



Rizzetta & Company

SageBrush Community Development District

Board of Supervisors' Meeting

February 10, 2026

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

sagebrushcdd.org

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

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

February 3, 2026

Board of Supervisors
SageBrush Community
Development District

FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the SageBrush Community Development District will be held on **Tuesday, February 10, 2026 at 9:00 a.m.**, or immediately after the Connerton East CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes for January 13, 2026 Tab 1
 - C. Ratification of Operation & Maintenance Expenditures for December 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-03; Extend Terms of Board Supervisors Tab 3
 - B. Consideration of Resolution 2026-04; Appointing Assistant Secretary Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Report Tab 5
 - i. Review of 4th Quarter Website Audit Report Tab 6

- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
January 13, 2026 - Minutes of Meeting
Page 1

MINUTES OF MEETING

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

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of SageBrush Community Development District was held on **Tuesday, January 13, 2026, at 9:34 a.m.** at the Hilton Garden Inn, Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans **Chair**
Lori Campagna **Vice Chair**
Jake Walsh **Assistant Secretary**
Bradley Gilley **Assistant Secretary**

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Lisa Castoria	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Brian Surak	District Engineer, Clearview Land Design (via phone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:34 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Dowling of Great Cypress Village advised the Board they going to make improvements on their RV lot which abuts SageBrush. They have had issues with drainage and would like to stay in touch with Brian Surak for the next couple of months until the work is finished.

DCH Timber lawsuit again Coastal Landfill (Coastal is near SageBrush).

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
January 13, 2026 - Minutes of Meeting
Page 2

48	THIRD ORDER OF BUSINESS	Consideration of Board of Supervisors Regular Minutes for December 9, 2025
49	<div style="border: 1px solid black; padding: 5px;"><p>On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Board of Supervisors Regular Meeting Minutes for December 9, 2025, as presented, for the SageBrush Community Development District.</p></div>	
50		
51		
52	FOURTH ORDER OF BUSINESS	Ratification of Operation & Maintenance Expenditures for November 2025
53	<div style="border: 1px solid black; padding: 5px;"><p>On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the November 2025 Operation & Maintenance Expenditures (\$10,948.51), for the SageBrush Community Development District.</p></div>	
54		
55		
56		
57	FIFTH ORDER OF BUSINESS	Consideration of CDD Development Agreement
58	<div style="border: 1px solid black; padding: 5px;"><p>On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved in substantial form the CDD Development Agreement, for the SageBrush Community Development District.</p></div>	
59		
60		
61	SIXTH ORDER OF BUSINESS	Consideration of Bond Funding Agreement
62	<div style="border: 1px solid black; padding: 5px;"><p>On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved in substantial form the Bond Funding Agreement, for the SageBrush Community Development District.</p></div>	
63		
64		
65	SEVENTH ORDER OF BUSINESS	Staff Reports
66	<div style="border: 1px solid black; padding: 5px;"><p>A. District Counsel No report.</p></div>	
67		
68		
69		
70	B. District Engineer	
71	<div style="border: 1px solid black; padding: 5px;"><p>No report.</p></div>	
72		
73		
74	C. District Manager	
75	<div style="border: 1px solid black; padding: 5px;"><p>Mr. Brizendine reviewed the District Manager's Report. The next regular meeting will be on February 10, 2026, at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.</p></div>	
76		
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SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
January 13, 2026 - Minutes of Meeting
Page 3

81

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved to hold the February 10, 2026 meeting at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558, for the SageBrush Community Development District.

82

EIGHTH ORDER OF BUSINESS

Supervisor Requests

83

85 Ms. Evans would like to amend the budget next month.

86

NINTH ORDER OF BUSINESS

Adjournment

88

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 9:45 a.m., for SageBrush Community Development District.

89

90

91

92 Assistant Secretary/Secretary

93 Chairman / Vice-Chairman

Tab 2

SageBrush Community Development District

District Office · Ashlyn Park, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented: **\$6,540.38**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Sagebrush Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bradley Gilley	300045	BGilley111125-710	Board of Supervisors Meeting 11/11/25	\$ 200.00
Clearview Land Design, P.L.	300042	25-23169	Engineering Services 10/25	\$ 140.75
Jacob Walsh	300046	JWalsh111125-710	Board of Supervisors Meeting 11/11/25	\$ 200.00
Kelly Evans	300047	KEvans111125-710	Board of Supervisors Meeting 11/11/25	\$ 200.00
Lori Campagna	300048	LCampagna111125-710	Board of Supervisors Meeting 11/11/25	\$ 200.00
Rizzetta & Company, Inc.	300041	INV0000104545	Accounting Services 11/25	\$ 3,300.00
Straley Robin Vericker	300043	27476	Legal Services 10/25	\$ 1,359.00
The Observer Group, Inc.	300044	25-01917P	Legal Advertising 10/25	\$ 879.38
The Observer Group, Inc.	300044	25-02457P	Legal Advertising 11/25	\$ 61.25
Report Total				\$ 6,540.38

SageBrush CDD - Regular Meeting
Meeting Date: November 11, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Kelly Evans	x
Lori Campagna	x
Bradley Gilley	x
Jake Walsh	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:28
Meeting End Time:	9:34
Total Meeting Time:	:06

Time Over 3 Hours:	
--------------------	--

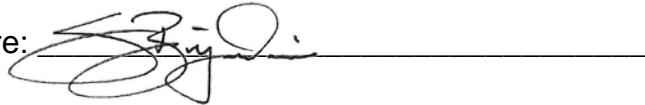
Total at \$400 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature:





Clearview LAND DESIGN, P.L.

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

Sagebrush CDD c/o Rizzetta & Company
Sagebrush CDD Accounts Payable c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice number 25-23169
Date 11/01/2025
Project **DNT SAGEBRUSH (DCH DENTON, DCH
HUDSON, RYALS HUDSON)**

Terms: Net 30

CDD Engineering Services

CDD-DNT-000R CDD Reimbursables

EXPENSE

	Date	Billed Amount
	10/31/2025	20.75

Papercut Printing & Reproduction 10/4-10/31

CDD-DNT-002 CDD Engineering Service

LABOR

	Date	Hours	Rate	Billed Amount
Brian G. Surak				
	10/14/2025	0.50	240.00	120.00
<i>CDD mtg</i>				
				<hr/>
CDD Engineering Services subtotal				140.75
				<hr/>
				Invoice total
				140.75
				<hr/>

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
CDD ENGINEERING SERVICES				
CDD-DNT-000R CDD REIMBURSABLES	1,000.00	228.91	208.16	20.75
CDD-DNT-002 CDD ENGINEERING SERVICE	10,000.00	1,937.50	1,817.50	120.00
Subtotal	11,000.00	2,166.41	2,025.66	140.75
Total	11,000.00	2,166.41	2,025.66	140.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-22835	10/03/2025	2,025.66		2,025.66			
25-23169	11/01/2025	140.75	140.75				
	Total	2,166.41	140.75	2,025.66	0.00	0.00	0.00

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

Invoice

Date	Invoice #
11/2/2025	INV0000104545

Bill To:

Sage Brush CDD
Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600
Tampa FL 33607

Description	Services for the month of		Client Number
	November	Upon Receipt	
Accounting Services	1.00	\$1,250.00	\$1,250.00
Administrative Services	1.00	\$350.00	\$350.00
Management Services	1.00	\$1,600.00	\$1,600.00
Website Compliance & Management	1.00	\$100.00	\$100.00
<hr/>			
RECEIVED 10-30-2025		Subtotal	\$3,300.00
Total			\$3,300.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Sagebrush CDD
P.O. Box 32414
Charlotte, NC 28232

November 14, 2025
Client: 001641
Matter: 000001
Invoice #: 27476

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2025	AM	REVIEW AGENDAS TO CONFIRM ACCURACY ON RESOLUTION NUMBERS AND NAMES.	0.3	\$58.50
10/7/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/13/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
10/14/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$283.50
10/14/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.8	\$300.00
10/28/2025	AM	REVIEW AGENDA FOR ACCURACY.	0.2	\$39.00
10/28/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR SEPTEMBER 30, 2025.	0.3	\$112.50
10/28/2025	KCH	REVIEW UPCOMING AGENDA AND EMAILS WITH D. KRONICK REGARDING SAME.	0.2	\$75.00
10/29/2025	AM	DRAFT EVEN TERMS RESOLUTION.	0.5	\$97.50
10/31/2025	JMV	REVIEW EMAIL FROM D. KRONICK; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			4.0	\$1,359.00

November 14, 2025
Client: 001641
Matter: 000001
Invoice #: 27476

Page: 2

Total Services	\$1,359.00
Total Disbursements	\$0.00
Total Current Charges	\$1,359.00
Previous Balance	\$7,629.35
<i>Less Payments</i>	<i>(\$2,806.50)</i>
PAY THIS AMOUNT	\$6,181.85

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27321	October 14, 2025	\$2,388.00	\$222.35	\$0.00	\$0.00	\$3,969.35
27322	October 14, 2025	\$2,212.50	\$0.00	\$0.00	\$0.00	\$3,571.50
Total Remaining Balance Due						\$6,181.85

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,359.00	\$4,822.85	\$0.00	\$0.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01917P

Date 09/12/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description	Amount
Serial # 25-01917P	\$879.38
Notice of Regular Meeting and Public Hearing	
RE: Meeting on October 14, 2025 at 9:00am	
Published: 9/12/2025, 9/19/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$879.38

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

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

RECEIVED
09-11-2025

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

NOTICE

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

Business Observer

1970 Main Street

3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

INVOICE

Legal Advertising

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02457P

Date 11/14/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description	Amount
Serial # 25-02457P	\$61.25
Notice of Board Meeting RE: Sagebrush CDD Board of Supervisors Regular Meeting on December 9, 2025 at 9:00 a.m. Published: 11/14/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$61.25

Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

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

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Business Observer

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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Scott Brizendine
District Manager

November 14, 2025

25-02457P

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Serial Number
25-02457P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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

being a Notice of Board Meeting

in the matter of Sagebrush CDD Board of Supervisors Regular Meeting on December 9, 2025 at 9:00 a.m.

in the Court, was published in said newspaper by print in the issues of 11/14/2025

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

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

RECEIVED
NOV 24 2025

BY:

NOTICE OF BOARD MEETING

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

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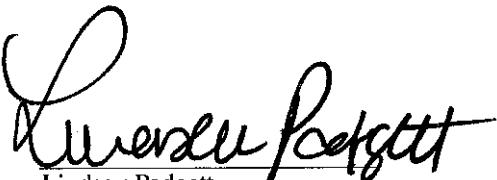
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff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

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Scott Brizendine
District Manager
November 14, 2025

25-02457P


Lindsey Padgett

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

14th day of November, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)

KIMBERLY S. MARTIN
MY COMMISSION # HH 282034
EXPIRES: July 26, 2026

Tab 3

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT MODIFYING THE TERMS OF THE BOARD TO ALIGN WITH THE NOVEMBER GENERAL ELECTIONS

WHEREAS, the SageBrush Community Development District (the "District") is a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the terms of the current Board of Supervisors of the District (the "Board") expire on odd numbered years;

WHEREAS, the Board is currently elected by landowners in the District via landowner elections held every 2 years, thereby resulting in the terms to continue to expire on odd numbered years;

WHEREAS, in the future when the applicable transition thresholds are met the Board will be elected by qualified electors via the general election in November on even numbered years;

WHEREAS, the terms of the Board need to be aligned with the general election prior to the applicable transition thresholds being met;

WHEREAS, the Board is authorized to extend or reduce the terms of current Board members for the purpose of aligning the terms with the general election held on even years in November pursuant to Section 190.006 (3)(a)2.c, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Modification of Expiration Date of Terms for the Board.** The term of office for the Board is hereby modified to expire on the following dates:
 - a. Seat #1 on November 2028.
 - b. Seat #2 on November 2028.
 - c. Seat #3 on November 2028.
 - d. Seat #4 on November 2030.
 - e. Seat #5 on November 2030.
2. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on February 10, 2026.

Attest:

**SageBrush
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Tab 4

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, SageBrush 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 Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Lisa Castoria is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2026.

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 5



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 10, 2026 @ 9am
- **Proposed Budget:** May 12, 2026

District Manager's Report

February 10,

2026

FINANCIAL SUMMARY

12/30/2025

General Fund Cash & Investment Balance:	\$1908
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Total Cash and Investment Balances:	\$1908
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General Fund Expense Variance:	\$16,023	Under Budget
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S
A
G
E
B
R
U
S
H

C
D
D

Tab 6



Quarterly Compliance Audit Report

Sagebrush

Date: December 2025 - 4th Quarter

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Insurance agency:



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ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

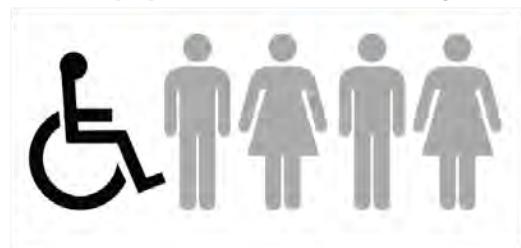
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law,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

The legal and right thing to do

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

19%

of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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