



Rizzetta & Company

Acacia Fields Community Development District

Board of Supervisors' Meeting

November 11, 2025

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

ACACIA FIELDS

COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors	Kelly Evans	Board Supervisor
	Lori Campagna	Board Supervisor
	Momo Anselmi	Board Supervisor
	Jacob Walsh	Board Supervisor
	Bradley Gilley	Board Supervisor
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Jeremy Couch	Tampa Civil

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.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

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

November 3, 2025

Board of Supervisors
**Acacia Fields Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Acacia Fields Community Development District will be held on **Tuesday, November 11, 2025 at 9:00 a.m.**, or immediately after the New Port Corners CDD meeting to be held 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 the October 14, 2025 Regular Meeting Minutes Tab 1
 - B. Ratification of Operation & Maintenance Expenditures For September 2025..... Tab 2
4. **BUSINESS ITEMS**
 - A. None
5. **STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager Tab 3
 - i. Presentation of Website Compliance 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.

ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of Acacia Fields Community Development District was held on **Tuesday, October 14, 2025, at 9:39 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
Bradley Gilley	Assistant Secretary
Momo Anselmi	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Angela Savinon	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Jemery Couch	District Engineer, Tampa Civil Design
	<i>(via phone)</i>

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

FIRST ORDER OF BUSINESS	Call to Order
--------------------------------	----------------------

Mr. Brizendine opened the meeting at 9:39 a.m.

SECOND ORDER OF BUSINESS	Audience Comments on Agenda Items
---------------------------------	--

Mr. Phil Chang of BGE was present for the RFQ for District Engineer.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
October 14, 2025 - Minutes of Meeting
Page 2

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Regular Meeting Minutes for
September 9, 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 August 12, 2025, for Acacia Fields Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for August
2025**

On a Motion by Ms. Evans, seconded by Ms. Anselmi, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for August 2025 (\$1,582.38), for the Acacia Fields Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Sean Finotti
Resignation**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors accepted the resignation of Sean Finotti effective September 12, 2025, for Acacia Fields Community Development District.

SIXTH ORDER OF BUSINESS

**Appointment of Open Board Seat 1
(Term 2025-2027)**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors appointed Jacob Walsh to Seat 1 (Term 2025-2027), for Acacia Fields Community Development District.

Mr. Brizendine, a licensed notary in the State of Florida, swore in Mr. Walsh to his seat.

SEVENTH ORDER OF BUSINESS

**Consideration of RFQ District
Engineer**

The Board ranked the request for qualifications for District Engineer as follows: Lighthouse Engineering 50 points, BEG, Inc., 90 points and Tampa Civil Design 95 points.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ranked Tampa Civil Design as the number one qualifier for District Engineer, for Acacia Fields Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape
Maintenance Proposal**

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
October 14, 2025 - Minutes of Meeting
Page 3

The Board discussed the proposal from Steadfast for landscape maintenance services for the first phase turned over to the District. Mr. Brizendine reminded the Board that there isn't a line item in the budget for landscape maintenance so they'll need to amend their budget and add this expense.

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved the Steadfast Landscape Maintenance Proposal, for \$47,200 for Acacia Fields Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. Interim District Engineer

No report.

C. District Manager

The next regular meeting will be on November 11, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans requested that Amiee Brodeen provide a Field Services contract in January or February 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors adjourned the meeting at 9:48 a.m., for Acacia Fields Community Development District.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 2

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,807.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Acacia Fields Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	300024	BG081225 408	Board of Supervisors Meeting 08/12/25	\$ 200.00
Bradley Gilley	300024	BG090925	Board of Supervisors Meeting 09/09/25	\$ 200.00
Kelly Evans	300025	KW081225	Board of Supervisors Meeting 08/12/25	\$ 200.00
Lori Campagna	300026	LC081225 408	Board of Supervisors Meeting 08/12/25	\$ 200.00
Morgana Anselmi	300027	MA070825	Board of Supervisors Meeting 07/08/25	\$ 200.00
Morgana Anselmi	300027	MA081225	Board of Supervisors Meeting 08/12/25	\$ 200.00
Rizzetta & Company, Inc.	300022	INV0000101267	District Management Fees 08/25	\$ 3,300.00
Sean Michael Finotti	300028	SF081225 408	Board of Supervisors Meeting 08/12/25	\$ 200.00
Straley Robin Vericker	300029	26830	Legal Services 06/25	\$ 6,902.25
The Observer Group, Inc.	300030	25-01803P	Legal Advertising 08/29/25	\$ 118.13
The Observer Group, Inc.	300030	25-01843P	Legal Advertising 09/05/25	\$ 87.50
Total				\$ 11,807.88

Acacia Fields CDD - Regular MeetingMeeting Date: August 12, 2025**SUPERVISOR PAY REQUEST**

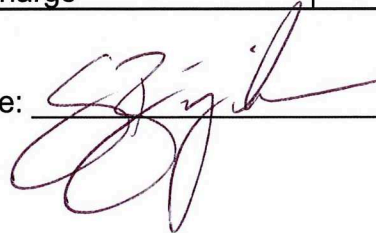
Name of Board Supervisor	Check if paid	
Kelly Evans	☒	KV 081225
Lori Campagna	☒	LC 081225
Bradley Gilley	☒	BG 081225
Sean Finotti	☒	SF 081225
<i>Alonso Anselmi</i>	☒	MA 081225
(*) Does not get paid		
NOTE: Supervisors are only paid if checked.		

EXTENDED MEETING TIMECARD**RECEIVED**
08/12/25

Meeting Start Time:	9:03
Meeting End Time:	9:10
Total Meeting Time:	:07
Time Over (?) Hours:	0
Total at \$175 per Hour:	0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

Acacia Fields CDD - Regular Meeting

Meeting Date: September 9, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Kelly Evans	☒
Lori Campagna	☒
Bradley Gilley	☒
Sean Finotti	☒
MoMo Anselmi	☒
(*) Does not get paid	
NOTE: Supervisors are only paid if checked.	

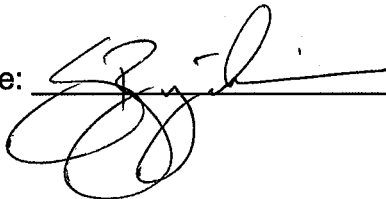
EXTENDED MEETING TIMECARD

Meeting Start Time:	9:26
Meeting End Time:	9:37
Total Meeting Time:	11

Time Over _____ (?) Hours: Total at \$175 per Hour: **ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

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

DM Signature: 

Acacia Fields CDD - Regular Meeting

Meeting Date: July 8, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Kelly Evans	☒	KE 070825
Lori Campagna	☒	LC 070825
Bradley Gilley	☒	BG 070825
Sean Finotti	☒	SF 070825
<i>Momo Anselmi</i>	☒	MA 070825
(*) Does not get paid		
NOTE: Supervisors are only paid if checked.		

EXTENDED MEETING TIMECARD**RECEIVED**
07/08/25

Meeting Start Time:	9:20
Meeting End Time:	9:20
Total Meeting Time:	:20

Time Over _____ (?) Hours: ☒Total at \$175 per Hour: ☒**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

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

DM Signature: _____



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

Invoice

Date	Invoice #
8/2/2025	INV0000101267

Bill To:

Acacia Fields CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
0730/25

Services for the month of	Terms	Client Number
August	Upon Receipt	00708

[illegible]

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Acacia Fields CDD
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road
Tampa, FL 33544

July 09, 2025

Client: 001633

Matter: 000001

Invoice #: 26830

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/5/2025	AM	REVIEW ORDINANCE AND ACKNOWLEDGEMENT LETTER; REVISE ORGANIZATIONAL DOCUMENTS.	3.0	\$585.00
6/5/2025	KCH	REVIEW ORGANIZATIONAL MEETING AGENDA PACKAGE AND ORGANIZATIONAL RESOLUTIONS; REVIEW RESOLUTION AUTHORIZING SPENDING AUTHORITY; REVIEW ENGAGEMENT LETTER; REVIEW NOTICE OF RULEMAKING; REVIEW EXECUTED AND FILED ORDINANCE NUMBER 25-30 AND ASSOCIATED LETTER FILING SAME WITH THE STATE.	2.7	\$1,012.50
6/6/2025	AM	REVIEW AGENDA; FINALIZE ORGANIZATIONAL DOCUMENTS; PREPARE CORRESPONDENCE TO DISTRICT WITH ORGANIZATIONAL DOCUMENTS.	1.5	\$292.50
6/9/2025	AM	REVISE ENGAGEMENT LETTER AND PREPARE CORRESPONDENCE TO DISTRICT RE ORGANIZATIONAL DOCUMENTS; PREPARE ENGAGEMENT LETTER TO BE RECORDED.	0.4	\$78.00
6/9/2025	KCH	REVIEW FUNDING AGREEMENTS AND TIMELINE FOR BUDGETS; EMAILS WITH D. KRONICK REGARDING SAME.	0.6	\$225.00
6/10/2025	JMV	PREPARE AND FILE NOTICE OF ESTABLISHMENT.	0.7	\$283.50
6/10/2025	AM	REVISE ESTABLISHMENT LETTER AND RECORD.	0.3	\$58.50
6/10/2025	KCH	REVIEW NOTICE OF ESTABLISHMENT.	0.3	\$112.50
6/13/2025	KCH	REVIEW ORGANIZATIONAL MEETING AGENDA PACKAGE.	0.6	\$225.00
6/18/2025	AM	DRAFT MASTER DEC OF CONSENT.	1.5	\$292.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/18/2025	KCH	PREPARE FOR AND ATTEND BOS ORGANIZATIONAL MEETING IN PERSON.	1.9	\$712.50
6/19/2025	AM	DRAFT PUBLICATION AD FOR LANDOWNERS MEETING; DRAFT PUBLICATION AD FOR PUBLIC HEARING, DRAFT NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTION; PREPARE LANDOWNERS' MEETING, INSTRUCTIONS, PROXY, AND BALLOT; PREPARE OATH OF OFFICE; PREPARE RESOLUTION CANVASSING LANDOWNERS' ELECTION, PREPARE RESOLUTION DESIGNATING OFFICERS.	3.0	\$585.00
6/20/2025	AM	PREPARE CORRESPONDENCE TO J. GASKINS FILING ORDINANCE, LOCATION MAP AND REGISTERED AGENT INFORMATION; REVIEW AND REVISE THE STATE'S PROFILE FOR THE DISTRICT.	0.4	\$78.00
6/20/2025	KCH	REVIEW SPECIAL DISTRICT PROFILE FROM J. GASKINS.	0.3	\$112.50
6/23/2025	AM	DRAFT LANDOWNERS' MEETING DOCUMENTS; DRAFT PUBLIC HEARING DOCUMENTS; CREATE CORRESPONDENCE TO DM RE SAME.	2.5	\$487.50
6/23/2025	KCH	REVIEW NOTICE OF RULEMAKING; REVIEW NOTICE OF RULEMAKING AD AND PUBLIC HEARING; REVIEW AD FOR PUBLIC HEARING ON USING UNIFORM METHOD; REVIEW RESOLUTION CERTIFYING RESULTS OF LANDOWNER ELECTION; REVIEW AD FOR NOTICE OF PUBLIC HEARING; REVIEW NOTICE OF LANDOWNERS MEETING AND ELECTION AND ACCOMPANYING DOCUMENTS AND PROXY.	1.0	\$375.00
6/25/2025	AM	PREPARE RESOLUTION ADOPTING FINAL BUDGET; REVISE PUBLICATION AD.	1.3	\$253.50
6/25/2025	KCH	REVIEW REVISED RESOLUTION TO ADOPT BUDGETS AND AD FOR SAME PUBLICATION.	0.4	\$150.00
6/26/2025	KCH	PREPARE WEBSITE CREATION AND MANAGEMENT AGREEMENT WITH SCHOOL STATUS.	1.0	\$375.00
6/27/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE INTERIM DISTRICT ENGINEER SERVICES AGREEMENT WITH TAMPA CIVIL DESIGN.	1.4	\$525.00
Total Professional Services			24.8	\$6,819.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/12/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$83.25
Total Disbursements		\$83.25

July 09, 2025
Client: 001633
Matter: 000001
Invoice #: 26830

Page: 3

Total Services	\$6,819.00
Total Disbursements	\$83.25
Total Current Charges	\$6,902.25
Previous Balance	\$2,013.50
PAY THIS AMOUNT	\$8,915.75

RECEIVED
07/09/2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26501	May 06, 2025	\$234.50	\$0.00	\$0.00	\$0.00	\$7,136.75
26663	June 10, 2025	\$1,779.00	\$0.00	\$0.00	\$0.00	\$8,681.25
Total Remaining Balance Due						\$8,915.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$8,681.25	\$0.00	\$234.50	\$0.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01803P

Date 08/29/2025

Attn:
Acacia Fields 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 # 25-01803P Notice of Request for Qualifications RE: Acacia Fields Request for Qualifications for Engineering Services Published: 8/29/2025	\$118.13
---	----------

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$118.13

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

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

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Acacia Fields Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by Noon 12:00 p.m. on September 15, 2025, to the attention of Scott Brizendine, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 sbrizendine@rizzetta.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Scott Brizendine, District Manager at sbrizendine@rizzetta.com.

Scott Brizendine, District Manager
August 29, 2025

25-01803P

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

Invoice # 25-01843P

Date 09/05/2025

Attn:
Acacia Fields 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 # 25-01843P
Public Board Meetings
RE: Acacia Fields Meeting Schedule for FY 2025/2026
Published: 9/5/2025

\$87.50

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$87.50

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

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

Acacia Fields Community Development District Notice of FY 2025/2026 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Acacia Fields Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 14, 2025 *
November 11, 2025
December 9, 2025*
January 13, 2026
February 10, 2026 *
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

Acacia Fields Community Development District
Scott Brizendine
District Manager

September 5, 2025

25-01843P

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



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 09, 2025 @ 5pm

District Manager's Report

November 11,

2025

A
C
A
C
I
A

F
I
E
L
D
S

C
D
D

FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment
Balance:

\$147

Total Cash and Investment
Balances:

\$147

General Fund Expense Variance:

\$19,910

Under Budget

Tab 4



Quarterly Compliance Audit Report

Acacia Fields

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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**

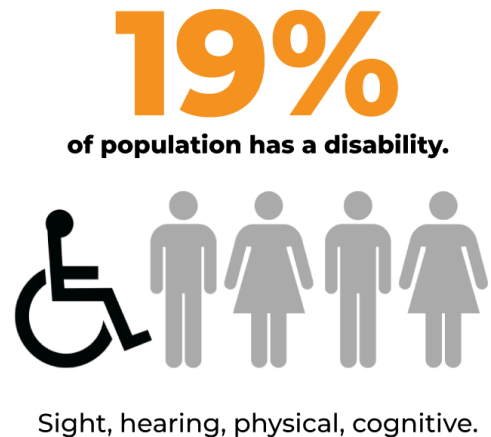
Compliance Criteria

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.



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