



Rizzetta & Company

SageBrush Community Development District

Board of Supervisors' Meeting

March 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

March 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, March 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 February 10, 2026 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for January 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-05; Designating Officers of the District Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Report..... Tab 4
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

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

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of SageBrush Community Development District was held on Tuesday, February 10, 2026, at 9:40 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) |

| | |
|----------|----------------|
| Audience | Present |
|----------|----------------|

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:40 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were audience comments on Lennar Developer meetings, dumping, and adjacent development.

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Regular Minutes for January 13, 2025**

| |
|---|
| 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 January 13, 2026, as presented, for the SageBrush Community Development District. |
|---|

85

86 **NINTH ORDER OF BUSINESS**

Adjournment

87

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

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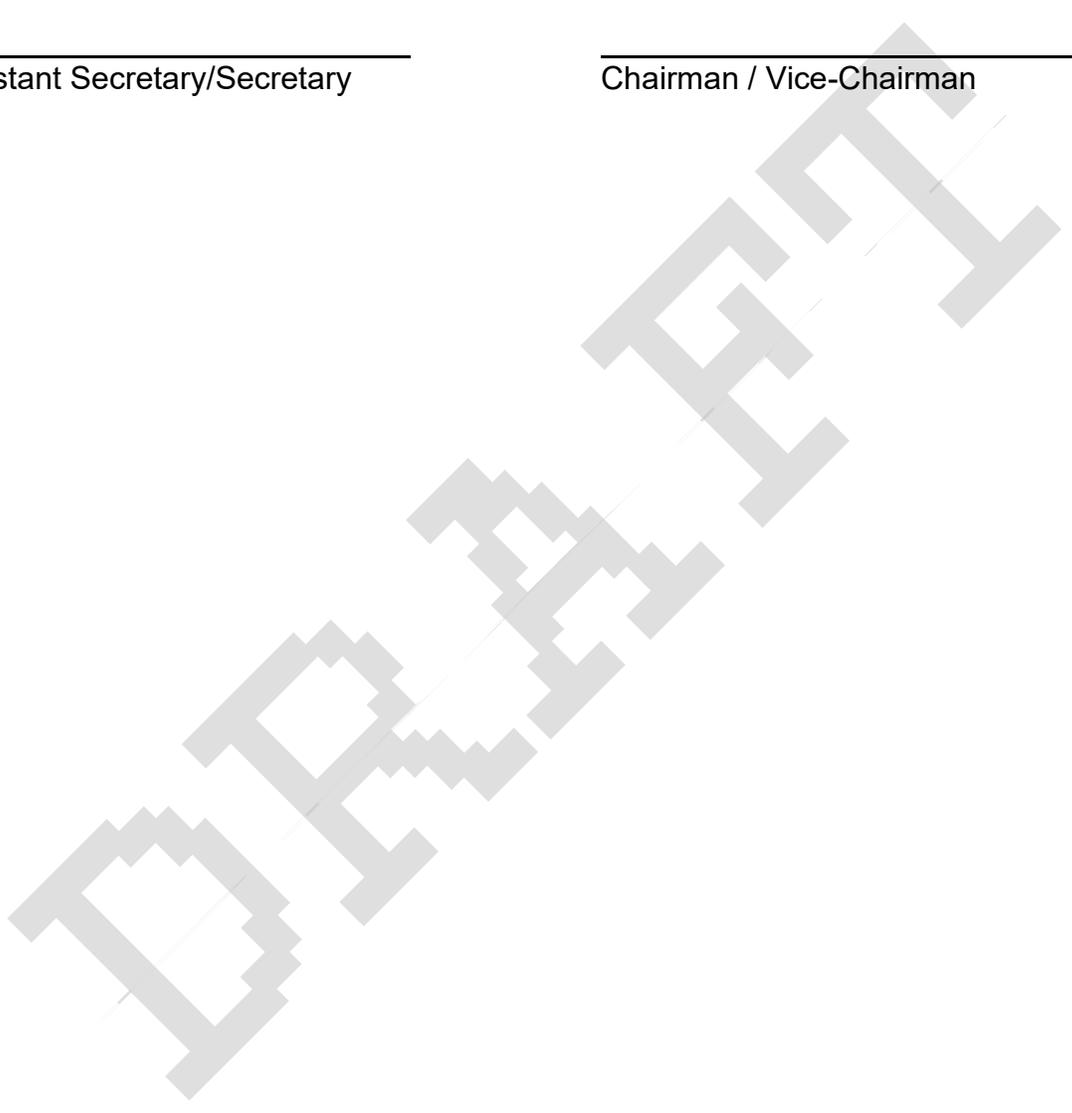
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Assistant Secretary/Secretary

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,801.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sagebrush Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|-----------------------|---------------------------------------|---------------------------|
| Bradley Gilley | 300052 | BGilley120925-710 | Board of Supervisors Meeting 12/09/25 | \$ 200.00 |
| Clearview Land Design, P.L. | 300055 | 25-23768 | Engineering Services 11/25 | \$ 31.00 |
| Jacob Walsh | 300053 | JWalsh120925-710 | Board of Supervisors Meeting 12/09/25 | \$ 200.00 |
| Kelly Evans | 300054 | KEvans120925-710 | Board of Supervisors Meeting 12/09/25 | \$ 200.00 |
| Lori Campagna | 300050 | LCampagna120925-710 | Board of Supervisors Meeting 12/09/25 | \$ 200.00 |
| Rizzetta & Company, Inc. | 300049 | INV0000105360 | Accounting Services 12/25 | \$ 3,300.00 |
| Straley Robin Vericker | 300051 | 27649 | Legal Services 11/25 | \$ 1,297.50 |
| Straley Robin Vericker | 300056 | 27816 | Legal Services 12/25 | \$ 1,311.50 |
| The Observer Group, Inc. | 300057 | 26-00138P | Legal Advertising 01/26 | <u>\$ 61.25</u> |
| Report Total | | | | <u>\$ 6,801.25</u> |

SageBrush CDD - Regular Meeting
Meeting Date: December 9, 2025

SUPERVISOR PAY REQUEST

| <u>Name of Board Supervisor</u> | <u>Check if paid</u> |
|---------------------------------|----------------------|
| Kelly Evans | ✓ |
| Lori Campagna | ✓ |
| Bradley Gilley | ✓ |
| Jake Walsh | ✓ |
| | |

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

| | |
|---------------------|-------|
| Meeting Start Time: | 10:07 |
| Meeting End Time: | 10:15 |
| Total Meeting Time: | |

| | |
|--------------------|--|
| 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 25-23768
 Date 12/31/2025

Project **DNT SAGEBRUSH (DCH DENTON, DCH HUDSON, RYALS HUDSON)**

Terms: Net 30

CDD Engineering Services

CDD-DNT-000R CDD Reimbursables

EXPENSE

| | Date | Billed Amount |
|--|---------------|------------------|
| <i>Papercut Printing & Reproduction 11/1-11/30</i> | 11/30/2025 | 31.00 |
| CDD Engineering Services subtotal | | 31.00 |
| | Invoice total | 31.00 |

Invoice Summary

| Description | Contract Amount | Total Billed | Prior Billed | Current Billed |
|--|-----------------|--------------|--------------|----------------|
| CDD ENGINEERING SERVICES | | | | |
| CDD-DNT-000R CDD REIMBURSABLES | 1,000.00 | 259.91 | 228.91 | 31.00 |
| CDD-DNT-002 CDD ENGINEERING SERVICE | 10,000.00 | 1,937.50 | 1,937.50 | 0.00 |
| Subtotal | 11,000.00 | 2,197.41 | 2,166.41 | 31.00 |
| Total | 11,000.00 | 2,197.41 | 2,166.41 | 31.00 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 25-23768 | 12/31/2025 | 31.00 | 31.00 | | | | |
| | Total | 31.00 | 31.00 | 0.00 | 0.00 | 0.00 | 0.00 |

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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 12/2/2025 | INV0000105360 |

Bill To:

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

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| December | Upon Receipt | 00710 |

| Description | Qty | Rate | Amount |
|---------------------------------|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,250.00 | \$1,250.00 |
| Administrative Services | 1.00 | \$350.00 | \$350.00 |
| Management Services | 1.00 | \$1,600.00 | \$1,600.00 |
| Website Compliance & Management | 1.00 | \$100.00 | \$100.00 |
| | | 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

December 15, 2025
Client: 001641
Matter: 000001
Invoice #: 27649

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|--|-------|------------|
| 11/3/2025 | KCH | REVIEW AGENDA PACKAGE. | 0.4 | \$150.00 |
| 11/5/2025 | KCH | REVIEW AND REVISE SOLAR LIGHTING SERVICE AGREEMENT WITH GIG FIBER. | 1.0 | \$375.00 |
| 11/7/2025 | AM | REVISE EVEN TERMS RESOLUTION. | 0.2 | \$39.00 |
| 11/7/2025 | KCH | REVIEW AND REVISE RESOLUTION EXTENDING TERMS OF SEATS TO ALIGN WITH GENERAL ELECTIONS PER STATUTE. | 0.4 | \$150.00 |
| 11/11/2025 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.7 | \$283.50 |
| 11/11/2025 | KCH | PREPARE FOR AND ATTEND BOS MEETING IN PERSON. | 0.5 | \$187.50 |
| 11/18/2025 | KCH | REVIEW FINANCIAL STATEMENTS FOR OCTOBER 31, 2025. | 0.3 | \$112.50 |
| Total Professional Services | | | 3.5 | \$1,297.50 |

December 15, 2025

Client: 001641

Matter: 000001

Invoice #: 27649

Page: 2

| | | |
|------------------------|------------|---------------------|
| Total Services | \$1,297.50 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$1,297.50 |
| Previous Balance | | \$6,181.85 |
| <i>Less Payments</i> | | <i>(\$4,822.85)</i> |
| PAY THIS AMOUNT | | \$2,656.50 |

Please Include Invoice Number on all Correspondence

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

January 14, 2026

Client: 001641

Matter: 000001

Invoice #: 27816

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|-------|------------|
| 12/3/2025 | KCH | REVIEW AGENDA PACKAGE. | 0.4 | \$150.00 |
| 12/8/2025 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | \$121.50 |
| 12/8/2025 | KCH | REVIEW AND REVISE MASTER DECLARATIONS FOR LANDOWNERS: DRP BOOKBINDER MULTISTATE AND ANDIRON FL 1. | 1.0 | \$375.00 |
| 12/9/2025 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.7 | \$283.50 |
| 12/9/2025 | KCH | PREPARE FOR AND ATTEND BOS MEETING IN PERSON. | 0.5 | \$187.50 |
| 12/9/2025 | KCH | REVIEW FINANCIAL STATEMENTS FOR NOVEMBER 30, 2025. | 0.3 | \$112.50 |
| Total Professional Services | | | 3.2 | \$1,230.00 |

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|---------------------|--|---------|
| 12/12/2025 | Simplefile E-Recording- Filing Fee- E-Filing | \$81.50 |
| Total Disbursements | | \$81.50 |

January 14, 2026
Client: 001641
Matter: 000001
Invoice #: 27816

Page: 2

| | | |
|------------------------|------------|---------------------|
| Total Services | \$1,230.00 | |
| Total Disbursements | \$81.50 | |
| Total Current Charges | | \$1,311.50 |
| Previous Balance | | \$2,656.50 |
| <i>Less Payments</i> | | <i>(\$1,359.00)</i> |
| PAY THIS AMOUNT | | \$2,609.00 |

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00138P

Date 01/23/2026

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 # 26-00138P Public Board Meetings RE: Sagebrush Board of Supervisors Meeting on February 10, 2026 Published: 1/23/2026 | \$61.25 |
|---|---------|

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

| | |
|--------------|----------------|
| Paid | () |
| Total | \$61.25 |

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING

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 February 10, 2026 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.sagebrushcdd.org>, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

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

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

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

Scott Brizendine
District Manager

January 23, 2026

26-00138P

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

NOTICE

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

Tab 3

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The 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 desires to designate the Officers of the District.

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

Section 1. Kelly Evans is appointed Chairman.

Section 2. Lori Campagna is appointed Vice Chairman.

Section 3. Bradley Gilley is appointed Assistant Secretary.
Jacob Walsh is appointed Assistant Secretary.
Lisa Castoria is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Susan Garcia is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF MARCH 2026.

**SAGEBRUSH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 14, 2026 @ 9am
- **Proposed Budget:** May 12, 2026

District Manager's Report

March 10,

2026

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| <u>FINANCIAL SUMMARY</u> | | <u>1/31/2026</u> |
|---|-----------------|---------------------|
| General Fund Cash & Investment Balance: | | \$504 |
| Total Cash and Investment Balances: | | \$504 |
| General Fund Expense Variance: | \$22,526 | Under Budget |