



Rizzetta & Company

Suncoast Community Development District

**Board of Supervisors
Regular Meeting
August 12, 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.SUNCOASTCDD.COM

August 5, 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, August 12, 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 Landscape ProposalsTab 3
 - C. Irrigation ReportsTab 4
 - 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. Update on Sidewalk Ownership/Maintenance
 - iv. Review of Pond Assessment Report.....Tab 5
 - E. District Counsel
 - F. District Manager ReportUSC
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-10; Re-Designating the Registered AgentTab 6
 - B. Public Hearing on Fiscal Year 2026-2027 Final Budget
 - i. Consideration of Resolution 2026-11; Approval of Fiscal Year 2026/2027 Final Budget Tab 7
 - C. Consideration of Resolution 2026-12; Levying O&M Assessments for Fiscal Year 2026-2027..... Tab 8
 - D. Consideration of Resolution 2026-13.; Setting Regular Meeting Schedule for Fiscal Year 2026-2027 Tab 9
 - E. Ratification of Suncoast Point HOA Surveillance Agreement Tab 10

- F. Discussion of Sidewalk Assessment Proposals
- G. Discussion of Installation of District Property Barriers
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on July 8, 2026Tab 11
 - B. Consideration of Operations & Maintenance
Expenditures for June 2026 Tab 12
- 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



August 5, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Fyfield Ct, General Note

- **General Turf & Landscape Conditions:** Since the previous inspection, the community has received a substantial amount of rainfall, resulting in noticeable improvements to the overall health and appearance of both the turf and ornamental landscape throughout the property. Areas that previously exhibited widespread drought stress, browning, and reduced vigor have responded positively, with many turf areas displaying improved color, density, and overall vitality. Likewise, numerous ornamental plantings have shown renewed growth and healthier foliage as soil moisture levels have increased. While isolated areas of decline and maintenance deficiencies remain and are documented within this report, the property as a whole is exhibiting a marked improvement compared to the previous inspection.

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. **Fyfield Ct:** The two reservoir areas on the west side of the roadway appear slightly overgrown and may have been missed during recent mowing operations. The previous inspection documented vehicles parked within these turfed areas, which may have prevented the landscape contractor from fully servicing these locations. With the recent rainfall the turf in these areas has shown noticeable improvement in color and vigor. Routine mowing and detailing are requested to restore these areas to the same standard as the surrounding landscape.

(Pics 1A> & 1B>)



2. **General Note, Preserve Areas:** Unless otherwise noted within this report, preserve areas throughout the community were observed to be well maintained and consistently managed. Vegetation along roadway corridors, sidewalks, walking paths, and other maintained edges has been appropriately cut back, preventing encroachment into pedestrian and vehicular travel areas. Overall, the preserves continue to present a clean, well-maintained appearance, with only isolated deficiencies documented where applicable.

(Pics 2A> Next Page)



Bellericay Ln, Ongar Ct

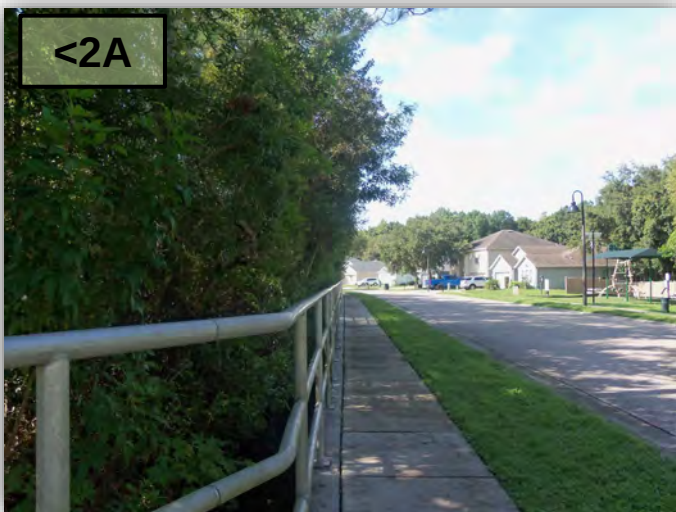
3. **Bellericay Ln:** Considerable dollarweed was observed within the turf on the west-side roadway easement at the south entryway. Recommend inspecting irrigation, as dollarweed is commonly associated with excessive moisture or over-irrigation. (Pic 3>)



4. **Bellericay Ln:** Turf grass intrusion was observed within the south entry monument landscape bed, including among the established plantings. Recommend prompt treatment and removal to reduce competition and maintain bed appearance. (Pics 4A & 4B>)



5. **Ongar Ct:** Minor turf grass intrusion was observed within the entryway monument bed mulch. Recommend routine removal to maintain a clean, well-maintained appearance. (Pic 5)



Ongar Ct, Mentmore Blvd, General Note, Clover Blossom Cir

6. **Ongar Ct:** Vining weeds were observed within the east-side entryway hedging and the west-side jasmine bed opposite the monument. Request prompt removal to reduce competition with established plantings and alleviate plant stress.

(Pics 6A>, 6B>)

7. **Mentmore Blvd:** Preserve vegetation has grown through and over the railing behind the sidewalk on the south side of the roadway. Recommend cutbacks to restore a clean, consistent appearance. This is directly across the roadway from the south entrance of Clover Blossom Circle. (Pic 7)



8. **General Note, Edging:** Edging along sidewalks and roadways throughout the community was observed to be consistent and well maintained. Clean, defined edges were present in the majority of inspected areas, contributing to the overall quality and appearance of the landscape. (Pic 8>)

9. **Clover Blossom Cir:** Only minimal turf grass and weed intrusion was observed within the entryway monument landscape bed. Routine removal is recommended to preserve the clean, well-maintained appearance of this prominent entry feature. (Pic 9>, Next Page)



Meadowbrook Dr, Heathgate Way

- 10. Meadowbrook Dr:** Considerable turf grass intrusion was observed within the large landscape bed on the east side of the roadway south of Mentmore Boulevard. Recommend prompt treatment and removal to reduce competition with established plantings and maintain bed appearance. (Pics 10A & 10B)



- 11. Meadowbrook Dr:** The preserve immediately behind the previously referenced landscape bed was consistently maintained, with a clear buffer maintained between the preserve edge and the landscape bed. This provides a neat transition and assists in preventing vegetation encroachment. (Pic 11)



- 12. Heathgate Way:** The landscape bed surrounding the entryway monument sign was well maintained and consistently detailed, contributing positively to the overall appearance of the community entrance. (Pic 12)



13. Heathgate Way: A section of turf on the inward side of the entry monument has thinned significantly, leaving mostly exposed soil. Request inspection to determine the cause of the decline and provide a recovery plan if needed. **(Pic 13)**



16. Cricket Chirp Lp: The turf within the roadway easement at the northeast corner of the loop has recovered well since the previous inspection. Although still somewhat thin, the area is beginning to show encouraging improvement. **(Pic 16)**



14. Meadowbrook Dr: The viburnum hedging along the east side of the roadway has recovered well since the previous inspection, with the prior yellowing largely resolved and the hedges now exhibiting healthy green foliage. **(Pic 14)**



17. Forest Fern Lp: A single large volunteer plant was observed within the roundabout landscape bed. Request removal to maintain a clean, uniform appearance throughout the community's roundabouts. **(Pic 17>, Next Page)**

18. Whisper Breeze Way: Mulch and soil were observed spilling from the roundabout landscape bed onto the roadway. Recommend retrenching the curb line and cleaning the roadway to restore a clean, well-defined edge. **(Pic 17>, Next Page)**



15. Cricket Chirp Lp: Grasses along the pond at the northeast corner of the loop appear to have been missed during recent mowing. Recommend mowing this area to match the remainder of the property. **(Pic 15>)**



Prairie Iris Dr(South), Prairie Iris Dr(North)

19. Prairie Iris Dr(South): Grass intrusion was observed within the median rock bed. Request prompt treatment and removal to maintain a clean, well-maintained appearance. Torpedo Grass Intrusion was also noted within plantings, removal requested to limit competition for water and nutrients.

(Pics 19A> & 19B>)



Prairie Iris Dr(North), Autumn Sage Way, Well Area

21. Prairie Iris Drive(North): Dry, browning turf was observed within the entryway roadway easement. Request inspection to determine the cause of the decline and prevent further spread. **(Pic 21)**



24. Well Area: A single planting surrounding the well in the park area is exhibiting severe decline. Recommend monitoring until the next inspection before considering removal and replacement. **(Pic 24)**



22. Prairie Iris Drive(North): Weeds and a volunteer palm sapling were observed within the shrub groundcover behind the west-side entry monument bed. Request prompt removal to reduce competition with established plantings and maintain a clean landscape appearance. **(Pic 22)**



<23A



<23B



23. Autumn Sage Way: Previously browned Bahia turf within the median is showing signs of recovery. Recommend temporarily delaying mowing to allow the turf additional time to recover and establish. **(Pics 23A> & 23B>)**



Meadowbrook Drive (54 Exit)

25. MeadowBrook Dr(54 Exit): Considerable turf grass and weed intrusion was observed throughout the median landscape beds. Recommend prompt treatment and removal to reduce competition with established plantings and maintain bed appearance. (Pics 25A, 25B, & 25C)



26. MeadowBrook Dr(54 Exit): The ornamental trees within the median are lacking detail, with numerous visible runner branches. Recommend detail pruning to restore a clean, uniform appearance consistent with the remainder of the community. (Pics 26A & 26B)



Tab 2

(1)



Monument bed on Heathgate

Created: Thu, 7/30/2026

Plants are doing well. Bed needs to be weeded and tip prune podocarpus.



(2)



Prairie Iris monuments

Created: Thu, 7/30/2026

Plants are getting established. Some new growth. Will continue to monitor for establishment

(3)



Prarie Iris monument

Created: Thu, 7/30/2026

Purple Queen are growing and spreading out. Society Garlic has a few flowers. Will continue to monitor



(4)



Prarie Iris North

Created: Thu, 7/30/2026

Some debris from palms needs to be cleaned up. Rust removal product tested. Proposal to follow.



(5)



Plants at new well

Created: Thu, 7/30/2026

Plants were struggling and irrigation watering has been increased. Plants are recovering



(6)



Pond banks mowed

Created: Thu, 7/30/2026

Pond banks mowed and line trimmed.



(7)



New turf greening up

Created: Thu, 7/30/2026

New Bahia turf is starting to green up with the recent rains. Will continue to monitor for growth.



(8)



Pond mowed and sidewalks edged

Created: Thu, 7/30/2026

No debris noted in pond



(9)



Fallen tree on Mentmore

Created: Thu, 7/30/2026

Identified fallen tree on Mentmore west of Clover Blossom



(10)



Clover Blossom monument

Created: Thu, 7/30/2026

4 podocarpus have died due to irrigation failure. Electrical issue has been resolved and irrigation operating. Podocarpus have been replaced under warranty.



(11)



Pond near Ongar

Created: Thu, 7/30/2026

Pond is mowed and line trimmed. Shrubs trimmed.



(12)



Mentmore near Ongar

Created: Thu, 7/30/2026

Bed is weeded and clean. Bed has been edged.



(13)



Bed on Mentmore

Created: Thu, 7/30/2026

Discussed adding plants to fill in beds on Mentmore. Proposal to follow.



(14)



Second bed on Mentmore

Created: Thu, 7/30/2026

Second bed on Mentmore - add plants to fill in and try and match plantings in beds



(15)



Mulch bed along wall on Mentmore

Created: Thu, 7/30/2026

Mulch bed is clean of weeds along wall.



Suncoast CDD - #22976 - MAIN - Landscape Management Contract - Suncoast CDD 2026

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

CM - Monthly Chemical

7/17

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

2. *Kyle Baller*

3.

4.

5.

Estimated Hours 2.92

Actual Hours 0.00

Remaining Hours 2.92

Materials

	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	18.24	lb	<i>Micos - 100oz</i>
Fungicide Lesco Spectator T&O	3.22	oz	<i>Cypr TC - 9oz</i>
Herbicide Specticle Total Herbicide	0.67	oz	
Insecticide Bandit 2F	7.13	oz	
Bifen I/T Insecticide	4.75	oz	
Bifen XTS Insecticide	0.71	oz	<i>Treated for insects</i>
Insecticide Triple Crown	4.75	oz	<i>and Brown spots</i>
Fertilizer Liquid T&O Chelated Micronutrients	132.50	oz	
Fertilizer 24-0-11; 25% Slow Release	39.52	lb	
Herbicide Prodiamine	7.13	oz	
Fungicide Myclobutanil 20EW	5.70	oz	
Fertilizer 8-0-10 100%SRN	70.00	lb	
Insecticide Orthene	7.70	oz	
Insecticide Bandit	10.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.31	lb	
Horticulture Technician	2.92	hr	

1/2 side by side

- overall the property looks good, small areas still recovering from ~~months~~ months ago.

Tab 3

FIELDSTONE

LANDSCAPE

Date: July 23, 2026

Proposal #: 23226

QUOTATION

Mailing Address

Rizzetta & Company
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:

Cut back of Native vegetation in highlighted areas.

Vegetation to be cut back 3' in most areas - some area that have encroached further will be cut back 4-5'

Cut back will be up to 8' in height (any branches or growth the crew can reach from the ground)

Dispose of all debris off site.

Removal of fallen tree



Quote Total: \$2,225.00

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

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:** _____
Rizzetta & Company

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

FIELDSTONE

LANDSCAPE

Date: July 23, 2026

Proposal #: 23225

Q U O T A T I O N

Mailing Address

Rizzetta & Company
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:

Clearing of storm drain on Mentmore - cutting back native growth and underbrush to open flow for storm water.

South side - cut back native vegetation around drain approx. 5'

Remove soil build up and debris in front of the drain approx 3' and inside drain up to 3'

North side - cut back native vegetation around drain and clean debris (branches and soil) on the ground in front of drain



Dispose of all debris off site.

Quote Total: \$1,805.00

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

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:** _____
Rizzetta & Company

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 4



FIELDSTONE

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 7:30 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 Jul 15, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Repairs completed
Laterals breaks at zone 2 are related with the service call for this property

	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		
3	Spray entrance	Pass									
4	Spray	Pass									
5	Spray by road	Pass									
6	Rotor by meadowbrook	Pass							1		
7	Spray by exit side	Pass									
8	Rotor be exit side	Pass									
9	Spray along side walk	Pass									
10	Sprays along side walk	Pass									

Zone #2 - 07-15-26 7:39 am CDT



Zone #2 - 07-15-26 7:39 am CDT



Zone #2 - 07-15-26 7:40 am CDT



Zone #6 - 07-15-26 7:52 am CDT





FIELDSTONE

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 7:13 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 Jul 15, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	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									
Timer isn't working, Looks like timer is burnt out, no power at the transformer, but 120 volts coming in, Also smells like wires burned. Needs to be replaced											
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									

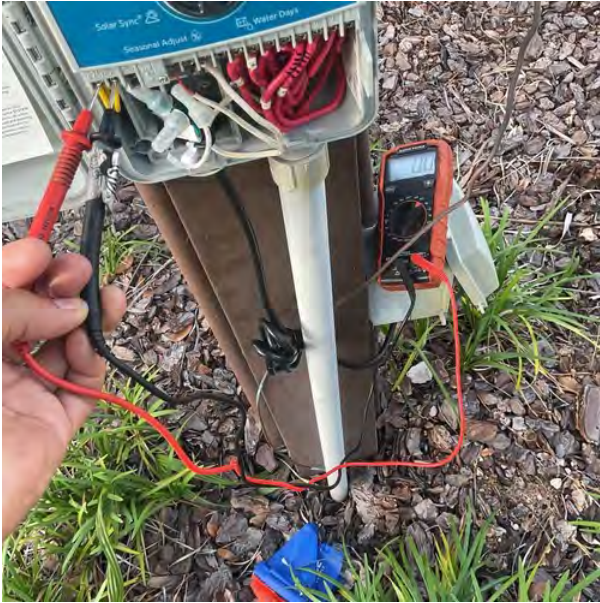
Zone #1 - 07-15-26 7:18 am CDT



Zone #1 - 07-15-26 7:22 am CDT



Zone #1 - 07-15-26 7:22 am CDT





FIELDSTONE

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 8:13 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 Jul 15, 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	S exit side	Pass									
2	Drip entry side	Pass									
3	S island	Pass									
4	S entry & island	Pass							1		

Zone #4 - 07-15-26 8:27 am CDT





FIELDSTONE

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 8:29 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 Jul 15, 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

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 9:38 am
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 Jul 15, 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		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 ®

July 2026

Date: Jul 15, 2026 10:15 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 Jul 15, 2026	
Program A	Mon , Wed , Fri
Program B	Sun , Tue , Thur , Sat
Program C	
Program D	

Notes
I recommend zone 3 upgrade to change regular nozzles for MPR nozzles for better coverage
No repairs needed
No repairs needed
No repairs needed
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 meadowbrook dr	Pass									
2	S meadowbrook dr	Pass									
3	S meadowbrook Dr by sidewalk	Pass									
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									
9	D musky mint dr	Pass									
10	BOC BY ZONE 2	Pass									



FIELDSTONE

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 12:22 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 Jul 15, 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	S entrance & exit	Pass									
2	Bubbler	Pass									
3	Sprays	Pass									
4	Sprays both sides	Pass									



FIELDSTONE

powered by SmartLink Network ®

July 2026

Date: Jul 15, 2026 12:33 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 Jul 15, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

Notes
Timer was off, outlet was tripped
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 ®

July 2026

Date: Jul 15, 2026 12:49 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 Jul 15, 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	R by timer	Pass									
2	R by sidewalk	Pass									
3	R by road	Pass									
4		Pass									
5		Pass									
6		Pass									

Tab 5



Memorandum

To: Alba Sanchez, District Manager, Suncoast CDD

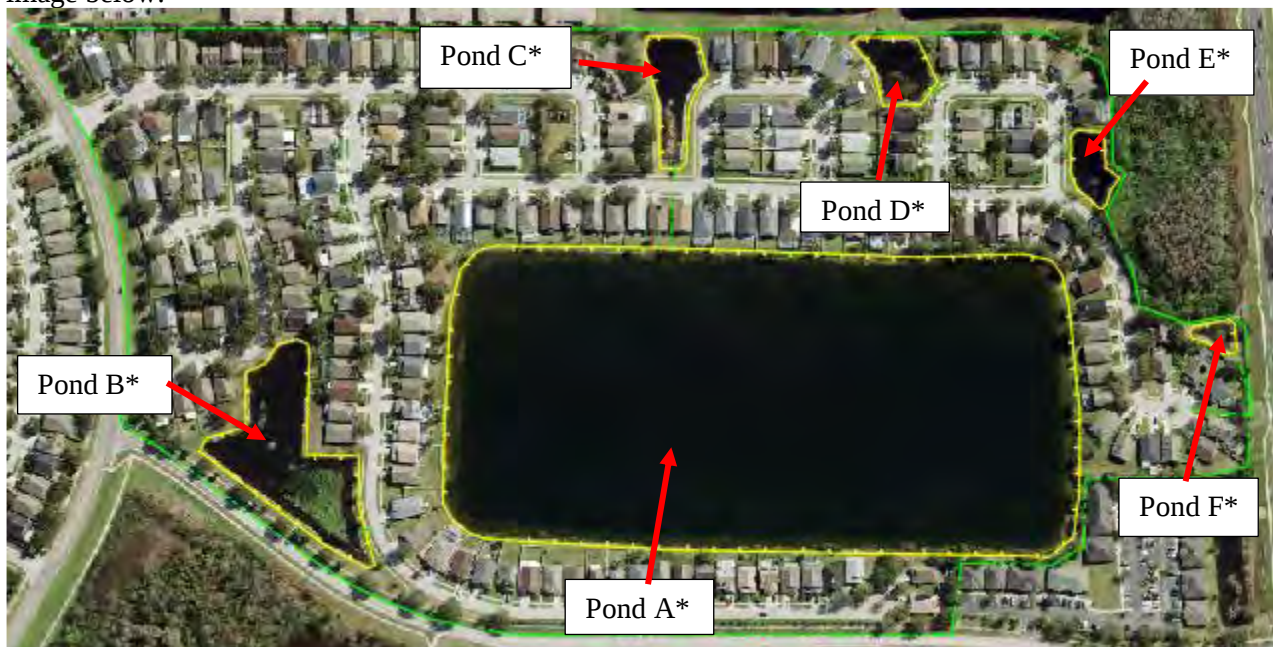
From: Kent Huerta, Engineering Intern
Phil Chang, P.E., District Engineer

Date: June 23, 2026

Subject: Pond Assessment Report- Suncoast Meadows Increment 1

At the request of the Suncoast Community Development District ("District"), BGE Inc. completed a site visit to the District on May 26, 2026, to visually assess the stormwater pond outfalls and embankments at its six District maintained stormwater ponds. No condition assessment was undertaken with regards to the storm pipe network beyond the pond limits unless otherwise noted in this report. Stormwater ponds and associated drainage are included under Southwest Florida Water Management District (SWFWMD) Permit No. 44023089.000.

The six District maintained ponds (Ponds A through F) discussed in this report are located as shown in the image below:



*Pond numbering based on permitted construction plans

The following is a summary of the conditions visually observed during our site visit. As previously noted, the observations made are limited to the stormwater pond, outfall structures and their embankments. In addition to the observations, suggested corrective actions are included in this report.

Pond A:



Water Levels: The current water level in Pond A appeared to be below the designed normal water level. The design normal water level appears to be at a level below the embankment where the grass stops and the bare earth begins. **(Aerial Photo 1)**



Shoreline Stabilization with Culvert (Structure #S-17): Based on available visibility, the shoreline stabilization with culvert appears to be functioning in general accordance with the design intent. No erosion or undermining was observed at the time of inspection. However, there is a warning sign that is placed in front of the structure is not visible.
Recommendation: Relocate the sign to the surface before the structure. **(Photos 2-3)**



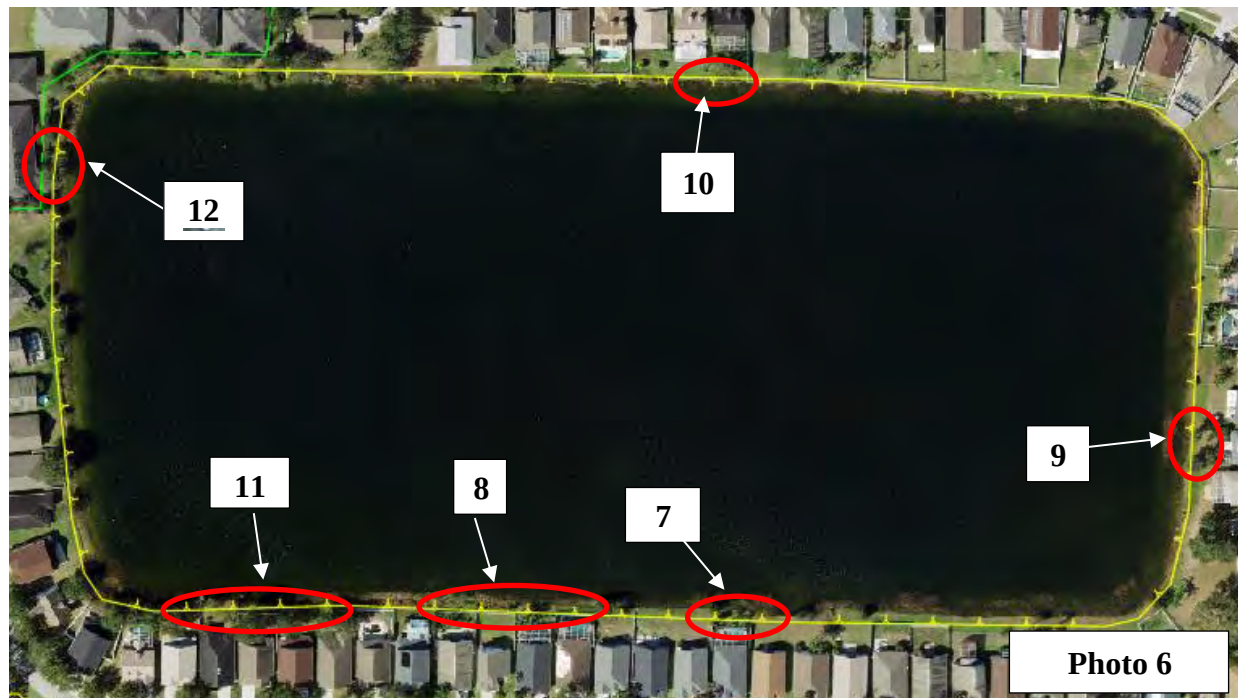
Shoreline Stabilization with Culvert (Structure #S-11): Based on available visibility, the shoreline stabilization with culvert appears to be functioning in general accordance with the design intent. No erosion or undermining was observed at the time of inspection. **No recommendations at this time. (Photo 4)**



Pond Drain Inlet (Structure #S-37): At the time of the inspection the pond drain appeared to be functioning as intended. **No recommendations at this time. (Photo 5)**



Vegetation: Photo 6 highlights areas of vegetation that are dense and overgrown. Additional examples are shown in Photos 7-12. **Recommendation:** Additional landscaping and maintenance to allow access to these areas.



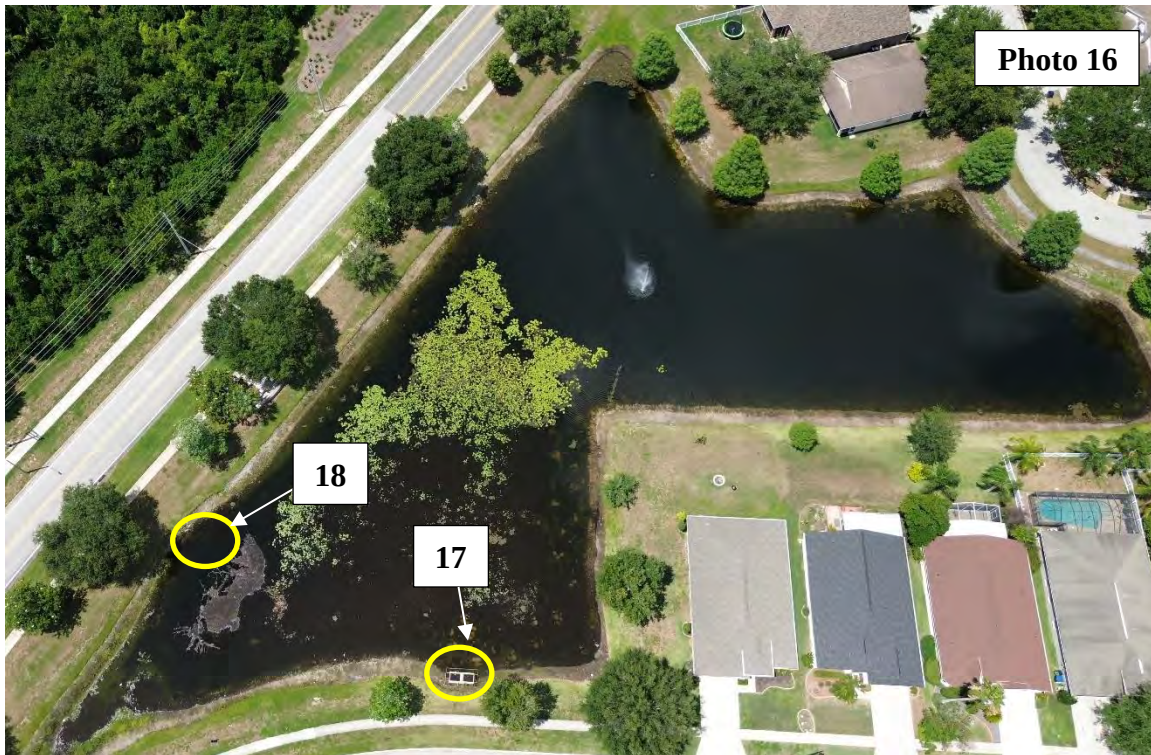


Bank Erosion: Erosion and washout were observed at multiple locations along the embankment. **Photo 13** identifies the affected areas. More pronounced erosion is visible in **Photos 14 and 15**, where portions of the original slope have been lost.

Recommendations: The areas shown in **Photos 14 and 15** should be restored to the original grade using suitable fill material. Fill should be placed and compacted to provide adequate slope stability.



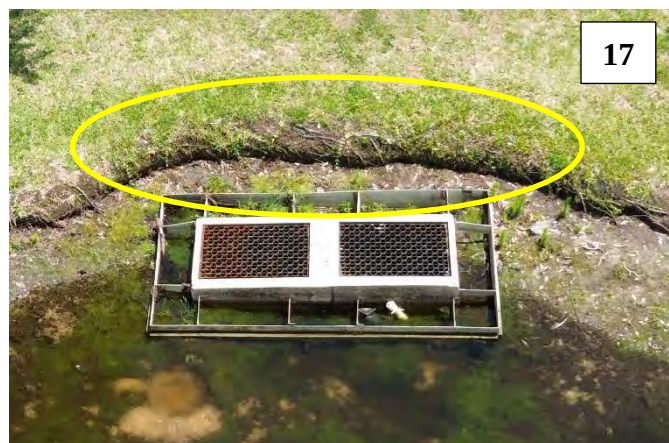
Pond B:



Water Levels: The current water level in Pond B appeared to be below the designed normal water level. The design normal water level appears to be at a level below the embankment where the grass stops and the bare earth begins. **(Photo 16)**

Double Barrel Outfall Structure (Structure #S-10): Minor localized erosion is present in the back side of the structure. No undermining of the structure was observed and the system appears to be functioning per design intent.

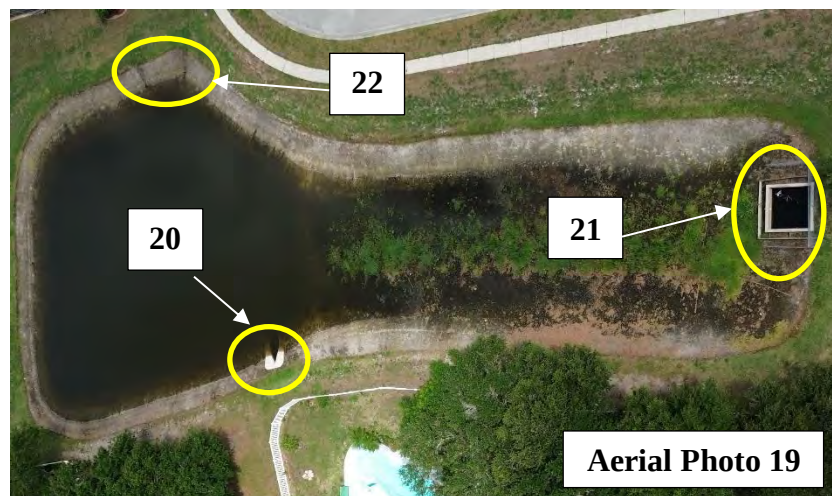
Recommendations: No corrective actions are required at this time; however, the area should continue to be monitored for signs of additional erosion. **(Photo 17)**



Metered End Structure (MES) (Structure #S-65):
The MES appears to be functioning in general accordance with the design; No visible erosion or loss of support was observed at the time of inspection.
(Photo 18)



Pond C:



Water Levels: The current water level in Pond C appeared to be below the designed normal water level. The design normal water level appears to be at a level below the embankment where the grass stops and the bare earth begins. **(Aerial Photo 19)**

Mitered End Structure (MES) (Structure #S-15): Minor erosion was observed at the base of the concrete apron. **Recommendation:** No corrective action is recommended at this time; however, the area should continue to be monitored to ensure the erosion does not progress. **(Photo 20)**



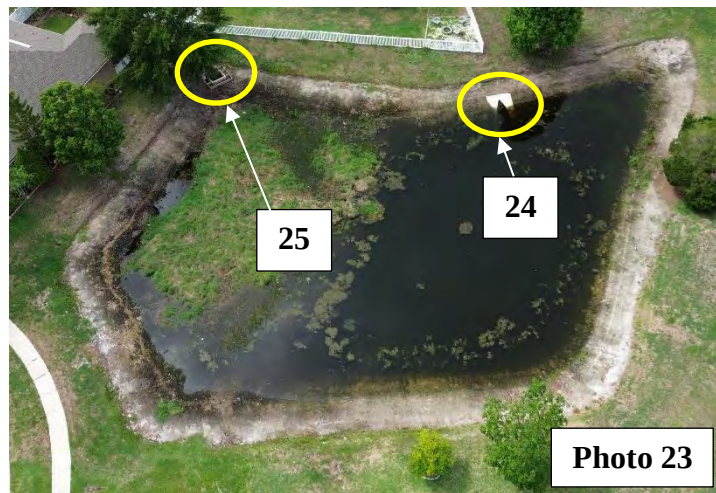
Outfall Structure (Structure #S-16): The structure appears to be functioning in general accordance with the design; No visible erosion or loss of support was observed at the time of inspection. **(Photo 21)**



Bank Erosion: The areas shown in **Photo 22** show mild erosion along the slope of the pond embankment. **Recommendation:** The minor erosion areas should be monitored and repaired if the conditions worsens



Pond D:



Water Levels: The current water level in Pond D appeared to be below the designed normal water level. The design normal water level appears to be at a level below the embankment where the grass stops and the bare earth begins. (Photo 23)

Metered End Structure (MES) (Structure #S-23): The MES appears to be functioning in general accordance with the design; No visible erosion or loss of support observed at the time of inspection. (Photo 24)



Outfall Structure (Structure #S-24): The structure appears to be functioning in general accordance with the design; No visible erosion or loss of support observed at the time of inspection, however, the grate lid is displaced.

Recommendations: Place grate lid in place. (Photo 25)



Pond E:



Water Levels: The current water level in Pond E appeared to be below the designed normal water level. The design normal water level appears to be at a level below the embankment where the grass stops and the bare earth begins. **(Photo 23)**

Mitered End Structure (MES) (Structure #S-34): Minor erosion was observed at the base of the concrete apron. **Recommendation:** No corrective action is required at this time; however, the area should be monitored to ensure the erosion does not progress. **(Photo 27)**



Outfall Structure (Structure #S-35): Minor localized erosion is present at the back of the structure. No undermining of the structure was observed and the system appears to be functioning per design intent. **Recommendations:** No corrective actions are required at this time; however, the area should be monitored for signs of additional erosion. **(Photo 28)**



Pond F:



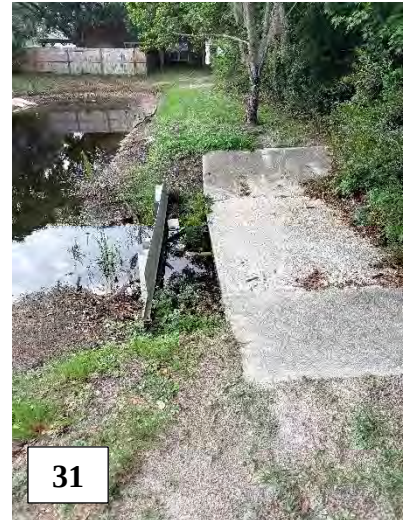
Water Levels: The current water level in Pond F appeared to be below the designed normal water level. The design normal water level appears to be at a level below the embankment where the grass stops and the bare earth begins. **(Photo 23)**

Mitered End Structure (Structure #S-40): A void was observed underneath the concrete apron of the mitered end structure. The supporting soil appears to have migrated, which results in the loss of bearing support beneath the structure.

Recommendation: The void should be filled using suitable structural fill compacted in lifts to restore proper subgrade support beneath the apron. An additional option is placing compacted clayey soil and riprap. **(Photo 30)**



Control Structure: Based on available visibility, the shoreline stabilization with culvert appears to be functioning in general accordance with the design intent. No erosion or undermining was observed at the time of inspection. **No recommendation at this time. (Photo 31)**



Bank Erosion: The areas shown in **Photo 32** show mild erosion along the slope of the pond embankment. **Recommendation:** The minor erosion areas should continue to be monitored and repaired if the conditions worsens.



Summary of recommendations:

Pond A:

1. Address the non-visible warning sign. (Photos 2-3)
2. Address the overgrown embankment vegetation. (Photos 7-12)
3. Address the embankment erosion. (Photos 14 and 15)

Pond D:

1. Address the grate lid. (Photo 25)

Pond F:

1. Address the void beneath the mitered end structure. (Photo 30)

At the District's request, BGE can request quotes from qualified contractors for the recommended repairs and provide the resulting information to the District for consideration.

(Note: Inspection Reminder attached for reference)



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

February 02, 2026

Suncoast Community Development District
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

Subject: Request for Overdue Inspection Report
Permit No: 44023089.000
Project Name: Suncoast Meadows - Increment One

By letter dated 09/01/2025 you were advised that a condition of the permit for the above referenced project requires that you submit an inspection report to the District in accordance with a specific schedule. To date, this information has not been provided. Failure to submit the required documents is a violation of your permit and District rules. To bring this matter into compliance, you must submit a certified "Statement of Inspection for Proper Operation and Maintenance" form available at <https://www.swfwmd.state.fl.us/sites/default/files/medias/documents/04.10R-023.pdf> within 30 days.

Information can be submitted online using eCompliance by visiting the District's Environmental Resource Permitting System in ePermitting located on the District's website at <http://WaterMatters.org/LoginERP>. If you do not have an account, you can sign up by clicking the "Register Now" button.

If this matter is not brought into compliance in a timely manner at the staff level, the case may be referred to the District's Office of General Counsel for further enforcement action.

If you have any questions, please contact the Brooksville Service Office at (352) 796-7211 or (800) 423-1476 (FL only) and ask to speak to a Regulatory Support Specialist regarding your Overdue Inspection Report.

Sincerely,

Regulatory Support Services
Regulatory Support Bureau
Regulation Division

Tab 6

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A
REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Suncoast Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF SUNCOAST COMMUNITY DEVELOPMENT
DISTRICT:**

1. **DESIGNATION OF REGISTERED AGENT.** William J. Rizzetta is hereby designated as the Registered Agent for Suncoast Community Development District.

2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 3434 Colwell Avenue, Suite 200, Tampa, FL. 33614.

3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this resolution with Pasco County and FloridaCommerce.

4. **EFFECTIVE DATE.** This Resolution shall become on August 12, 2026.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:

**SUNCOAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Tab 7

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Suncoast Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Suncoast

Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within five (5) days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:

**Suncoast Community
Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

Name: Matthew Thebeau
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Tab 8

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Suncoast Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:

**Suncoast Community
Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

Name: Matthew Thebeau
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Tab 9

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNCOAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Suncoast Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUNCOAST COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2026.

**SUNCOAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 14, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

All meetings will convene on the second Wednesday of the month at 7:00 p.m. at the Marriott Springhill Suites, located at 16615 Crosspoint Run, Land O’Lakes, FL 34638.

Tab 10

Security Cameras Installation License and Maintenance Agreement

This Security Cameras Installation License and Maintenance Agreement (“Agreement”) is made as of December 10, 2025, between the **Suncoast Community Development District**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “**District**”), and the **Suncoast Pointe Homeowners Association, Inc.**, a Florida Not For Profit Corporation (the “**HOA**”). The HOA and the District are collectively herein referred to as the “Parties.”

Background Information

The District owns and maintains various amenities, facilities, and other common areas throughout the boundaries of the community. The HOA wishes to install Security Cameras at various points throughout the community for safety and aesthetic purposes benefitting the District residents and the HOA members who are residents of the District. The District is willing to grant the HOA access and permission pursuant to the terms and conditions described below to allow for the installation of said cameras and the ongoing maintenance of same.

Operative Provisions

1. **Background Information.** The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.
2. **Grant of License.** The District hereby grants to the HOA a limited, non-exclusive license for installation purposed, access to, and ongoing maintenance of the Security Cameras to be installed within the community’s boundary (the “**Permitted Use**” and “**Cameras**” respectively). All such maintenance of the Cameras shall be maintained at the HOA’s sole expense.
3. **Cameras Maintenance.** The HOA hereby agrees to maintain the Cameras authorized by the License in a safe, clean, and aesthetically pleasing condition. This obligation shall be the primary obligation of the HOA during the term of the Agreement. Any work performed by or on behalf of the HOA pursuant to the License shall be performed in accordance with all applicable governmental standards and regulations and performed in a good, workmanlike, and lien-free manner. For any activities performed by or on behalf of the HOA related to this Agreement that cause damage to any District-owned property, the HOA agrees to be responsible for reimbursing the District for the costs of restoring the District property.
4. **Permits, Approvals, and Compliance with Regulations.** The HOA shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from applicable governmental entities. The District will cooperate and assist the HOA with any paperwork required, as the owner of the property. The HOA will be responsible for any fines or penalties assessed against the District as a result of any of the operations authorized under this Agreement.

5. **Insurance.** The HOA and its vendors shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above-mentioned insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the HOA shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.
6. **Indemnification.** The HOA hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, (iii) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License, (iv) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement, or (v) any damage to improvements or structures located on the property.
7. **Waiver of Claims.** The HOA hereby waives all claims against the District for loss or damage resulting from interference by a public agency, or official, or natural phenomena, including but not limited to, fire, water, tornado, hurricane, or other severe storms, or any commotion, riot, or criminal activity.
8. **Amendment.** Only the parties, or their respective successors or assigns, by mutual agreement may modify this Agreement. Such Amendment must be in writing and signed by the Parties.
9. **No Title Search.** The Parties collectively acknowledge and agree that this Agreement was drafted at the request of the Parties without the benefit of a title search.
10. **Waiver.** No waiver of any provision hereof shall be effective unless done in writing and signed by the party entitled to enforce such provision. Nor shall any single waiver constitute a waiver of any subsequent obligation.
11. **Termination.** Either Party may terminate this Agreement upon 30 days' written notice to the other party.
12. **Attorneys' Fees.** In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive termination of this Agreement.
13. **Governing Law; Venue.** This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the county in which the District is located.

14. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, HOA represents that in entering into this Agreement, the HOA does not use coercion for labor or services as defined in the statute. The HOA is required to provide an affidavit, signed by an officer or a representative of the HOA with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
15. **No Third-Party Beneficiaries; No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The License granted hereby and other terms and conditions of this Agreement shall not constitute dedications to the public. No member of the public shall have any rights hereunder.
16. **Public Records.** The HOA understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the HOA in accordance with Florida law. As such, the District shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
17. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
18. **Counterparts.** This Agreement may be executed in one or more separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.
19. **Notice.** Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail, Return Receipt Requested at the applicable address set forth in this section. Additional notice may be sent by email or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the HOA:

c/o Inframark

Attn: Courtney Vlastnik, LCAM

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Courtney.Vlastnik@Inframark.com

To the District:

c/o Inframark

Attn: Alba Sanchez, DM

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Alba.Sanchez@Inframark.com

With a Copy to:

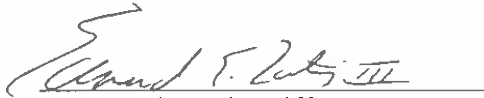
Straley Robin Vericker, P.A.
Attn: Kathryn Hopkinson, Esq.
1510 West Cleveland Street
Tampa, FL 33606
khopkinson@srvlegal.com

20. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

21. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**Suncoast Pointe Homeowners
Association, Inc.**



Name: Edmund Latiff
Title: President

**Suncoast
Community Development District**


[Matthew Thebeau \(Jul 10, 2026 10:57:56 EDT\)](#)

Name: Matthew Thebeau
Title: Chairman, Board of Supervisors

Tab 11

MINUTES OF MEETING

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

**SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Suncoast Community Development District was held on Wednesday, July 8, 2026, at 7:11 p.m. at the Marriott Springhill Suites, located at 16615 Crosspoint Run, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Matthew Thebeau	Board Supervisor, Chairman
Edmund Latif	Board Supervisor, Vice Chairman (via phone)
Tammy Latif	Board Supervisor, Assistant Secretary (via phone)
John Vento	Board Supervisor, Assistant Secretary
Melissa Ramacco	Board Supervisor, Assistant Secretary

Also present were:

Lisa Castoria	District Manager, Rizzetta & Co., Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin & Vericker (via phone)
Dylan Campbell	Field Inspections, Rizzetta & Co., Inc.
Liz Moore	Fieldstone

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Cress made comments about landscaping issues on the sidewalk at the northeast corner of Prairie Iris Drive and Mentmore. She pointed out that the stones on Prairie Iris Drive are being stained yellow by the irrigation water. Ms. Castoria confirmed that this is a known issue due to a new well and is on the agenda for chemical treatment consideration.

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

Mr. Dylan Campbell introduced himself to the Board and presented his Field Inspection Report, noting that most turf is well maintained but highlighted several areas of concerns. He and Ms. Castoria discussed habitual parking on easements on the east side of the community, which prevents mowing and damages the turf.

There was a brief discussion on the resident maintenance request at 17003 Odessa Drive. It was noted that access to this property is blocked by an apartment complex fence on one side and significant encroachments from neighbors on the other. Ms. Hopkinson will send demand letters and cease and desist notices to the owners of Lots 26, 27 and 28 to rectify the encroachments so vendors can access the pond area.

B. Landscape Report

The Board reviewed and approved a proposal for \$712.00 to clear debris and trees from the drainage areas at Mentmore to prevent flooding during hurricane season.

On a Motion by Mr. Vento, seconded by Mr. Thebeau, with all in favor, the Board of Supervisors approves the proposal to clear debris from drainage areas in the amount of \$712.00, for Suncoast Community Development District.

The Board reviewed and approved a proposal for \$5,500 to remove and grind five cabbage palms at the main entrance. These palms are diseased, stunted or growing poorly under oak trees.

On a Motion by Ms. Ramacco, seconded by Mr. Latif, with all in favor, the Board of Supervisors approves the proposal to remove and grind five cabbage palms in the amount of \$5,500.00, for Suncoast Community Development District.

Ms. Castoria was directed to get quotes from an electrician to cap and box the electrical lines at the palm removal sites.

C. Irrigation Report

The Board reviewed the irrigation reports provided. Supervisor request to repair blowout at Heathgate Way.

D. District Engineer

The Board held a discussion on flashing crosswalk signs at Mentmore & Meadowbrook, stop sign and/or crosswalks on Meadowbrook at the entrance and sidewalk assessments.

Mr. Thebeau requested that Mr. Phang continue to peruse county approval for the flashing signs at Mentmore and Meadowbrook as well as a stop sign or crosswalk at Suncoast Meadows and Suncoast Point.

The Board discussed a buckling drain at 17214 Blooming Fields Drive, which has been reported to the county.

Ms. Castoria will contact Site Masters to perform a sidewalk assessment and provide a quote for grinding down trip hazards.

E. District Counsel

No Report.

F. District Manager

Ms. Castoria informed the Board that the next regular meeting will be held on August 12, 2026 at 7:00 p.m.

Ms. Castoria informed the Board that their financials are currently being transitioned and should be completed by and ready by the August meeting.

FOURTH ORDER OF BUSINESS

Consideration of EZ Mulch Proposal

The Board reviewed and approved the EZ Mulch proposal in the amount of \$16,713.00. The Board requested that the mulch be laid in November.

On a Motion by Mr. Thebeau, seconded by Mr. Vento, with all in favor, the Board of Supervisors approved the EZ Mulch proposal in the amount of \$16,713.00, for the Suncoast Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Rid O' Rust Injection System Proposal

The Board held a brief discussion and agreed they would like a chemical cleaning of this area first. This proposal has been tabled.

SIXTH ORDER OF BUSINESS

Consideration of Proposal to Remove Man Made Material

The Board reviewed a proposal from Jayman Enterprises (\$8,000) and from Neptune (\$1,800). After review and discussion, the Board approved the Neptune proposal.

On a Motion by Mr. Thebeau, seconded by Mrs. Latif, with all in favor, the Board of Supervisors approved the Neptune proposal in the amount of \$1,800.00, for the Suncoast Community Development District.

SEVENTH ORDER OF BUSINESS**Discussion on Approved Proposed Budget**

Discussion ensued regarding FY 26-27 adopted proposed budget. The adopted proposed budget will not be presented with an assessment increase, per the board's previously approved motion.

EIGHTH ORDER OF BUSINESS**Consideration of Board Supervisors' Regular meeting held on June 10, 2026**

On a Motion by Mr. Thebeau, seconded by Ms. Ramacco, with all in favor, the Board of Supervisors approved the minutes for the Regular meeting held on June 10, 2026 for the Suncoast Community Development District.

NINTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Latif Request for tree lifting

Mr. Thebeau Buffer needing maintenance on Mentmore

Mr. Vento Comments on Gemstone LED lights and monument electric

Ms. Ramacco Discussion on speed sign

TENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Thebeau, seconded by Ms. Ramacco, with all in favor, the Board of Supervisors adjourned the meeting 8:45 p.m., for Suncoast Community Development District.

Secretary

Chairman/Vice Chairman

Tab 12

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · FT. MYERS, FLORIDA 33912 - (831) 933-5571

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

Operation and Maintenance Expenditures June 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$800.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Edmund Latif III	100000	EL061026	Board of Supervisor Meeting 06/10/26	\$ 200.00
Matthew Thebeau	100001	MT061026	Board of Supervisor Meeting 06/10/26	\$ 200.00
Melissa Ramacco	100002	MR061026	Board of Supervisor Meeting 06/10/26	\$ 200.00
Tammy Latif	100003	TL061026	Board of Supervisor Meeting 06/10/26	<u>\$ 200.00</u>
Total Report				<u>\$ 800.00</u>

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Suncoast CDD

Board Meeting Date: June 10 2026

Name	In Attendance Please X	Paid
1 Mathew Thebeau	X	\$200.00
2 Edmund Latif III	X	\$200.00
3 Tammy Latif	X	\$200.00
4 Melissa Ramacco	X	\$200.00
5 John Vento		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez
District Manager Signature

6/10/2026
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****