementation of weed control measures are recommended to improve turf health and overall appearance. **(Pic 18)**



17. Autumn Sage Way: Newly installed Bahia sod within the median appears extremely dry and browned, with little visible indication of active growth. Given the species' tendency to enter dormancy during periods of drought and irrigation restrictions, continued monitoring is recommended. It is anticipated that increased rainfall and improved moisture conditions may encourage recovery before replacement is considered. **(Pic 17)**



Tab 2

(1)



Entrance at 54

Created: Tue, 6/30/2026

Turf is doing well and beds are weeded



(2)



Viburnum beds on Meadowbrook

Created: Tue, 6/30/2026

Weeds need to be sprayed and bed edges defined



(3)



Turf browning on Meadowbrook

Created: Tue, 6/30/2026

Inspection showed turf browning on 6/29.

Irrigation checked on 6/30 and faulty controller. Controller replaced on 6/30



(4)



Browning turf

Created: Tue, 6/30/2026



(5)



New plants in front of sign

Created: Tue, 6/30/2026

Crew to keep new plants trimmed below blue on sign and away from lights



(6)



Tree trimming

Created: Tue, 6/30/2026

Tree trimming completed and all trees raised over sidewalks



(7)



Pergola Area trimmed

Created: Tue, 6/30/2026

Plants at Pergola trimmed and bed weeded



(8)



Prairie Iris plantings

Created: Tue, 6/30/2026

New plants installed at Prairie Iris. Plants will grow and fill in this area



(9)



Trim podocarpus below blue line on sign.

Created: Tue, 6/30/2026

Podocarpus are to be kept below blue line on monument sign. Bed needs to be weeded



(10)



Prarie Iris entry median

Created: Tue, 6/30/2026

Trim suckers from Crape Myrtle's and remove any weeds



(11)



Pond # 9

Created: Tue, 6/30/2026

Pond banks trimmed. Turf is doing well despite lack of rain.



(12)



New sod on median

Created: Tue, 6/30/2026

Bahia sod is struggling due to lack of rain. Once we receive rain we re evaluate for replacement. Continue to monitor for recovery



(13)



Pond #8

Created: Tue, 6/30/2026

Pond banks are trimmed and no debris noted on inspection.



(14)



Tree trimming on Mentmore

Created: Tue, 6/30/2026

Trees have been raised and clean appearance.



(15)



Monument on Bellericayposocarpus are trimmed to correct height and bed has been weeded

Created: Tue, 6/30/2026



(16)



Mentmore west of Bellericay

Created: Tue, 6/30/2026

Turf mowed and sidewalks edged. trees have been raised.



(17)



Monument on Ongar Court

Created: Tue, 6/30/2026

Podocarpus are trimmed and bed has been weeded.



(18)



Turf along Mentmore

Created: Tue, 6/30/2026

Turf along Mentmore is doing well. Good mow patterns and height



(19)



Native area on Ongar

Created: Tue, 6/30/2026

Crew needs to trim low hanging branch off of sidewalk on Ongar court.



Suncoast CDD - #21111 - MAIN - Landscape Management Contract - Suncoast CDD 2025

17200 Camelot Court
 unit 101
 Land O' Lakes, FL 34638

CM - Monthly Chemical

6/16

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

Porter Service:

- 2 Trash Cans
- 7 Dog Stations

Need Trash Bags & Doggie Bags

	Hours		
1. Robert Gadson		Estimated Hours	2.92
2. <i>Kyle Ballant</i>		Actual Hours	0.00
3.		Remaining Hours	2.92
4.			
5.			

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	18.21	lb	<i>Cyperite - 8oz</i>
Fungicide Lesco Spectator T&O	3.21	oz	<i>0-0-25 - 115oz</i>
Herbicide Specticle Total Herbicide	0.66	oz	<i>Micros - 100oz</i>
Insecticide Bandit 2F	7.11	oz	
Bifen I/T Insecticide	4.74	oz	
Bifen XTS Insecticide	0.71	oz	
Insecticide Triple Crown	4.74	oz	
Fertilizer Liquid T&O Chelated Micronutrients	132.24	oz	
Fertilizer 24-0-11; 25% Slow Release	39.45	lb	
Herbicide Prodiamine	7.11	oz	
Fungicide Myclobutanil 20EW	5.69	oz	
Fertilizer 8-0-10 100%SRN	69.82	lb	
Insecticide Orthene	7.68	oz	
Insecticide Bandit	10.47	lb	
Fertilizer Macron 20-20-20 25#Pail	2.30	lb	
Horticulture Technician	2.92	hr	

1/2 tank

- Sprayed for Insects and brown spots
- Brown spots have improved since last service
- ~~_____~~

Tab 3

FIELDSTONE

LANDSCAPE

QUOTATION

Date: June 26, 2026
Proposal #: 23131

Mailing Address

Inframark
5134 White Chicory Drive
Apollo Beach, FL 33572

Job Address

Suncoast CDD
17200 Camelot Court
unit 101
Land O' Lakes, FL 34638

Home Phone:

Business Phone:

Job Summary:

Clean and open up storm drains

Remove grass, weeds and dirt in storm drains at Meadowbrook and Mentmore

Identified 3 drains in the area, 1 drain is blocked more than the other 2



Quote Total: \$712.00

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Suncoast CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client 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.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

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 it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **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 Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground 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 neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

Tab 4

Proposed Tree Care Services

Tree Quantity: 5

Proposal Value: \$5,500

June 25, 2026

Proposal #: 1354245



FIELDSTONE
TREE CARE

Tree Care Service Address/Location

Suncoast CDD
Meadowbrook Dr
Land O Lakes, Florida 33578
Liz
emoore@fieldstonels.com

Tree Care Service Billing Address

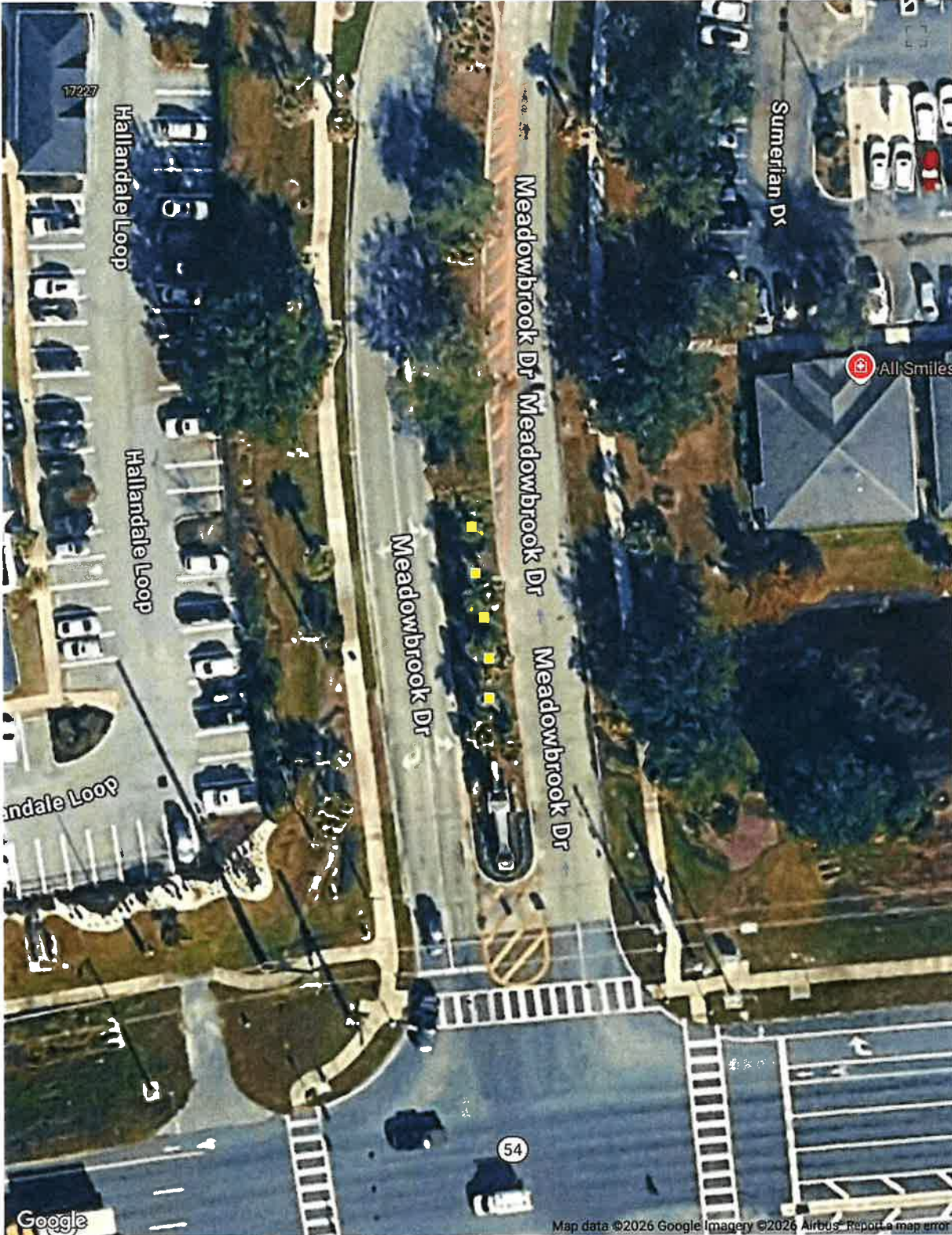
Alba Sanchez (Inframark)
Alba.sanchez@inframark.com

Fieldstone Tree Care

4801 122nd Avenue North
Clearwater, Florida 33762
Devon Santiago
dsantiago@fieldstonels.com
tel:8136383357

Species	Qty	Height	DBH	Service	Price
■ Cabbage Palm	5	31'-45'	19"-24"	Remove & grind	-
Total					\$5,500

Suncoast CDD



Legend (5)

 Cabbage Palm (5)

Suncoast CDD

Proposal #1354245 06-25-2026



June 25, 2026

Cordyline fruticosa ID# 2
Cabbage Palm
Height: 31'-45' DBH: 19"..."
Health: 60% - Fair

Remove & grind



June 25, 2026

Cordyline fruticosa ID# 2
Cabbage Palm
Height: 31'-45' DBH: 19"..."
Health: 60% - Fair

Remove & grind



June 25, 2026

Cordyline fruticosa ID# 2
Cabbage Palm
Height: 31'-45' DBH: 19"..."
Health: 60% - Fair

Remove & grind

Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

June 25, 2026

Signature

Date

Liz

June 25, 2026

Printed Name

Date

Tree Care Service Provider

Devon Santiago

June 25, 2026

Signature

Date

Devon Santiago

June 25, 2026

Printed Name

Date

Tab 5



FIELDSTONE

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June 2026

Date: Jun 20, 2026 9:42 am
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 2
Location	
Model	
Modules	5
Controller ID	196262

Water Days as of Jun 20, 2026	
Program A	Mon , Wed , Fri
Program B	Sun , Tue , Thur , Sat
Program C	
Program D	

Notes
Repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S meadowbrook dr	Pass									
2	S meadowbrook dr	Pass									
3	S meadowbrook Dr by sidewalk	Pass									
I recommend to change 10 regular nozzles for 10 MPR for coverage											
4	S by musky mint	Pass									
5	S meadowbrook Dr	Pass									
6	S meadowbrook Dr	Pass									
7	S by pergola	Pass									
8	S by mentmore blvd	Pass			1						
9	D musky mint dr	Pass									
10	BOC BY ZONE 2	Pass			1				1		

Zone #8 - 06-20-26 10:24 am CDT



Zone #10 - 06-20-26 11:22 am CDT



Zone #10 - 06-20-26 11:23 am CDT





FIELDSTONE

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June 2026

Date: Jun 20, 2026 9:00 am
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 1 by 54 road
Location	
Model	
Modules	4
Controller ID	196260

Water Days as of Jun 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D micro spray monument	Pass									
2	S entrance island exit	Pass									
3	S island	Pass									
4		Pass									
5	S island entrance exit	Pass									
6	Bubbler	Pass									
7		Pass									
8		Pass									



FIELDSTONE

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June 2026

Date: Jun 20, 2026 10:36 am
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Heathgate way / Meadowbrook
Location	
Model	
Modules	5
Controller ID	210617

Water Days as of Jun 20, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Bubbler	Pass									
2	Spray by entrance	Pass									
3	Spray entrance	Pass									
4	Spray	Pass									
5	Spray by road	Pass									
6	Rotor by meadowbrook	Pass									
7	Spray by exit side	Pass									
8	Rotor be exit side	Pass									
9	Spray along side walk	Pass									
10	Sprays along side walk	Pass									



FIELDSTONE

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June 2026

Date: Jun 20, 2026 11:36 am

Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 1 3024 prairie
Location	
Model	
Modules	2
Controller ID	196310

Water Days as of Jun 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S exit side	Pass									
2	Drip entry side	Pass									
3	S island	Pass									
4	S entry & island	Pass									



FIELDSTONE

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June 2026

Date: Jun 20, 2026 11:49 am
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 2 prairie back monument
Location	
Model	
Modules	2
Controller ID	221388

Water Days as of Jun 20, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays monument	Pass									
2	Sprays island & monuments	Pass									
3	Sprays entrance and exit	Pass									
4	Bubbler	Pass									



FIELDSTONE

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June 2026

Date: Jun 20, 2026 12:00 pm
 Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 10 by dog park
Location	
Model	
Modules	5
Controller ID	221465

Water Days as of Jun 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Sprays mentmore blvd	Pass			2						
12 clogged nozzles needs to be replaced											
2	Old abandoned drip zone	Pass									
3	Sprays blvd mentmore	Pass									
4	Old abandoned drip	Pass									
5	Old abandoned drip zone	Pass									
6	Sprays mentmore blvd	Pass									
7	Bubbler dog park	Pass									
8	Abandoned bubbler zone	Pass									
9	MPR by pond	Pass			2						
10	Bubbler pond	Pass									
11		Pass									

Zone #1 - 06-20-26 12:02 pm CDT



Zone #1 - 06-20-26 12:03 pm CDT



Zone #9 - 06-20-26 1:59 pm CDT



Zone #9 - 06-20-26 2:00 pm CDT





FIELDSTONE

powered by SmartLink Network ®

June 2026

Date: Jun 20, 2026 4:01 pm
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 5 clover blossom
Location	
Model	
Modules	2
Controller ID	196332

Water Days as of Jun 20, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
I reported last month timer not working because the outlet doesn't have power

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	Sprays both sides street	Pass									
3	Bubbler	Pass									
4	Sprays entrance and exit side	Pass									
5	No wire connected	Pass									



FIELDSTONE

powered by SmartLink Network ®

June 2026

Date: Jun 20, 2026 4:23 pm
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 6 bellericay In
Location	
Model	
Modules	2
Controller ID	196329

Water Days as of Jun 20, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S entrance & exit	Pass									
2	Bubbler	Pass									
3	Sprays	Pass									
4	Sprays both sides	Pass			1						

12 inch pop up head broken

Zone #4 - 06-20-26 4:29 pm CDT





FIELDSTONE

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June 2026

Date: Jun 20, 2026 4:36 pm
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller 7 Ongar ct
Location	
Model	
Modules	2
Controller ID	196323

Water Days as of Jun 20, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

Notes
No repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S exit side	Pass									
2	Bubbler	Pass									
3		Pass									
4	S both sides	Pass									
5		Pass									



FIELDSTONE

powered by SmartLink Network ®

June 2026

Date: Jun 20, 2026 4:39 pm
Inspector: Mario Martinez

Site	
Name	Suncoast CDD
Address	16615 Crosspointe Run
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	By pond at ongar
Location	
Model	
Modules	3
Controller ID	221445

Water Days as of Jun 20, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

Notes
Repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R by timer	Pass									
2	R by sidewalk	Pass									
3	R by road	Pass			1						
4		Pass									
5		Pass									
6		Pass									

Zone #3 - 06-20-26 4:47 pm CDT



Tab 6

Dear All,

Please be advised that, effective March 30, 2026, a fuel surcharge will be applied to every load. This surcharge is necessary due to the recent sharp increase in fuel prices. The fuel surcharge will be invoiced as a separate line item, and we ask that you also add this as a separate line item on your orders.

Given the volatility of fuel prices, we will provide the exact surcharge amount one week prior to installation. **The surcharge will be discontinued once average fuel prices fall below \$3.75 per gallon.**

Our fuel surcharge is based on the difference between the Lower Atlantic (PADD 1C) diesel index published by the U.S. Energy Information Administration and the average price for the three months ended February 2026, applied to fuel consumption on a per load basis considering delivery radius and time on site.

https://www.eia.gov/dnav/pet/pet_pri_gnd_dcus_r1z_w.htm

For the week of March 30 through April 6, the fuel surcharge rate will be **\$.71 per yard.**

This surcharge will apply to all jobs scheduled for installation after March 30. We regret the short notice, but we waited through last week in hopes that fuel prices would begin to decline, but unfortunately they have not declined or stabilized. Since March 2, 2026, fuel prices on average have increased by \$1.25 per gallon.

You are a valued partner, and we appreciate your business. We hope you understand the necessity for the surcharge and that it is outside of our control. Please let us know if you have any questions.

Regards,

FCM Industries Opco, LLC
dba American GroundPro, First Coast Mulch, EZ-Mulch

FCM INDUSTRIES
PO Box 550512
Jacksonville, FL 32255



EZ Mulch now American GroundPro
 PO Box 550512
 Jacksonville, FL 32255 US
 +19042545366
 AR@americangroundpro.com

Estimate



ADDRESS
Inframark 630 Kingsley Ave # B Orange Park, FL 32073

SHIP TO
Suncoast CDD Meadowbrook Drive Land O' Lakes, FL 34638

ESTIMATE #	DATE
6074	04/22/2026

PROJECT STATUS

4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Mini Pine Bark - TPA	Installation of Mini Pine Bark as directed and indicated on the approved map not to exceed 300 yards. Suncoast CDD Meadowbrook Drive Land O' Lakes, FL 34638 Alba Sanchez - 813.482.1614 Alba.Sanchez@Inframark.com	16,500.00
	Fuel Surcharge	Fuel surcharge of \$0.71 per yard.	213.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@AmericanGroundPro.com.
 Thank you for the opportunity to bid your project. We look forward to working with you soon!

TOTAL

\$16,713.00

Payment is required in advance to secure your installation date unless a completed customer packet has been submitted and credit terms have been approved.

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

Accepted By

Accepted Date



Tab 7

Date: June 16, 2026
Proposal #: 23094

Mailing Address

Inframark
5134 White Chicory Drive
Apollo Beach, FL 33572

Job Address

Suncoast CDD
17200 Camelot Court
unit 101
Land O' Lakes, FL 34638

Home Phone:

Business Phone:

Job Summary:

A Rid-O-Rust injection system automatically introduces stain-preventing chemicals into your irrigation water. It treats well water to neutralize iron, which stops rusty water from discoloring your sidewalks, siding, and plants. The system consists of a chemical holding tank and an automated siphoning or dosing pump.

30 gal. tank -



Monthly refill of Rid-O-Rust Products:

1 gal. - Pro Rid -O -Rust 2X

1- 64 oz. Pro Rust/Calcium Preventative

1- gal. Rid- O- Rust Stain Remover.

Approx cost of monthly refill - \$ 275.00 priced and invoiced separately

Quote Total: \$1,766.45

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Suncoast CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client 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.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

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 it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **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 Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground 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 neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- 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.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 8

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
7/1/2026	1405

Name / Address
Suncoast CDD C/O Rizzetta & Co 5844 Old Pasaco Rd Wesley Chapel, FL. 33544

Project

Description	Qty	Rate	Total
<p>Removal of man made materials (fort and wood)</p> <p>Clear a brush path from the tree line behind home closest to the area. Brush will not be removed and left onsite within the wooded area. Equipment small enough to enter pathway will be used to enter area and help remove items and debris from area.</p> <p>Cut and remove all pieces in area as best as possible as to leave no man made structure or debris.</p> <p>Access from the North (retention area) behind homes to the closest entry point. This path will be used to remove all debris and will most likely show a human footprint until such time as trees grow back and grass re-grows.</p> <p>A dump trailer will be placed at the North entry point closest to the tree line until job is complete then it will be removed and the area will be left back in its natural state as best as possible.</p> <p>Vendor will do its best to minimize human footprint and not disturb residents as best as possible.</p>		8,000.00	8,000.00
Client Signature	Total		\$8,000.00

Tab 9

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Suncoast Community Development
2 District was held on Wednesday, June 10, 2026, at 7:00 p.m. at the Marriott SpringHill Suites
3 located at 16615 Crosspointe Run, Land O’ Lakes, FL 34638.

4
5 Present and constituting a quorum were:

6		
7	Matthew Thebeau	Chairperson
8	Edmund Latif III	Vice Chairperson (via Teams)
9	Tammy Latif	Assistant Secretary
10	Melissa Ramacco	Assistant Secretary
11		
12		

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

14		
15	Alba Sanchez	District Manager
16	Kathryn KC Hopkinson	District Counsel (via Teams)
17	Lisa Castoria	District Manager, Rizzetta & Company
18	John Fowler	Field Inspection Coordinator (via Teams)
19	Elizabeth Moore	Fieldstone
20		
21		

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

25
26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

29
30 **SECOND ORDER OF BUSINESS**

Motion to Approve Agenda

31
32

On MOTION by Mr. Thebeau, seconded by Ms. Ramacco, with all in favor, 33 the Suncoast CDD June 10, 2026, agenda was approved as presented.

34
35 **THIRD ORDER OF BUSINESS**

Audience Comments

36 None.

37
38 **FOURTH ORDER OF BUSINESS**

Staff Reports

39 **A. Inframark Field Inspection May 2026 Report**

40 Mr. Fowler presented the Field Inspection Report. He noted that several palm trees may be
41 exhibiting signs of disease and requested that Fieldstone continue to monitor.

42

43 **B. Fieldstone Landscape Report**
44 Ms. Moore presented the Landscape Report.

45
46 **C. Fieldstone Irrigation Report**
47 The Irrigation Report was presented. No proposals were presented.

48
49 **D. District Counsel Report**
50 No report.

51
52 **E. District Engineer Report**
53 There were no updates.

54
55 **F. District Manager Report**
56 No report.

57

58 **FIFTH ORDER OF BUSINESS** **Special Business Items**

59 **A. Consideration of Resolution 2026-05, Appointing District Manager**

60

61 On MOTION by Mr. Thebeau, seconded by Mr. Latif, with all in favor,
62 Resolution 2026-05, Appointing and Fixing the Compensation of the
63 District Manager; Appointing a Financial Disclosure Coordinator;
64 Appointing an Assessment Consultant; Appointing a Designated
65 Investment Representative to Administer Investment Direction with
66 regard to District Funds; and Providing for an Effective Date was
67 adopted.

68

69 **B. Consideration of Resolution 2026-06, Designating Officers**

70

71 On MOTION by Mr. Thebeau, seconded by Ms. Latif, with all in favor,
72 Resolution 2026-06, Redesignating the Officers of the District and
73 Providing for an Effective Date, was adopted.

74

75 **C. Consideration of Resolution 2026-07, Redesignating Administrative Office**

76

77 On MOTION by Mr. Thebeau, seconded by Mr. Latif, with all in favor,
78 Resolution 2026-07, Redesignating the Primary Administrative Office
79 and Principal Headquarters of the District; Designating the Location of
80 the Local District Records Office; and Providing an Effective Date was
81 adopted.

82

83

84

85 **D. Consideration of Resolution 2026-08, Redesignating Qualified Public Depository**

86

87 On MOTION by Mr. Thebeau, seconded by Ms. Ramacco, with all in
88 favor, Resolution 2026-08, Redesignating a Public Depository for
89 Funds of the District; Authorizing Certain Officers of the District to
90 Execute and Deliver any and all Financial Reports Required by Rule,
91 Statute, Law, Ordinance, or Regulation; and Providing for an Effective
92 Date was adopted.

93

94 **SIXTH ORDER OF BUSINESS** **Business Items**

95 **A. Presentation of Fiscal Year 2027 Proposed Budget**

96 The budget was discussed, and the Board agreed to keep it flat.

97

98 **i. Consideration of Resolution 2026-09, Approving the Fiscal Year 2027**
99 **Proposed Budget and Setting the Public Hearing**

100

101 On MOTION by Mr. Thebeau, seconded by Mr. Latif, with all in favor,
102 Resolution 2026-09, Approving a Proposed Operation and Maintenance
103 Budget for Fiscal Year 2026/2027; Setting a Public Hearing Thereon
104 Pursuant to Florida Law; Addressing Transmittal, Posting, and
105 Publication Requirements; and Providing an Effective Date was
106 adopted.

107

108 **SEVENTH ORDER OF BUSINESS** **Business Administration**

109 **A. Approval of Minutes of the Regular Meeting held on May 13, 2026**

110
111 On MOTION by Ms. Ramacco, seconded by Ms. Latif, with all in favor,
112 the Minutes of the Regular Meeting held on May 13, 2026, were
113 approved as presented.

114

115 **B. Review of April 2026 Financial Report and Consideration of Check Register**

116

117 On MOTION by Ms. Ramacco, seconded by Ms. Latif, with all in favor,
118 the April 2026 Financial Report was accepted, and the Check Register
119 was approved.

120

121 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**

122 The drain gutter on Musky Mint has depressions; further investigation is required. Rizzetta
123 to follow up.

124 **NINTH ORDER OF BUSINESS** **Audience Comments**

125 There being none, the next order of business followed.

126 **TENTH ORDER OF BUSINESS**

Adjournment

127 There being no further business,

128

129 On MOTION by Ms. Ramacco, seconded by Ms. Latif, with all in favor, the
130 meeting was adjourned at 7:39 p.m.

131

132

133

134 _____
Secretary/Assistant Secretary

_____ Matthew Thebeau
Chairperson

135