



Rizzetta & Company

# Acacia Fields Community Development District

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**Board of Supervisors' Meeting**

**April 14, 2026**

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

# ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Hilton Garden Inn located at 2155 Northpointe Parkway, Lutz, FL 33588

[www.acaciafieldscdd.org](http://www.acaciafieldscdd.org)

<b>District Board of Supervisors</b>	Kelly Evans Lori Campagna Momo Bautista Jacob Walsh Bradley Gilley	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley, Robin & Vericker
<b>District Engineer</b>	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

April 7, 2026

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

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Acacia Fields Community Development District will be held on **Tuesday, April 14, 2026 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 March 10, 2026 Regular Meeting Minutes ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures For February 2026 ..... Tab 2
4. **BUSINESS ITEMS**
  - A. Ratification of Sitex Aquatics Addendum – Temporary Fuel Surcharge ..... Tab 3
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager Report..... USC
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, March 10, 2026, at 9:49 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	<b>Chair</b>
Lori Campagna	<b>Vice-Chair</b>
Bradley Gilley	<b>Assistant Secretary</b>
Momo Bautista	<b>Assistant Secretary</b>
Jacob Walsh	<b>Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company</b>
Lisa Castoria	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
KC Hopkinson	<b>District Counsel, Straley Robin Vericker</b>
Jeremy Couch	<b>Representative for Tampa Civil Design (via phone)</b>
Stephen Sanford	<b>Bond Counsel, Greenberg Traurig (via phone)</b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine opened the meeting at 9:49 a.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience members were present.

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**THIRD ORDER OF BUSINESS**

**Consideration of Board of Supervisors  
Regular Meeting Minutes for February  
10, 2026**

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 February 10, 2026, as presented, for Acacia Fields Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for  
January 2026**

On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for January 2026 (\$13,736.10), as presented, for Acacia Fields Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07;  
Delegation Resolution**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2026-07; Delegation Resolution, for the Acacia Fields Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Supplemental  
Engineer's Report**

On a Motion by Ms. Campagna, seconded by Ms. Bautista, with all in favor, the Board of Supervisors approved the Supplemental Engineer's Report in substantial form, for the Acacia Fields Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Supplemental  
Assessment Methodology Report**

On a Motion by Ms. Campagna, seconded by Ms. Bautista, with all in favor, the Board of Supervisors approved the Supplemental Assessment Methodology Report in substantial form, for the Acacia Fields Community Development District.

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**EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2026-08;  
Authorizing Boundary Amendment to  
District**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adopted Resolution 2026-08; Authorizing Boundary Amendment to District, for the Acacia Fields Community Development District.

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**NINTH ORDER OF BUSINESS** **Consideration of Resolution 2026-09;  
Designating Officers of the District**

On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors adopted Resolution 2026-09; Designating Officers of the District, for the Acacia Fields Community Development District.

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**TENTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

No report.

**C. District Manager**

The next regular meeting will be on April 14, 2026, at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. Mr. Brizendine reviewed the District Manager's Report.

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**ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

Mr. Gilley made the board and staff aware that the District's boundaries are in both Dade City and Wesley Chapel. Some properties will have a Dade City address, and some will have a Wesley Chapel address.

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**TWELFTH ORDER OF BUSINESS** **Adjournment**

On a Motion by Ms. Evans, seconded by Ms. Bautista with all in favor, the Board of Supervisors adjourned the meeting at 10:01 a.m., for Acacia Fields Community Development District.

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Assistant Secretary/Secretary

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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  
February 2026  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:                    **\$18,702.15**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Acacia Fields Community Development District**  
**Paid Operation & Maintenance Expenditures**  
February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	300065	BG011326-408	Board of Supervisors Meeting 01/13/26	\$ 200.00
Bradley Gilley	300070	BG021026-408	Board of Supervisors Meeting 02/10/26	\$ 200.00
Gig Fiber, LLC	300076	5901	Streetlight Lease 01/26	\$ 1,751.00
Jacob Walsh	300066	JW011326-408	Board of Supervisors Meeting 01/13/26	\$ 200.00
Jacob Walsh	300071	JW021026-408	Board of Supervisors Meeting 02/10/26	\$ 200.00
Kelly Evans	300067	KE011326-408	Board of Supervisors Meeting 01/13/25	\$ 200.00
Kelly Evans	300072	KE021026-408	Board of Supervisors Meeting 02/10/26	\$ 200.00
Lori Campagna	300068	LC011326-408	Board of Supervisors Meeting 01/13/26	\$ 200.00
Lori Campagna	300073	LC021026-408	Board of Supervisors Meeting 02/10/26	\$ 200.00
Morgana Anselmi Bautista	300069	MB011326-408	Board of Supervisors Meeting 01/13/26	\$ 200.00
Morgana Anselmi Bautista	300074	MB021026-408	Board of Supervisors Meeting 02/10/26	\$ 200.00
Rizzetta & Company, Inc.	300075	INV0000106702	Accounting Services 02/26	\$ 3,300.00
Straley Robin Vericker	300063	27316	Legal Services 09/25	\$ 2,042.15
Straley Robin Vericker	300063	27643	Legal Services 11/25	\$ 2,535.00
Straley Robin Vericker	300077	27814	Legal Services 12/25	\$ 4,087.50

# Acacia Fields Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300077	27934	Legal Services 01/26	\$ 2,925.25
The Observer Group, Inc.	300064	26-00134P	Legal Advertising 01/26	\$ 61.25
<b>Total</b>				<b><u>\$ 18,702.15</u></b>

**Acacia Fields CDD - Regular Meeting**

Meeting Date: January 13, 2026

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Kelly Evans	✓
Lori Campagna	✓
Bradley Gilley	✓
MoMo Anselmi - <i>Bautista</i>	✓
Jacob Walsh	✓

*- Name Change*

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<i>9:56</i>
Meeting End Time:	<i>10:02</i>
Total Meeting Time:	<i>:06</i>

Time Over \_\_\_\_\_ (?) 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: *[Signature]*

**Acacia Fields CDD - Regular Meeting**

Meeting Date: February 10, 2026

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Kelly Evans	<input checked="" type="checkbox"/>
Lori Campagna	<input checked="" type="checkbox"/>
Bradley Gilley	<input checked="" type="checkbox"/>
MoMo Bautista	<input checked="" type="checkbox"/>
Jacob Walsh	<input checked="" type="checkbox"/>

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:56
Meeting End Time:	10:03
Total Meeting Time:	7 mins

Time Over \_\_\_\_\_ (?) 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: 

Gig Fiber, LLC  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



Invoice #: 5901  
Invoice Date: 01/01/26  
**Amount Due: \$1,751.00**

**Bill To:**

Acacia Fields Community Development  
District  
United States

<b>Due Date</b>
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Acacia Fields Community Development District - Plazewski_January 2026	34	\$51.50	\$1,751.00

<b>Subtotal:</b>	\$1,751.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$1,751.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$1,751.00</b>

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106702

**Bill To:**

Acacia Fields CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
February	Upon Receipt	00708

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
		<b>Subtotal</b>	\$3,300.00
		<b>Total</b>	\$3,300.00

# 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

October 07, 2025

Client: 001633

Matter: 000001

Invoice #: 27316

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
9/3/2025	JMV	REVIEW EMAIL FROM S. BRIZENDINE; REVIEW NOTICE FROM STATE OF FLORIDA; DRAFT EMAIL TO S. BRIZENDINE.	0.3	\$121.50
9/3/2025	KCH	REVIEW EMAILS WITH S. BRIZENDINE REGARDING REQUIRED REPORTING OF GOVERNMENT EMPLOYEE RETIREMENT PLANS.	0.2	\$75.00
9/5/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR AUGUST 31, 2025.	0.3	\$112.50
9/6/2025	JMV	REVIEW EMAIL FROM D. KRONICK; REVIEW LEGAL NOTICE.	0.2	\$81.00
9/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/9/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
9/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.7	\$262.50
9/15/2025	KCH	PREPARE GENERAL LANDSCAPE MAINTENANCE AGREEMENT WITH STEADFAST.	1.0	\$375.00
9/19/2025	AM	DRAFT EVEN TERMS RESOLUTION.	0.6	\$117.00
9/30/2025	AM	REVIEW AGENDAS TO CONFIRM ACCURACY ON RESOLUTION NUMBERS AND NAMES.	0.2	\$39.00
9/30/2025	KCH	REVIEW AND REVISE AGENDA; EMAILS WITH D. KRONICK REGARDING SAME.	0.3	\$112.50
Total Professional Services			5.2	\$1,851.00

**DISBURSEMENTS**

<b>Date</b>	<b>Description of Disbursements</b>	<b>Amount</b>
9/2/2025	FEDEX- Federal Express- FedEx Services	\$57.90
9/8/2025	Milestone Reporting Company- Deposition Appearance- Appearance Fee	\$133.25
	Total Disbursements	\$191.15
	Total Services	\$1,851.00
	Total Disbursements	\$191.15
	Total Current Charges	\$2,042.15
	Previous Balance	\$11,812.16
	Less Payments	(\$6,902.25)
	<b>PAY THIS AMOUNT</b>	<b>\$6,952.06</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26989	August 15, 2025	\$1,511.00	\$871.41	\$0.00	\$0.00	\$4,424.56
27153	September 16, 2025	\$2,527.50	\$0.00	\$0.00	\$0.00	\$4,569.65
<b>Total Remaining Balance Due</b>						<b>\$6,952.06</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,569.65	\$2,382.41	\$0.00	\$0.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Acacia Fields CDD  
P.O. Box 32414  
Charlotte, NC 28232

December 15, 2025  
Client: 001633  
Matter: 000001  
Invoice #: 27643

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/4/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
11/5/2025	KCH	REVIEW AND REVISE SOLAR LIGHTING SERVICE AGREEMENT WITH GIG FIBER FOR BOGER AND FOR PLAZEWSKI.	1.6	\$600.00
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
11/11/2025	KCH	REVIEW MASTER ENGINEER'S REPORT; EMAILS WITH J. COUCH REGARDING SAME; EMAILS WITH K. REALI REGARDING LEGAL DESCRIPTION AND ACREAGE.	1.5	\$562.50
11/11/2025	KCH	REVIEW FINANCIAL STATEMENTS AS OF OCTOBER 31, 2025.	0.3	\$112.50
11/25/2025	KCH	REVIEW AND REVISE PRELIMINARY DEBT ASSESSMENT RESOLUTION AND RESOLUTION SETTING PUBLIC HEARING ON DEBT ASSESSMENTS.	0.6	\$225.00
11/26/2025	KCH	REVIEW MASTER HOMESITE BREAKDOWN AND ASSOCIATED PRODUCT LIST.	0.6	\$225.00
Total Professional Services			6.8	\$2,535.00

December 15, 2025

Client: 001633

Matter: 000001

Invoice #: 27643

Page: 2

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Total Services	\$2,535.00
Total Disbursements	\$0.00
Total Current Charges	\$2,535.00
Previous Balance	\$7,890.15
<b>PAY THIS AMOUNT</b>	<b>\$10,425.15</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27153	September 16, 2025	\$2,527.50	\$0.00	\$0.00	\$0.00	\$5,062.50
27316	October 07, 2025	\$1,851.00	\$191.15	\$0.00	\$0.00	\$4,577.15
27471	November 14, 2025	\$3,307.50	\$13.00	\$0.00	\$0.00	\$5,855.50
<b>Total Remaining Balance Due</b>						<b>\$10,425.15</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,535.00	\$3,320.50	\$4,569.65	\$0.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Acacia Fields CDD  
P.O. Box 32414  
Charlotte, NC 28232

January 14, 2026

Client: 001633

Matter: 000001

Invoice #: 27814

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2025	AM	REVIEW AGENDA PACKAGES FOR CDD RESOLUTIONS.	0.2	\$39.00
12/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
12/4/2025	KCH	REVIEW RECORDED PLATS; PREPARE SPECIAL WARRANTY DEED FOR TRACTS C-1, D-1, D-2, D-4, AND E-1; PREPARE QUIT CLAIM DEED FOR EASEMENTS ACROSS DRAINAGE, ACCESS, SIGN, AND LANDSCAPE EASEMENTS; EMAILS WITH J. COUCH REGARDING SAME.	2.0	\$750.00
12/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
12/8/2025	KCH	REVIEW AND REVISE SPECIAL WARRANTY DEED FOR TRACTS C-1, D-1, D-2, D-4, AND E-1; REVIEW AND REVISE QUIT CLAIM DEED FOR EASEMENTS ACROSS DRAINAGE, ACCESS, SIGN, AND LANDSCAPE EASEMENTS.	0.9	\$337.50
12/9/2025	JMV	PREPARED FOR AND ATTEND CDD BOARD MEETING.	0.7	\$283.50
12/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.9	\$337.50
12/9/2025	KCH	REVIEW MASTER DECLARATIONS AND DISCUSS SAME WITH J. VERICKER; REVIEW AND REVISE MAILED NOTICE LETTER FOR PUBLIC HEARING ON SPECIAL ASSESSMENTS; REVIEW AND REVISE ADVERTISEMENT FOR PUBLIC HEARING.	2.0	\$750.00
12/10/2025	KCH	REVIEW CLERK'S WEBSITE, APPRAISOR WEBSITE, AND SALES CONTRACTS AND ASSOCIATED DEEDS FOR CURRENT HOMEOWNERS AND DISCUSS SAME WITH L. CAMPAGNA AND D. KRONICK.	1.0	\$375.00

**SERVICES**

Date	Person	Description of Services	Hours	Amount
12/23/2025	AM	RECEIVE AND PROCESS (18) DEEDS FROM LENNAR HOMES TO 3RD PARTY HOMEOWNERS.	0.8	\$156.00
12/23/2025	KCH	REVIEW CLOSINGS AND ASSOCIATED DEEDS TO THIRD PARTY HOMEOWNERS; REVIEW THESE IN ASSOCIATION WITH MASTER DECLARATIONS; EMAILS WITH Z. ODE REGARDING SAME.	2.1	\$787.50
Total Professional Services			11.3	\$4,087.50

Total Services	\$4,087.50
Total Disbursements	\$0.00
Total Current Charges	\$4,087.50
Previous Balance	\$10,425.15
Less Payments	(\$3,320.50)
<b>PAY THIS AMOUNT</b>	<b>\$11,192.15</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27153	September 16, 2025	\$2,527.50	\$0.00	\$0.00	\$0.00	\$6,615.00
27316	October 07, 2025	\$1,851.00	\$191.15	\$0.00	\$0.00	\$6,129.65
27643	December 15, 2025	\$2,535.00	\$0.00	\$0.00	\$0.00	\$6,622.50
<b>Total Remaining Balance Due</b>						<b>\$11,192.15</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$6,622.50	\$0.00	\$0.00	\$4,569.65

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Acacia Fields CDD  
P.O. Box 32414  
Charlotte, NC 28232

February 12, 2026  
Client: 001633  
Matter: 000001  
Invoice #: 27934

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/6/2026	AM	REVIEW RESOLUTIONS.	0.2	\$39.00
1/6/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
1/12/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
1/13/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$324.00
1/13/2026	AM	REVISE EVEN TERMS RESOLUTION; DRAFT BUDGET AMENDMENT RESOLUTION.	0.5	\$97.50
1/13/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
1/14/2026	AM	REVISE, FINALIZE, AND DISTRIBUTE BUDGET AMENDMENT RESOLUTION AND FINAL TERMS RESOLUTION. REVIEW CLERK OF COURT WEBSITE AND PROPERTY APPRAISER WEBSITE TO CONFIRM PLAT DEDICATION AND OWNERSHIP; SAVE PLAT INTO SYSTEM.	1.0	\$195.00
1/14/2026	KCH	REVIEW AND REVISE RESOLUTION FOR AMENDING BUDGET FY 2025/2026; REVIEW AND REVISE RESOLUTION MODIFYING SEAT TERMS TO COINCIDE WITH EVEN YEAR ELECTIONS; REVIEW MASTER DECLARATION(S) OF CONSENT.	0.5	\$187.50
1/21/2026	KCH	REVIEW AND REVISE MASTER DECLARATIONS OF CONSENT; EMAILS WITH J. COUCH REGARDING PARCELS OWNED BY BOGER RANCH AND BOGER RANCH II.	1.0	\$375.00
1/22/2026	CAW	REVIEW AMENDED NOTICE OF ESTABLISHMENT.	0.4	\$150.00

**SERVICES**

Date	Person	Description of Services	Hours	Amount
1/22/2026	AM	DRAFT AND FINALIZE AMENDED NOTICE OF ESTABLISHMENT; RECORD NOTICE.	0.7	\$136.50
1/27/2026	AM	REVIEW ACCURACY OF RESOLUTION NUMBERS ON AGENDA PACKAGE.	0.3	\$58.50
1/28/2026	AM	REVIEW PLATS OF CDD.	0.2	\$39.00
1/28/2026	KCH	REVIEW AGENDA PACKAGE; EMAILS WITH S. GILLIS REGARDING SAME.	0.3	\$112.50
1/29/2026	AM	RECEIVE, REVIEW, AND PROCESS DISTRIBUTION LITS.	0.1	\$19.50
1/29/2026	KCH	TEAMS CALL WITH JT REGARDING ACREAGE AND CURRENT BOUNDARIES OF THE DISTRICT; PHONE CALL WITH S. BRIZENDINE REGARDING SAME; PREPARE RESOLUTION AUTHORIZING THE FILING OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT.	1.5	\$562.50
Total Professional Services			8.9	\$2,833.50

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
1/26/2026	Simplefile E-Recording- Filing Fee- E-Filing	\$91.75
Total Disbursements		\$91.75

Total Services	\$2,833.50
Total Disbursements	\$91.75
Total Current Charges	\$2,925.25
Previous Balance	\$11,192.15
Less Payments	(\$2,527.50)
<b>PAY THIS AMOUNT</b>	<b>\$11,589.90</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27316	October 07, 2025	\$1,851.00	\$191.15	\$0.00	\$0.00	\$4,967.40
27643	December 15, 2025	\$2,535.00	\$0.00	\$0.00	\$0.00	\$5,460.25
27814	January 14, 2026	\$4,087.50	\$0.00	\$0.00	\$0.00	\$7,012.75
<b>Total Remaining Balance Due</b>						<b>\$11,589.90</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$7,012.75	\$2,535.00	\$0.00	\$2,042.15

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00134P

Date 01/23/2026

**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 # 26-00134P <b>Public Board Meetings</b> RE: Acacia Fields Board of Supervisors Meeting on February 10, 2026 Published: 1/23/2026	\$61.25
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### Important Message

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

Paid	( )
<b>Total</b>	<b>\$61.25</b>

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

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#### NOTICE OF BOARD MEETING

##### ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Acacia Fields 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.acaciafieldscedd.org>, or may be obtained by contacting the District Manager's office via email at [sbrizendine@rizzetta.com](mailto: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

26-00134P

**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

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## **Tab 3**

**Addendum No. 1 to the  
Aquatic Management Maintenance Services Agreement**  
*[Temporary Fuel Surcharge]*

This Addendum No. 1 to the Aquatic Management Maintenance Services Agreement (this “**Addendum**”), is made and entered into as of April 1, 2026, by and between the **Acacia Fields Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District and the Contractor entered into the Aquatic Management Maintenance Services Agreement dated August 12, 2025 (the “**Agreement**”), which is fully incorporated herein by this reference; and

**WHEREAS**, due to the recent escalation of fuel prices the Contractor requested permission to bill a temporary fuel surcharge to the monthly invoices; and

**WHEREAS**, each party has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals above are true and correct and by this reference are incorporated by reference as a material part of this Addendum.
2. **Temporary Fuel Surcharge.**
  - a. Effective for services rendered on or after April 1, 2026, the Contractor may add a temporary fuel surcharge of 3% of the total compensation amount due for the monthly services performed under the Agreement.
    - i. As gas prices are fluctuating at an unpredictable rate, the surcharge may need to fluctuate on a monthly basis. The surcharge may fluctuate by .25% for every \$00.25 fluctuation from “Today's AAA Florida Avg” as shown on <https://gasprices.aaa.com/?state=FL>, which lists \$4.181 as the price as of 4/7/26, which shall serve as the baseline.<sup>1</sup>
    - ii. The surcharge will be removed when the AAA Florida average reaches or drops below \$3.50 for at least 30 days.
  - b. The surcharge must be a separate line item in the invoices showing the compensation owed under the Agreement, plus the surcharge, and a total

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<sup>1</sup> While Contractor may use diesel or other grades of fuel and there are complicated indexes and formulas related to fuel prices, to keep things streamlined, transparent, and easy to track this metric and formula was recommended by Contractor.

amount for each month. Contactor must provide a screenshot of the AAA Florida Average price as of first day of each month, which will be compared to the above referenced baseline to evidence any fluctuation warranted for the invoice of the previous month's services.

3. **Termination**. This Addendum will automatically terminate on September 30, 2026.
4. **Ratification of all Other Terms and Conditions of the Agreement**. Except as hereby modified, the original terms and conditions of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum effectively as of the date written above.

**Sitex Aquatics, LLC**

**Acacia Fields  
Community Development District**

Joseph Craig  
Joseph Craig (Apr 7, 2026 13:59:31 EDT)

Name: **Joseph Craig**  
Title: **President**

Kelly Evans  
Kelly Evans (Apr 7, 2026 13:54:06 EDT)

**Kelly Evans**  
Chair of the Board of Supervisors









# 2026-04-06 - Acacia Fields \_ Addendum No. 1 - Temporary Fuel Surcharge - to the Aquatic Services Agreement with Sitex Aquatics [April 2026]

Final Audit Report

2026-04-07

Created:	2026-04-07
By:	Stacey Gillis (sgillis@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARj1OXWjo6dwaK4uA9kwoXDyikTVSzkUo

## "2026-04-06 - Acacia Fields \_ Addendum No. 1 - Temporary Fuel Surcharge - to the Aquatic Services Agreement with Sitex Aquatics [April 2026]" History

-  Document created by Stacey Gillis (sgillis@rizzetta.com)  
2026-04-07 - 5:35:48 PM GMT
-  Document emailed to Joe Craig (joe@sitexaquatics.com) for signature  
2026-04-07 - 5:35:52 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature  
2026-04-07 - 5:35:52 PM GMT
-  Email viewed by Joe Craig (joe@sitexaquatics.com)  
2026-04-07 - 5:53:50 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)  
2026-04-07 - 5:53:53 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)  
Signature Date: 2026-04-07 - 5:54:06 PM GMT - Time Source: server
-  Signer Joe Craig (joe@sitexaquatics.com) entered name at signing as Joseph Craig  
2026-04-07 - 5:59:29 PM GMT
-  Document e-signed by Joseph Craig (joe@sitexaquatics.com)  
Signature Date: 2026-04-07 - 5:59:31 PM GMT - Time Source: server

✔ Agreement completed.

2026-04-07 - 5:59:31 PM GMT