



Rizzetta & Company

# **Paseo Community Development District**

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**Board of Supervisors' Meeting  
April 22, 2026**

**District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913**

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

# **PASEO COMMUNITY DEVELOPMENT DISTRICT**

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

<b>Board of Supervisors</b>	Dave Cabell Debra Johnson Kent Gammon R. Chris Shimer Ian Noy	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	Carl Barraco	Barraco and Associates, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Public Comment portion of the agenda is where individuals may make comments on any 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 (239) 936-0913. 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.

**PASEO COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.paseocdd.org](http://www.paseocdd.org)

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April 15, 2026

Board of Supervisors  
**Paseo Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, April 22, 2026 at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
  - A. Landscape Inspection Services Report of April 09, 2026 ..... Tab 1
  - B. Landscape Liaison
  - C. Condo Assoc. Liaison
  - D. Master Assoc. Liaison
  - E. Chairman
  - F. District Engineer ..... Tab 2
    1. Review of Berm Remediation Exhibit..... Tab 3
  - G. District Counsel
    1. Consideration of CPI Adjustment..... Tab 4
  - H. District Manager
    1. Presentation of Registered Voter Count ..... Tab 5
- 4. BUSINESS ITEMS**
  - A. Discussion and Consideration of Pinnacle Landscapes Fuel Surcharge
  - B. Consideration of Resolution 2026-01, Redesignating the Assistant Treasurer of the District..... Tab 6
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 25, 2026 ..... Tab 7
  - B. Ratification of the Operations and Maintenance Expenditures for the Month of February 2026 ..... Tab 8
- 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 (239) 936-0913.

Sincerely,

*Belinda Blandon*

Belinda Blandon  
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

# Tab 1

# PASEO

## LANDSCAPE INSPECTION REPORT



April 9, 2026

Rizzetta & Company

Spencer Gonzales— Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary & Zone 1

## EXECUTIVE SUMMARY

The areas of concern identified in the last report have expanded and intensified, with the exception of turf hotspots, which cannot be directly attributed to irrigation improvements due to current water restrictions and the high level of rainfall over the past month. Rainfall remains consistent with historic averages and does not indicate a real-time drought, despite restrictions, with only a 0.03” variance compared to March averages. Soft edging, mower impressions, crack weeds, volunteer growth, invasive intrusion, stoloniferous grasses in beds, anthill presence, and the overall maintenance of Western Penzance—despite the installation of new and more convenient access—are all at an all-time low since my reporting began. Chemical overspray has improved in many areas, particularly along hard surfaces, but has worsened in roundabouts and select planting beds. Volcano mulching remains highly prevalent around shady ladies throughout the community. Core services such as mowing, blowing, and string trimming continue to perform at a high quality.

The following are action items for Pinnacle Landscapes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **bold, underlined black** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

- 1. Westernmost Penzance. Severe broadleaf weed competition is present throughout the landscape beds, with dollar weed being the predominant species.**
- 2. Mechanical bed edging is entirely absent, resulting in poor bed definition. (Pic 2>)**
- 3. Stoloniferous turfgrass has encroached into the landscape beds (Pic 3>)**



# Zone 1

4. Western Penzance. Volunteer plant species are present throughout the bed area.

5. **Volunteer fishtail palm sprouts are emerging within the beds.**

6. Volunteer plants and weeds are encircling desirable plant material, including the arboricola hedge.

7. Weed and grass growth is encroaching upon and competing with heliconia plantings. (Pic 7)



8. Undesirable grasses have established within the landscape beds.

9. **Further East. Weed management has been absent for a prolonged period.**



10. Western Penzance. Multiple fallen palm fronds require removal.

11. A bottle palm is exhibiting signs of premature frond decline. The palm requires further diagnostic assessment to determine causative stress factors. (Pic 11a, 11b)



12. Western Penzance, closer to the guardhouse. The beds have been overrun with dollar weed.

13. On the eastern corner of the Paseo Grand entrance, edging is encroaching into the beds.

14. Near LP 4. The ligustrum lacks a properly maintained tree ring. Mechanical edging around the tree ring is lacking.

# Zone 1

15. Near LP 5. Turf is encroaching into the beds. Please ensure mechanical edging is utilized.

16. Between LP 7 & 8. Turf is encroaching into the bed.

17. Near LP 10. High weed pressure is present within the copper leaf and trinette bed.

18. Near LP 10. Volunteer vegetative growth is established within the bed. (Pic 18)



19. Near LP 12. A deep rut runs approximately 20' along the southern side of the asphalt. Please determine if mowers were responsible for this. (Pic 19)



20. Near LP 15. Palm seedlings are present along the fence line.

21. Broadleaf weed pressure and palm sprouts are present beneath the hibiscus hedge canopy. If mechanical methods are not used, be cautious with chemical drift burning the lower foliage. (Pic 21)



22. Near LP 16. A fishtail pal appears to be in terminal decline. Please determine cause in case it is spreadable and consider removal.

23. Behind LP 17. Turf is encroaching into the bed. Please use mechanical means to correct.

24. Near LP 19. Another, deeper rut along the asphalt. Please determine if the mowers are responsible. (Pic 24)



25. Between LP 24-28. Continuous weed pressure is present along the asphalt walkway.

# Zone 1

26. Behind LP 21. Volunteer firebush is growing within the Mexican petunias. Please remove mechanically.

27. LP 27. Open excavation where a irrigation repair was underway. Has this been completed?

28. Behind LP 32. The copper leaf and trinette bed lacks crisp soft edging. Turf is encroaching into the bed.

29. LP 32. String trimming has not been adequately performed leaving behind a mow-hawk of longer turf around the perimeter of the bed.

30. LP 32. Grass clippings have accumulated within the bed. Please ensure tuft is blown back into the turf.

31. LP 32. Volunteer firebush is growing within the arboricola shrubs. Mechanical extraction of volunteer firebush is required. (Pic 31)



32. Immediately around LP 34. There is an expanding browning and turf die-off. Please determine the cause.

33. Near LP 35. A volunteer fishtail palm is growing through the trinettes. Please remove mechanically. (Pic 33>)

34. Between LP 38 and 39. Weed pressure is present along the concrete curb bordering the landscape bed.

35. In front of LP 38 and 39. Weed pressure near the asphalt walkway is high.

36. In front of LP 38 and 39. On the other side of the bed closer to the road, large area of turf die-off from what appears to be overspray in the beds.

37. In front of LP 38 and 39. Turf has encroached due to lack of mechanical edging. Stolons have extended nearly two feet in areas. (Pic 37)



41. Between LP 39-41. High weed pressure along the edge of the asphalt walkway.



# Zone 1

42. Behind LP 42. Please mechanically remove the volunteer species growing in the jasmine.

43. To the right of Pole 43. Please remove the palm sprouts root-all growing in the bed.

44. To the right of LP 43. Please remove mechanically the Brazilian pepper growing in the Mexican petunias.

45. Near LP 44. Weed pressure along the asphalt walkway. Please treat.

46. In between LP 46 and 46. Visible turf weed or different grass species are spreading.

47. Around LP 46. Turf dieback visible around the LP. Please diagnose.

48. In between LP 47-50. Intermediate spreading of unwanted grasses along the asphalt walkway. Please treat. (Pic 48)



49. In front of LP 49. Heavy weed pressure and unwanted grasses in the trinette and copperleaf bed. Please treat. (Pic 49>)

50. In front of LP 49. Please remove root-all the palm sprouts in the bed.

51. In front of LP 49. Please remove Brazilian pepper growing within the bed.

52. Behind and to the right of LP 52. Please remove the volunteer and invasive species via mechanical methods. Species noted are palm sprouts, Brazilian pepper, and oak.

53. Just Past LP 53. Soft edging needs to be applied and turf beyond the line removed. (Pic 53)



52. Near light pole 55. Firebush has surrounded the light pole. Please schedule a trim in this area.

53. In between LP 55 and 56 Virginia creeper is highly present underneath the firebush. Please remove.

54. In between LP 55 and 56. Please mechanically remove firebush from the Mexican petunias.



# Zone 1

55. Between LP 59 and 61. Unwanted grasses or weeds are growing between along the asphalt walkway.

56. Near LP 61. unwanted grasses present around the variegated ginger. Please treat. (Pic 56)



57. Behind LP 62. Please schedule a trim of the bougainvillea.

58. Behind LP 62. Please treat broad leaf weeds. (Pic 58).



59. Behind LP 65. The firebush has extensive necrotic and/or woody material. Do you predict this will grow back or should deadwood be removed?

60. Behind LP 67. Fungal growth under the...

...copper leaf. Was observed. Please consider a treatment and water adjustment. (Pic 61)



62. Between LP 71-79. The turf quality is compromised in-between the asphalt walkway and conservation area. Dollar weed and other broadleaf weeds have taken over most of the space. Please advise on how to restore the turf if possible.



63. Between LP 77 and 78 and just past 78. 3 large active anthills observed. Please treat.

64. Around LP 80. Another active anthill observed. Please treat.

65. Around LP 82. Another active anthill observed. Please treat.



# Zone 1

66. Behind LP 87. Turf has encroached 2' into the bed. Please ensure the next edging the remaining stolons are removed.

**67. Behind LP 89. Numerous invasive and volunteer species present. These have expanded each visit and appear to be simply trimmed into the shrubs instead of removed. Please remove mechanically next detail visit. Species like Brazilian pepper are extremely aggressive and their expansion is evident already. Mexican petunia and firebush are also growing and expanding within the trinette hedge. (Pic 67)**



68. Behind LP 90. Around the flax lilies broad leaf weeds like wild lettuce are highly present. Please treat. (Pic 68)



69. In the eastern most beds on Penzance, please prune back the dead palm fronds off the robellinis.

70. Behind LP 45. An ornamental grass and heliconia have merged. Please consider which species should remain and which should be removed if separation is possible. (Pic 70)



71. Near the Daniel Greenhalgh plaque the stolons from the inside has encroached into the bed and has nearly joined with the turf on the outside the fence. Please correct. (Pic 71)



72. The entrance median in front of the guard house, southernmost curb, has wee pressure along the edges. Please remove mechanically for those near the annuals.

73. In the same median, closer to the guardhouse on the east side, dwarf ixora has expanding...



# Zone 1

... necrotic tissue. Please determine of the deadwood needs to be removed.

74. Behind the annuals there is a dead firebush. Please remove. (Pic 74)



75. In the entrance median in front of the guard house, weed pressure is present. Please treat.

76. In the entrance median the soft edge needs to be reestablished.

77. The median to the east of the guardhouse has grass growing through the annuals. Please remove mechanically. (Pic 77)



78. Just south of the same median, heavy crack weed pressure was observed. Please treat. (Pic 78>)

79. Closer to the guard house in the median, soft edging appears to have been missed several cycles. Please reestablish the edge. (Pic 79)



80. Near the bench on the east side of the entrance, the turf is being overrun with various types of weeds. Please determine a solution.

81. At the guardhouse, vines are beginning to cover the top of the dwarf ixoras. Please remove.

82. In the median behind the guard house please schedule the trim for the jasmine.

83. On the Paseo grand walkway, LP 65. Tuft, turf encroachment, and weed pressure were observed.



# Zone 1

84. Near LP 68, crack weeds were observed in the walkway leading to the crosswalk.

85. In the northwest gazebo, impressions from heavy mowers were present. Please consider using a lighter mower to avoid soil displacement. (Pic 85)



86. In the northwest gazebo turf is encroaching into the bed. Please reestablish the edge.

87. IN the western roundabout, there is heavy weed pressure underneath the hibiscus hedge. Please remove.

88. Near LP 82 crack weeds were observed in the pavers.

89. Near LP 82, and elsewhere, there appears to be some soil displacement underneath the pavers. Footers are breaking and the walkway itself seems to be shifting. (Pic 89a>, 89b>)

90. Around the southwest gazebo, turf is encroaching into the beds.

91. Residual turf damage is present behind the southwest gazebo. Please address.

92. In the southwest gazebo, vines are smothering the ornamental grasses. Please remove mechanically. (Pic 92>)

93. Near LP 89. Please remove the volunteer cardboard palm under the hedge.

94. Behind LP 90. Grasses and ferns have merged.



# Zone 1

95. Behind the guardhouse along the southern portion of the walkway the turf has a high % percentage of weed coverage. Please address.

96. Heavy mowers are leaving impressions on the turf in the southern portion of the walkway. Please consider changing the mow pattern in this area.

97. Towards the southeast corner, the turf is encroaching into the bed and under the hedge. Please reestablish the edge. (Pic 97)



98. In the southeast corner, the turf does appear to be recovering.

**99. Just south of the southeast gazebo, there is a rope extending into the lake towards the fountain. It appears to be close to snapping. This is not part of the landscape but thought the board might want be aware.**

100. At the southeast gazebo where the GIF was installed, the net barrier appears to be part of the problem. Because is laying directly on the material it's restricting the growth. If deer are the problem or other pests, consider installing and suspending a net that does not add more obstacles to its success. Some species have no foliage as it stands now.

101. In the rear walkway of the southeast gazebo crack weed are were observed. Please treat.

102. Turf is encroaching into the beds around the southeast gazebo. Please reestablish the edge.

103. We pressure is present in the beds. Please treat.

**104. Please remove volunteer species from the trinetto hedge mechanically. (Pic 104)**



105. Please schedule a trim of the podocarpus in the southeast gazebo.

106. Near LP 100 crack weeds were observed in the walkway roundabout and in the road paver as well.

107. Near LP 100 the turf has mower impressions. Please consider modifying the route.

**108. In the western eastern roundabout the turf has die-off at the lowest point in of the bed, indicating overspray runoff.**

109. Near LP 103 a foxtail tree ring has significant weed pressure. Please treat.

110. In the northeast gazebo there is heavy weed pressure in the rock beds. Please treat.



# Zone 1

95. In the northeast gazebo Invasive and volunteer and invasive species are highly present in the trinnette. Carrotwood, Brazilian pepper, firebush, Mexican petunia, and others were observed. (Pic 111)



1. In the northeast gazebo, the podcarpus is overgrown. Please trim. (Pic 112)



113. North of the northeast gazebo, the turf die-off does not appear to be recovering. Please address.



## Zone 2

1. Along the southern portion of Bibiana soft edging needs to be reestablished.
2. The turf quality remains in poor condition along Bibiana parallel with Penzance.
3. Please schedule a trim for the hedge along the fence of Bibiana.
4. Underneath the hedge along the fence, weed pressure is present. Please treat. (Pic 4)



5. Near LP 168 please treat the broad leaf weeds colonizing the area where turf dieback is occurring.
6. Between LP 167 and 168 the turf is encroaching into the Mexican petunias. Please reestablish the edge.
7. Near LP 166 where the stump remains, please treat the regrowth and broadleaf weeds present. (Pic 7>)
8. Between LP 167 and 168 the turf is encroaching into the Mexican petunias.
9. Near the Bibiana mailboxes wee pressure is worsening. Please treat. (Pic 9>)
10. The turf appears to be recovering along the planted trees on Bibiana, however many localized spots still exist



# Zone 3

1. On Nalda the quality of turf appears to be improving, continue to monitor.
2. Around LP 254-256, each pole has turf die-off around them. Please diagnose.
3. Along Palba, turf quality continues to be poor. Die-off mixed with new grasses coming in. This area more than likely will not fully recover on its own. (Pic 3)
7. Behind LP 292 please remove the palm sprouts growing the beds.
8. On Nalda and Javiera near LP 26, continuing to monitor the large turfless area being occupied by turf weeds.
9. On Javiera near LP 27 specifically, the shady ladies are volcano mulched. One tree has mulch stacked nearly 5" above the root flair. IFAS standards require no mulch against the trunk of trees. This leads to trapped moisture which is an invitation to disease and pest. Please scrape away mulch from the base of the trees. (Pic 9)



4. Like on Nalda, LP 12-15 each have turf die-off surrounding each pole.
5. On Palba weed pressure is present along the curb.
6. Behind LP 294 on Izara, weed pressure is very high underneath the shrubs. Please treat. (Pic 6a, 6b>)



# Zone 4

1. At the Sarita Court roundabout, high weed pressure, wild lettuce, and edging issues were still present, please treat and edge. Systemic treatment like fusilade is recommended. (Pic 1)



10. The Provencia Court roundabout has heavy turf dieback, again at the lowest point of the bed line. This is consistent with overspray and rain runoff. (Pic 10)



2. The Sarita Court roundabout had small anthills around the edge. Please treat.
3. In the west Sarita monument the weed pressure has increased. Please treat.
4. Marcado court roundabout has high weed pressure. Please treat.
5. In the roundabout Mexican petunias are spreading within the shrubs. Please remove mechanically.
6. The Provencia Court south monument appears to have overspray damage into the turf at the lowest point, consistent with rain runoff. (Pic 6>)
7. In the same bed, Mexican petunias and other invasives are infiltrating the declining dwarf ixora. Please remove mechanically. (Pic 7>)
8. In the eastern monument has Virginia creeper growing underneath the trinette. Please remove.
9. Please remove the dead ixora in same bed.



## Zone 4

11. Deep impressions were observed in the Provencia roundabout. Please consider a lighter mower.
12. Mexican petunias are aggressively spreading within the Felisa roundabout. Please remove mechanically.
13. Turf weed pressure is increasing. Please treat. (Pic 13)



14. The Felisa roundabout has turf uniformly encroaching into the bed. Please reestablish the soft edge. (Pic 14)



# Zone 5

1. At Paseo Drive eastern walkway, crotons were frost-damaged appear to be recovering.
2. The lilies at the east corner of the of the intersection with Paseo Grand are struggling. Please determine the cause. (Pic 2)



7. The juvenile firebush on the eastern walkway have experienced heavy dieback with several appearing to be completely dead. Please remove those that have no wick in them. (Pic 7)



3. The trinette adjacent to the lilies is overgrown. Please trim.
4. The firebush has heavy dieback in on the southeast portion of the Paseo Drive walkway. Please address.
5. Invasive species are growing through the nearly completely necrotic firebush. (Pic 5)



8. On the western side of the walkway just past the bridge, the crotons appear to continue to improve. However, evidence of pest residue is still clear.
9. Heavy weed pressure is visible along the walkway south of the bridge.
10. Behind LP 316 near a Bismark palm there is a large soil cavity visible. The cause could not be determined onsite, and an animal could be the culprit, however no other similar burrows were had been observed. Please rule out possible irrigation break. (Pic 10)



6. Further north on the eastern walkway, the Mexican petunia is rapidly spreading across the front of the ornamental grasses. Please remove.

## Zone 5

11. Near LP 356 weed pressure is present underneath the trinette hedge. (Pic 11)



12. Please scrape away mulch from the root flair of the shady ladies on Paseo Drive.



## Zone 6

1. At the Adelio Court roundabout, broadleaf weeds observed in the turf and in the beds. Please treat.
2. In the Adelio entrance, weed pressure is present, please treat. (Pic 2a, 2b)



6. Turf is encroaching into the Adora roundabout. Evidence of treatment is visible in areas, while others are very much green. (Pic 7)



3. Please soft edge the Dario roundabout.
4. The Dario way entrance has the highest rate of damage among the crotons. Please determine which ones will make it. (Pic 4>)
5. Please remove dead shrub material from the Dario entrance, the south side. (Pic 5>)
6. Please remove the numerous palm sprout in the Dario entrance, both sides.



# Zone 7

1. The west Esteban entrance has declining dwarf ixora. Please address.
2. The crotons in the entrance continue to decline. Please determine which will make it and which need to be removed.
3. **The east entrance still has a high amount of palms sprouts and grasses. Please remove. (Pic 3)**



6. In the western entrance bed, weed pressure is high under the shrubs. Please treat. (Pic 6)



4. In the west entrance bed, turf is encroaching. Please schedule a soft edge.
5. The previously highly infested Mexican petunia have had much of the weeds cleared out, along with the Mexican petunias leaving almost entire bed burnt to a crisp. Please determine if this is from overspray or heavy diquat in the chemical solution. Please address the remedy. (Pic 5)



## Zone 8

1. At the Falisto roundabout, weed pressure is high. Please treat. (Pic 1)



1. The Falisto roundabout has weeds encroaching from the bed into the turf. Please treat. (Pic 2)



# Tab 2

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**MEMORANDUM**

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TO:	Paseo Community Development District ("CDD") ("District")	FROM:	Frank Savage
COMPANY:	Rizzetta and Company ("District Management")	DATE:	April 14, 2026
COPY TO:	Kari Hardwick, Belinda Blanton	PROJECT NUMBER:	22168
RE:	Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – April 22, 2026		

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For the Paseo CDD BOS meeting scheduled for April 22, 2026, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Lake bank remediation: At the most recent BOS meeting, BAI staff was authorized to work with staff to finalize the agreement for lake bank remediation of Lakes 6, 10, 13 and 14 with Talon Construction ("Talon") and schedule the work. The agreement is being finalized, and it is anticipated the work will be performed during the current dry season. BAI staff reviewed surface water levels on April 14<sup>th</sup>, and those water levels, relative to control elevation, currently provide adequate exposed lake bank to complete the remediation work during this dry season. A mobilization date will be established once the agreement is finalized; roughly one week before the anticipated mobilization date, BAI staff will review the surface water levels at that time, and BAI will provide an opinion regarding the suitability of commencing the remediation work during this dry season based upon the water level and anticipated weather forecasts at that time. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting, and BAI will be prepared to discuss this update at the upcoming BOS meeting.
- Drainage structure cleaning proposals: Potts Co Industrial Services ("Potts Co") mobilized and began cleaning of the 138 drainage structures previously inspected by BAI staff and recommended for cleaning. The initial cleaning of these structures commenced by Potts Co on April 1<sup>st</sup> and was completed on or around April 10<sup>th</sup>. BAI inspected a sampling of the completed work on April 14<sup>th</sup> and identified significant sediment accumulation remaining in many of the structures inspected by BAI staff. BAI staff subsequently met with the Potts Co representative on site, and Potts Co is currently scheduled to re-mobilize and re-clean, as needed, all the drainage structures, with an anticipated commencement on or around April 16<sup>th</sup>. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.
- Perimeter Berm and Swale Restoration: BAI inspection staff has reviewed the existing conditions of the perimeter berm and swale interface adjacent to the preserves and identified using GPS the approximate limits where this distinction is not adequately

defined. These data have been utilized to create cross sections throughout the anticipated restoration limits depicting both the approximate existing grades and the required modifications to restore the areas to compliance with the SFWMD ERP. An updated exhibit is enclosed herein this memorandum for BOS review. There are roughly 3,000 linear feet of identified berm/swale that are poorly graded and should be re-worked to establish a clear swale that will convey water towards the internal surface water management system rather than directly across the berm and into the adjacent preserves. To support the proposal and construction process, BAI will provide stakes running along the proposed berm location with minimum berm elevation indicated. At least three qualified vendors will be solicited for proposals; it is our understanding the scope of this work can be completed within the financial threshold allowable as maintenance, which does not require a formal RFP, so we will proceed accordingly. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting, and BAI will be prepared to discuss this update at the upcoming BOS meeting.

- In addition to those items outlined above herein, BAI staff has investigated and/or is continuing to obtain information on the following, outlined below. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.
  - Phase 2 condominium restoration fluid spill identification.
  - Perimeter fencing updated proposals.

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS  
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FILE NAME: 22168\_PAS BERM REPAIR EXH\_2026-02-26

LOCATION: J:\22168\DWG\EXHIBITS\

PLOT DATE: FRI, 4-3-2026 - 11:13 AM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

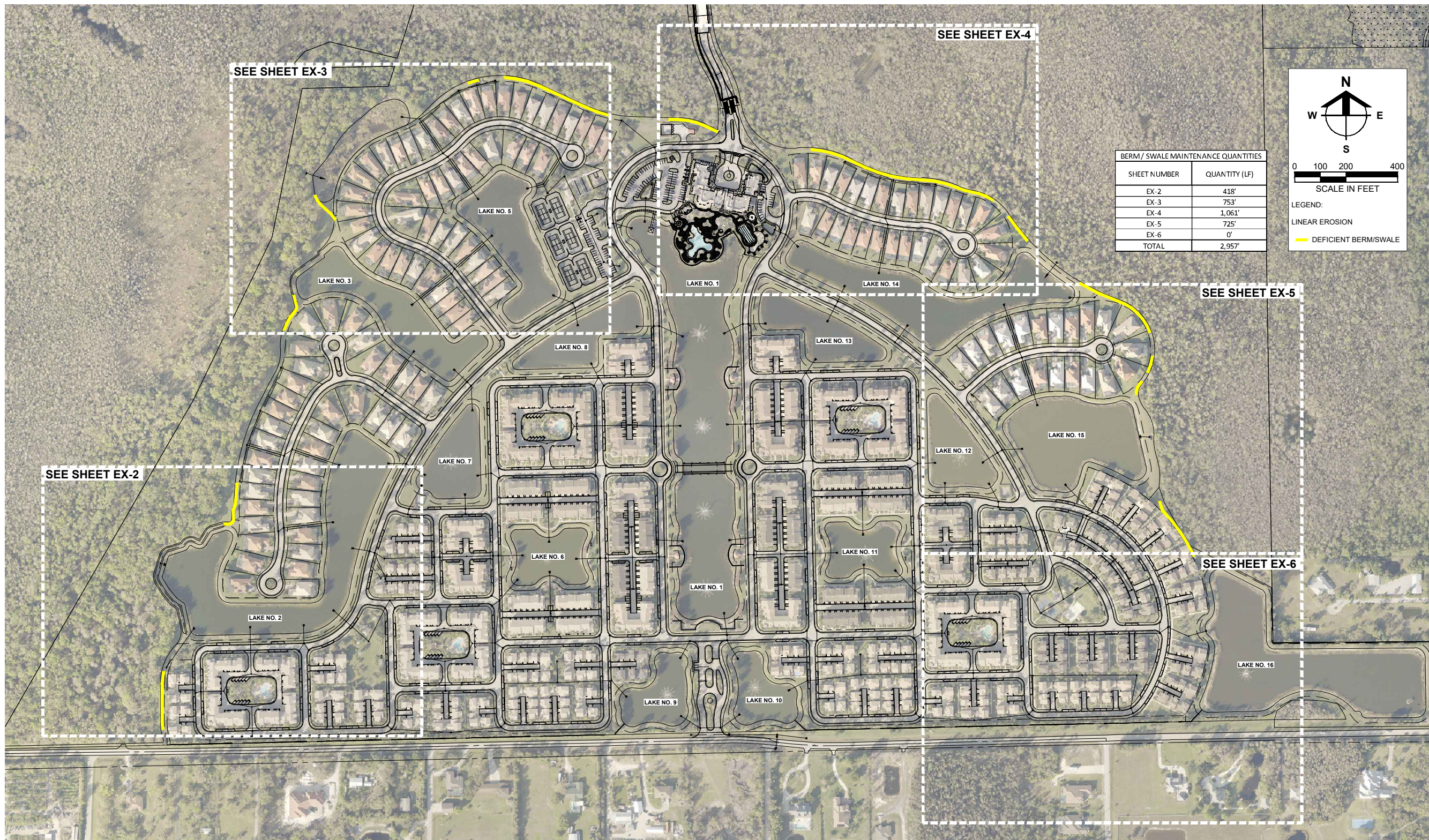
EXHIBIT ONLY  
NOT FOR CONSTRUCTION

PASEO CDD  
BERM / SWALE  
EXHIBIT

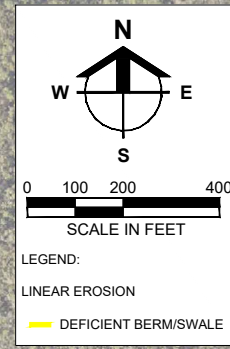
PROJECT / FILE NO. SHEET NUMBER

**22168**

**EX-1**



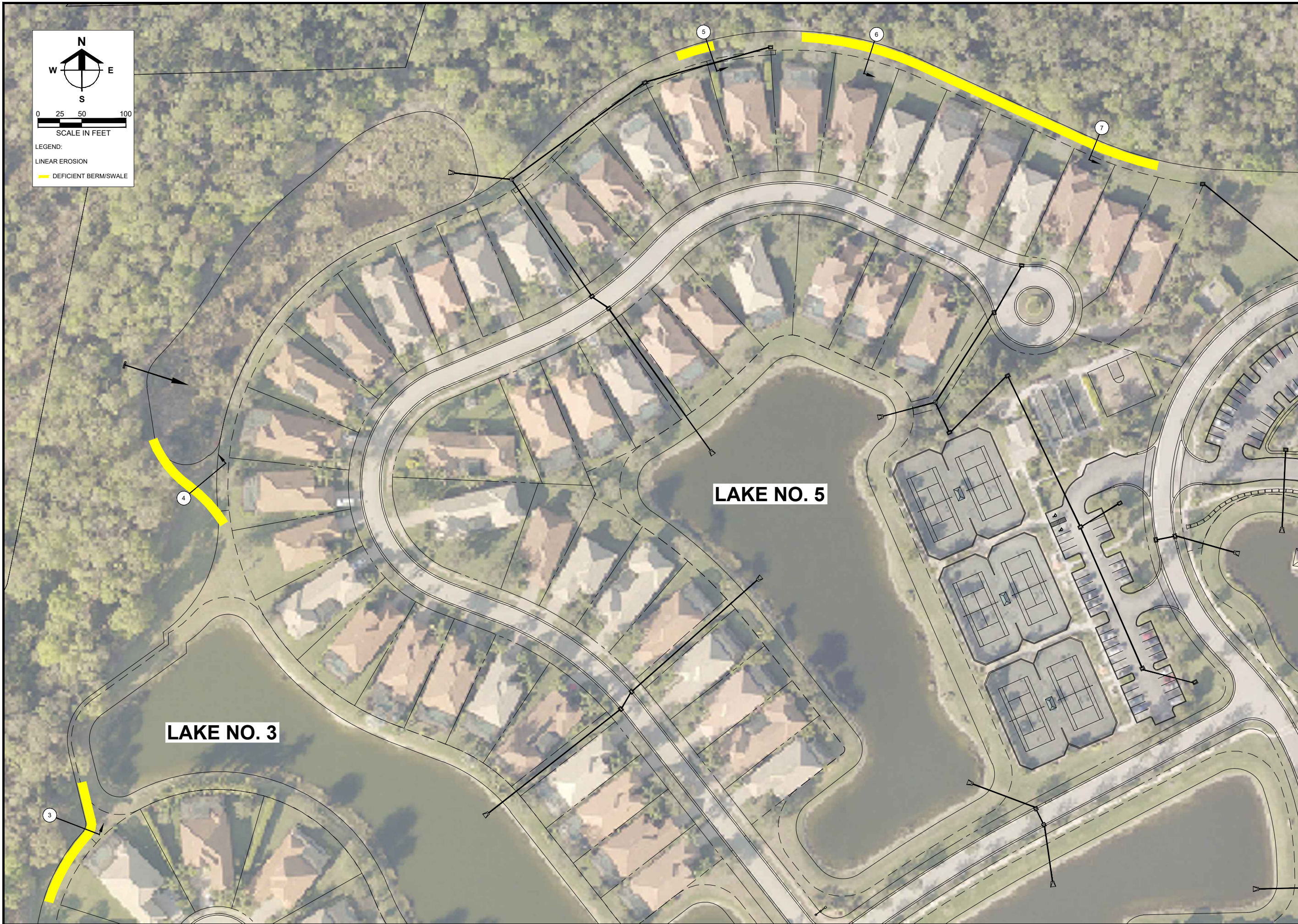
BERM / SWALE MAINTENANCE QUANTITIES	
SHEET NUMBER	QUANTITY (LF)
EX-2	418'
EX-3	753'
EX-4	1,061'
EX-5	725'
EX-6	0'
TOTAL	2,957'





0 25 50 100  
SCALE IN FEET

LEGEND:  
LINEAR EROSION  
DEFICIENT BERM/SWALE



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LAND PLANNING

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PHONE (239) 461-3170  
OFFICE LOCATIONS:  
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FLORIDA BUSINESS REGISTRATIONS  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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LOCATION: J:\22168\DWG\EXHIBITS\  
PLOT DATE: FRI, 4-3-2026 - 11:13 AM  
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

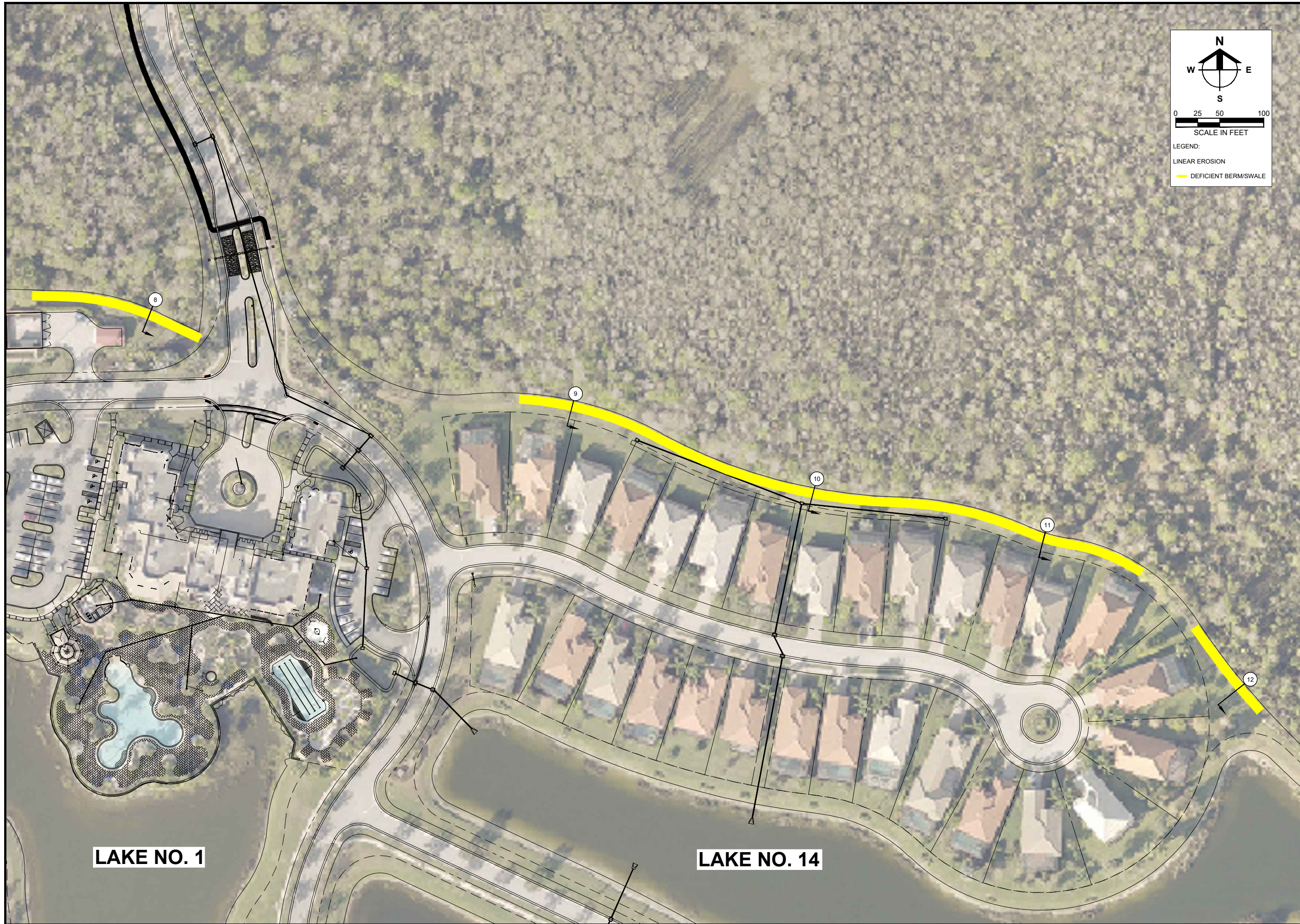
NO.	DATE	DESCRIPTION

PLAN STATUS

EXHIBIT ONLY  
NOT FOR CONSTRUCTION

PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-3</b>



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PREPARED FOR  
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DEVELOPMENT  
DISTRICT

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PROJECT DESCRIPTION  
**PASEO**

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TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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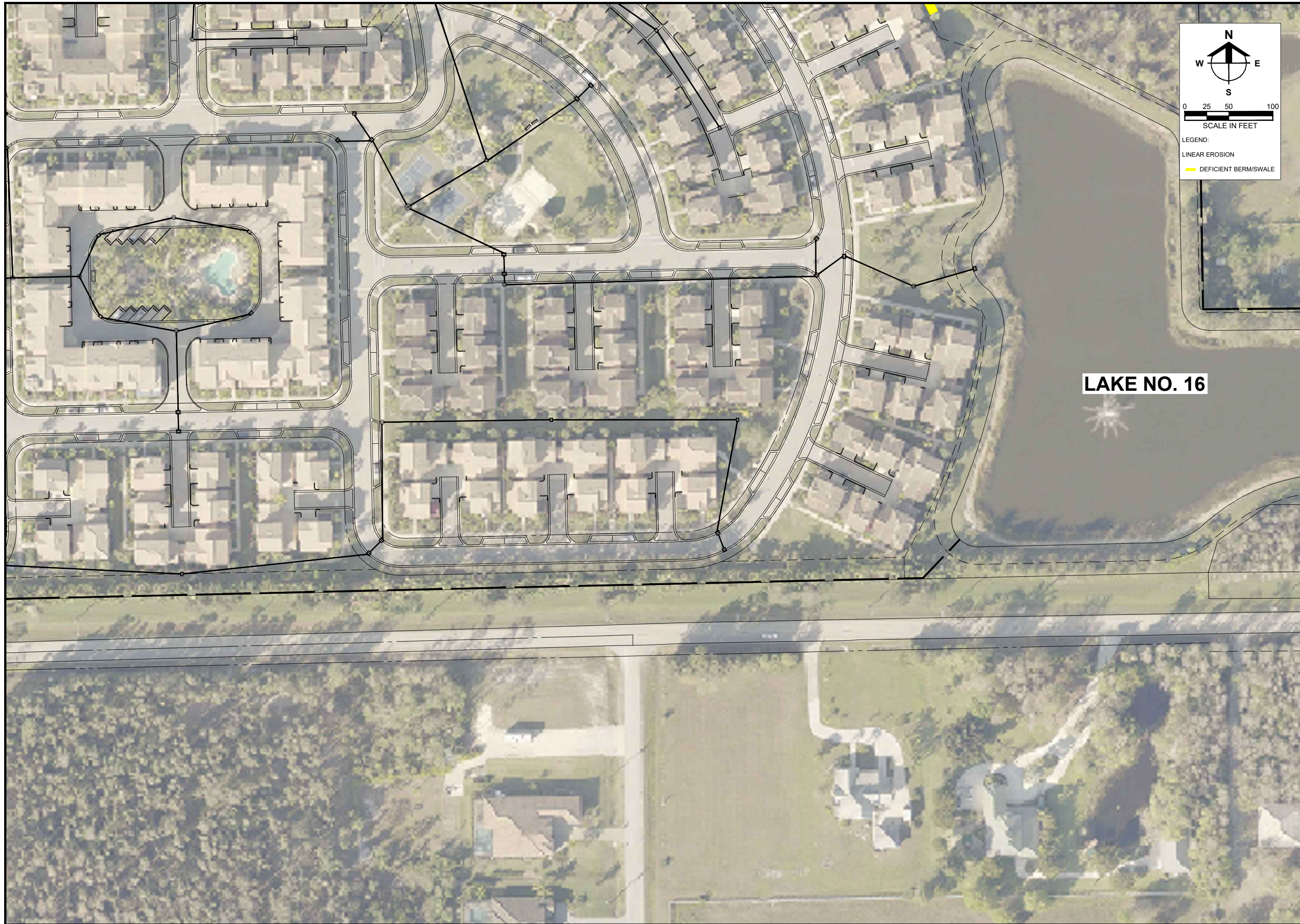
PLAN REVISIONS	

PLAN STATUS  
EXHIBIT ONLY  
NOT FOR CONSTRUCTION

PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-4</b>





N  
W —+— E  
S

0 25 50 100  
SCALE IN FEET

LEGEND:  
 LINEAR EROSION  
 DEFICIENT BERM/SWALE

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PREPARED FOR  
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**PASEO**  
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 PLOT BY: ALYSSA FONTAINE

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PLAN REVISIONS	

PLAN STATUS  
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PASEO CDD  
 BERM / SWALE  
 EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-6</b>

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

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PROJECT DESCRIPTION

**PASEO**

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PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

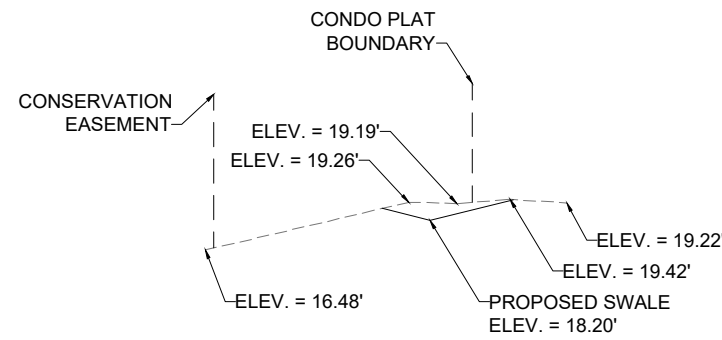
PLAN STATUS

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PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

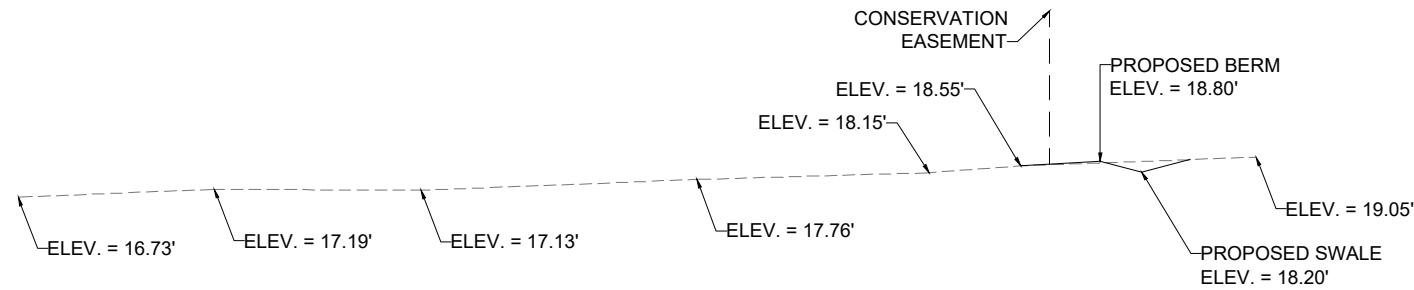
**22168 EX-7**



1

**EXISTING BERM AND SWALE**

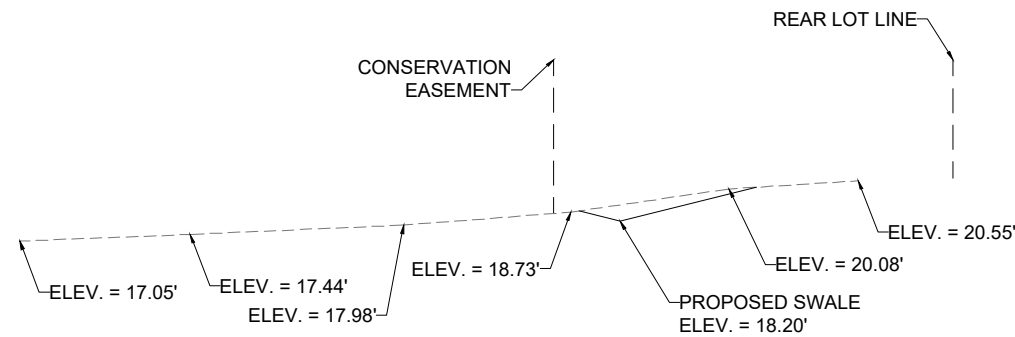
NOT TO SCALE



2

**EXISTING BERM AND SWALE**

NOT TO SCALE



3

**EXISTING BERM AND SWALE**

NOT TO SCALE

**PASEO**  
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PLOT BY: ALYSSA FONTAINE

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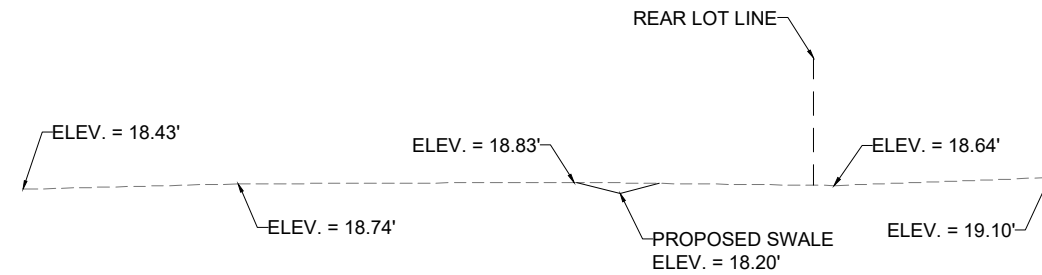
PLAN REVISIONS

PLAN STATUS

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PASEO CDD  
BERM / SWALE  
EXHIBIT

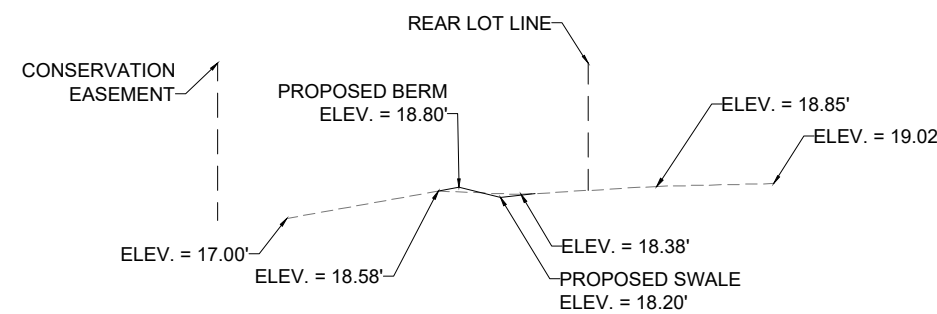
PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-8</b>



4

**EXISTING BERM AND SWALE**

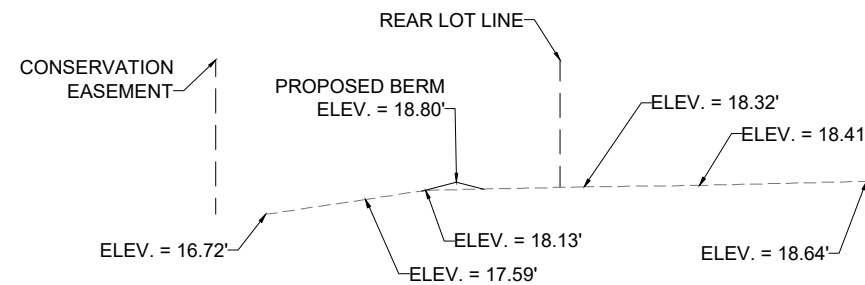
NOT TO SCALE



5

**EXISTING BERM AND SWALE**

NOT TO SCALE



6

**EXISTING BERM AND SWALE**

NOT TO SCALE

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PLOT BY: ALYSSA FONTAINE

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PLAN REVISIONS

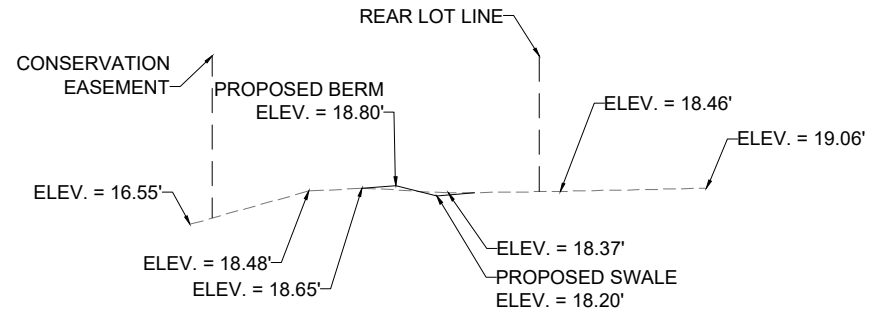
PLAN STATUS

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PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

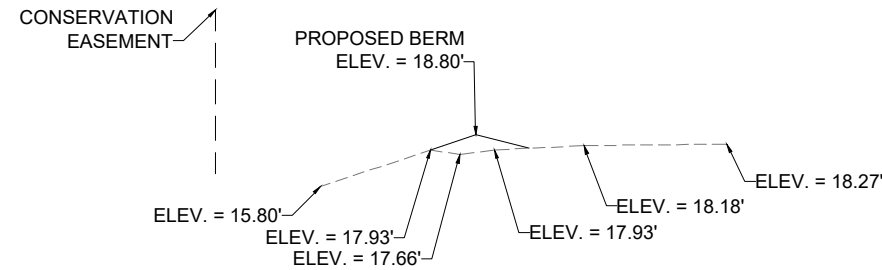
**22168 EX-9**



7

**EXISTING BERM AND SWALE**

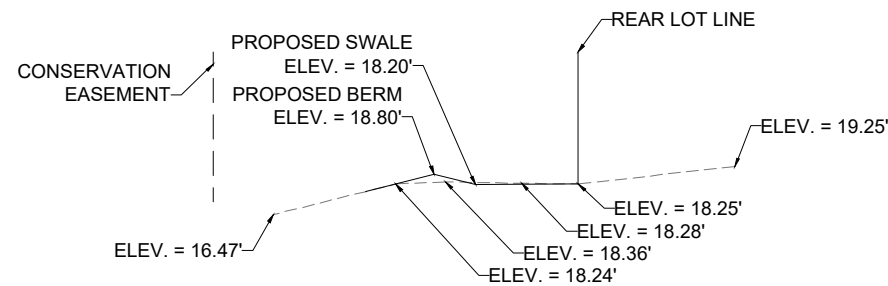
NOT TO SCALE



8

**EXISTING BERM AND SWALE**

NOT TO SCALE



9

**EXISTING BERM AND SWALE**

NOT TO SCALE

**PASEO**  
COMMUNITY  
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DISTRICT

9530 MARKETPLACE ROAD  
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PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
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RANGE 25 EAST  
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LOCATION	J:\22168\DWG\EXHIBITS\
PLOT DATE	FRI, 4-3-2026 - 11:14 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

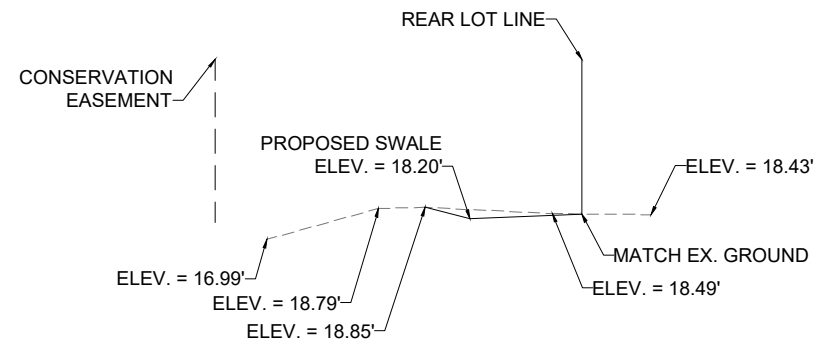
PLAN REVISIONS

PLAN STATUS

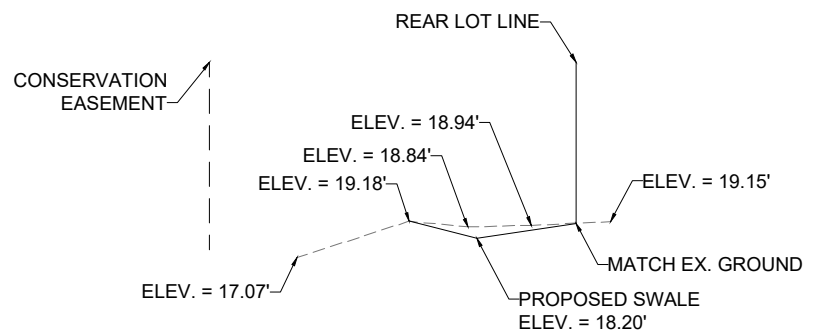
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PASEO CDD  
BERM / SWALE  
EXHIBIT

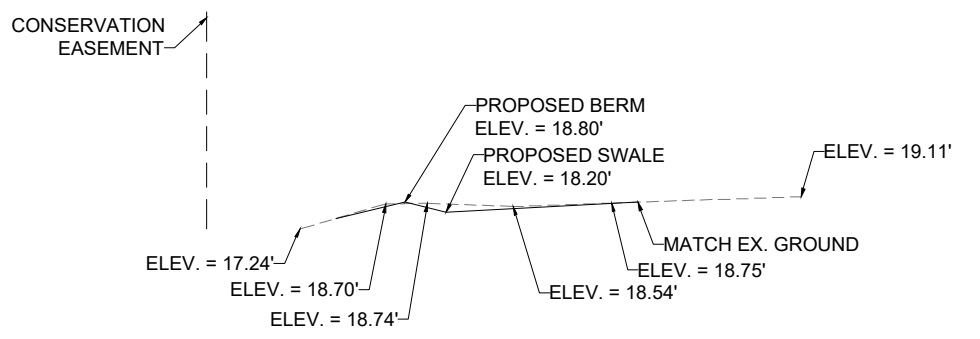
PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-10</b>



**10** EXISTING BERM AND SWALE  
NOT TO SCALE



**11** EXISTING BERM AND SWALE  
NOT TO SCALE



**12** EXISTING BERM AND SWALE  
NOT TO SCALE

**PASEO**  
COMMUNITY  
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DISTRICT

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PROJECT DESCRIPTION

**PASEO**

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PLAN REVISIONS

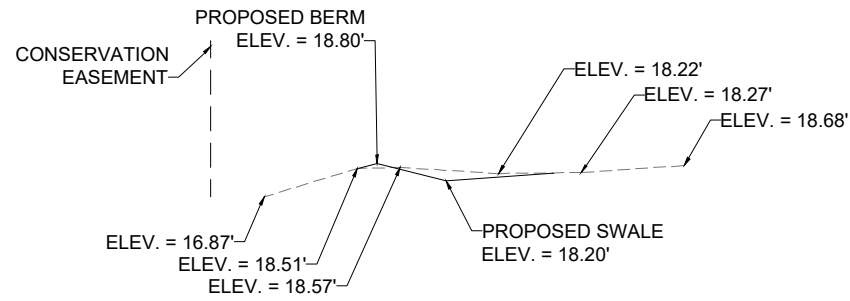
PLAN STATUS

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PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

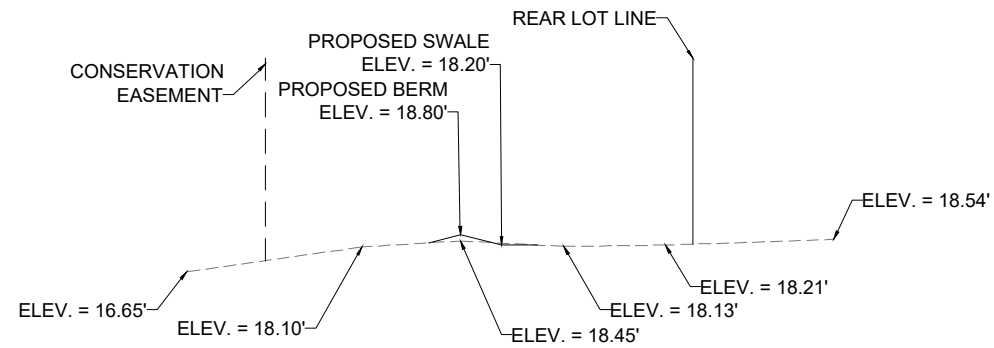
**22168 EX-11**



13

**EXISTING BERM AND SWALE**

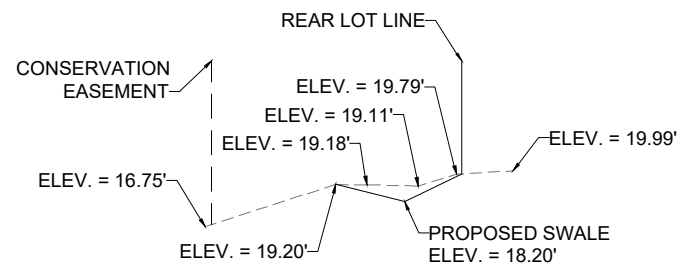
NOT TO SCALE



14

**EXISTING BERM AND SWALE**

NOT TO SCALE



15

**EXISTING BERM AND SWALE**

NOT TO SCALE

# Tab 3

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
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FORT MYERS, FL 33912

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PROJECT DESCRIPTION

**PASEO**

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TOWNSHIP 45 SOUTH  
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LOCATION: J:\22168\DWG\EXHIBITS\

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CROSS REFERENCED DRAWINGS

PLAN REVISIONS

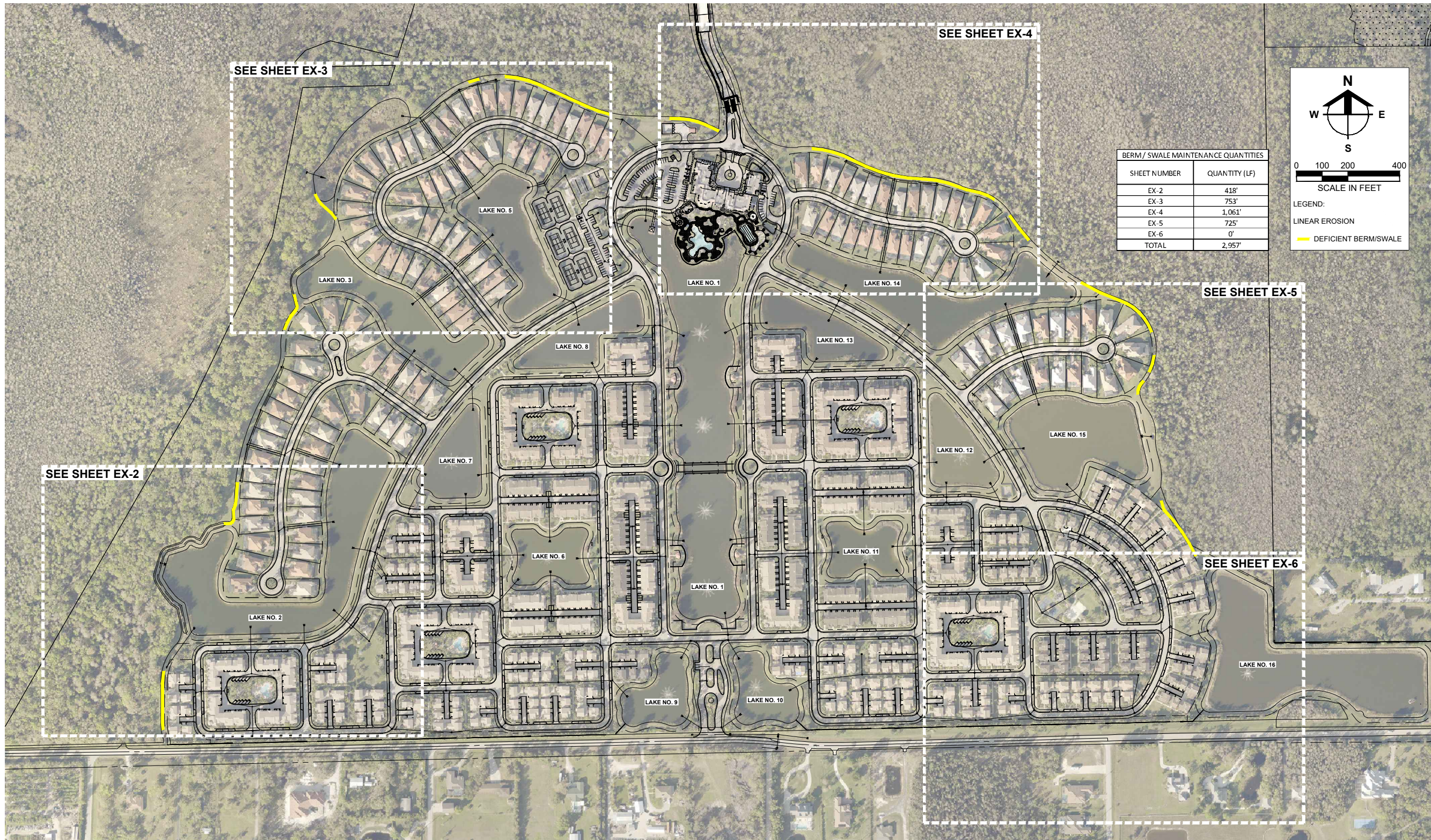
PLAN STATUS

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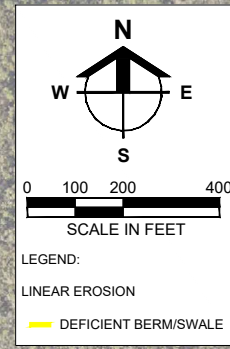
PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

**22168 EX-1**



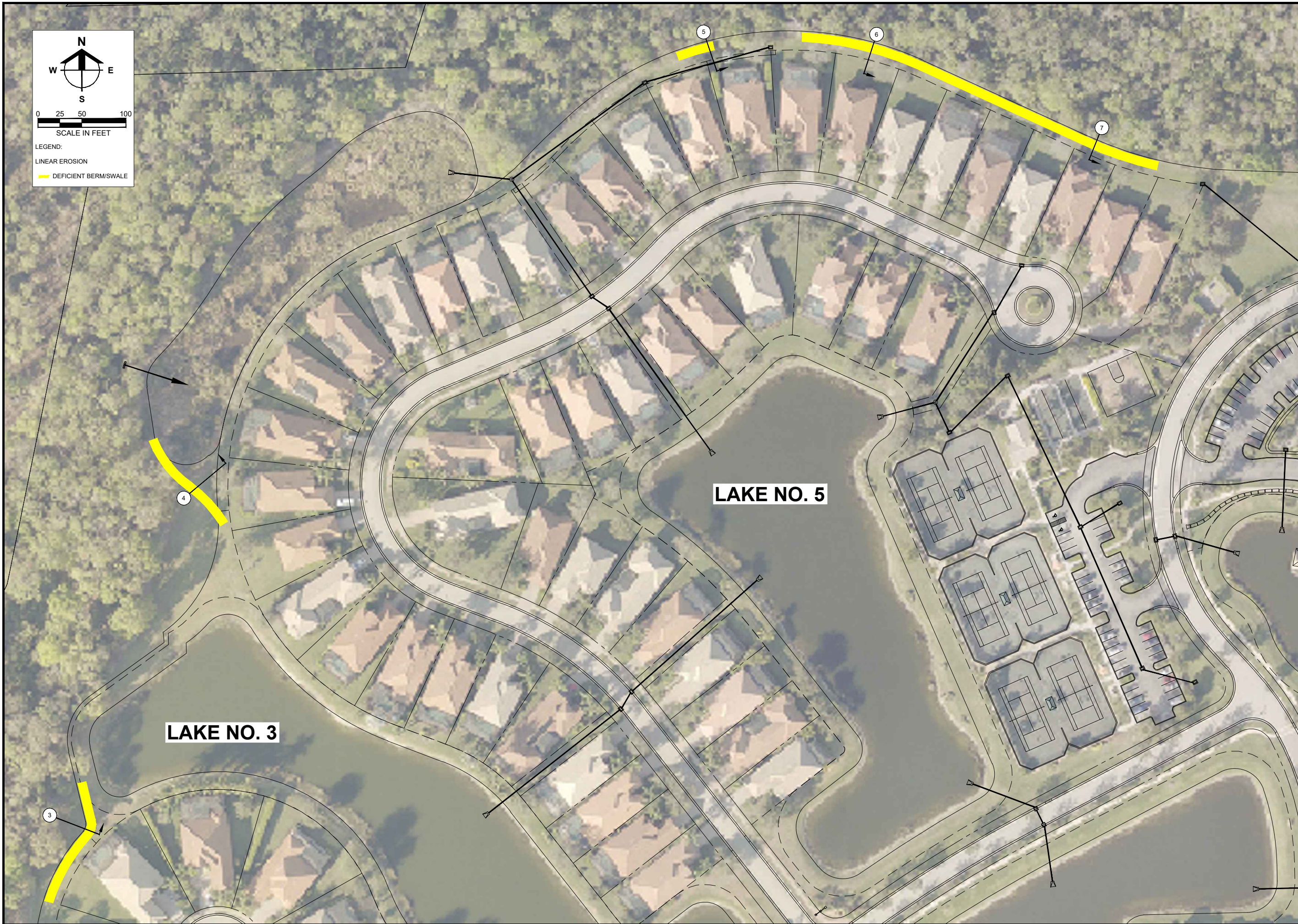
BERM / SWALE MAINTENANCE QUANTITIES	
SHEET NUMBER	QUANTITY (LF)
EX-2	418'
EX-3	753'
EX-4	1,061'
EX-5	725'
EX-6	0'
TOTAL	2,957'





0 25 50 100  
SCALE IN FEET

LEGEND:  
LINEAR EROSION  
DEFICIENT BERM/SWALE



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PREPARED FOR

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DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
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PROJECT DESCRIPTION

**PASEO**

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RANGE 25 EAST  
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PLOT BY: ALYSSA FONTAINE

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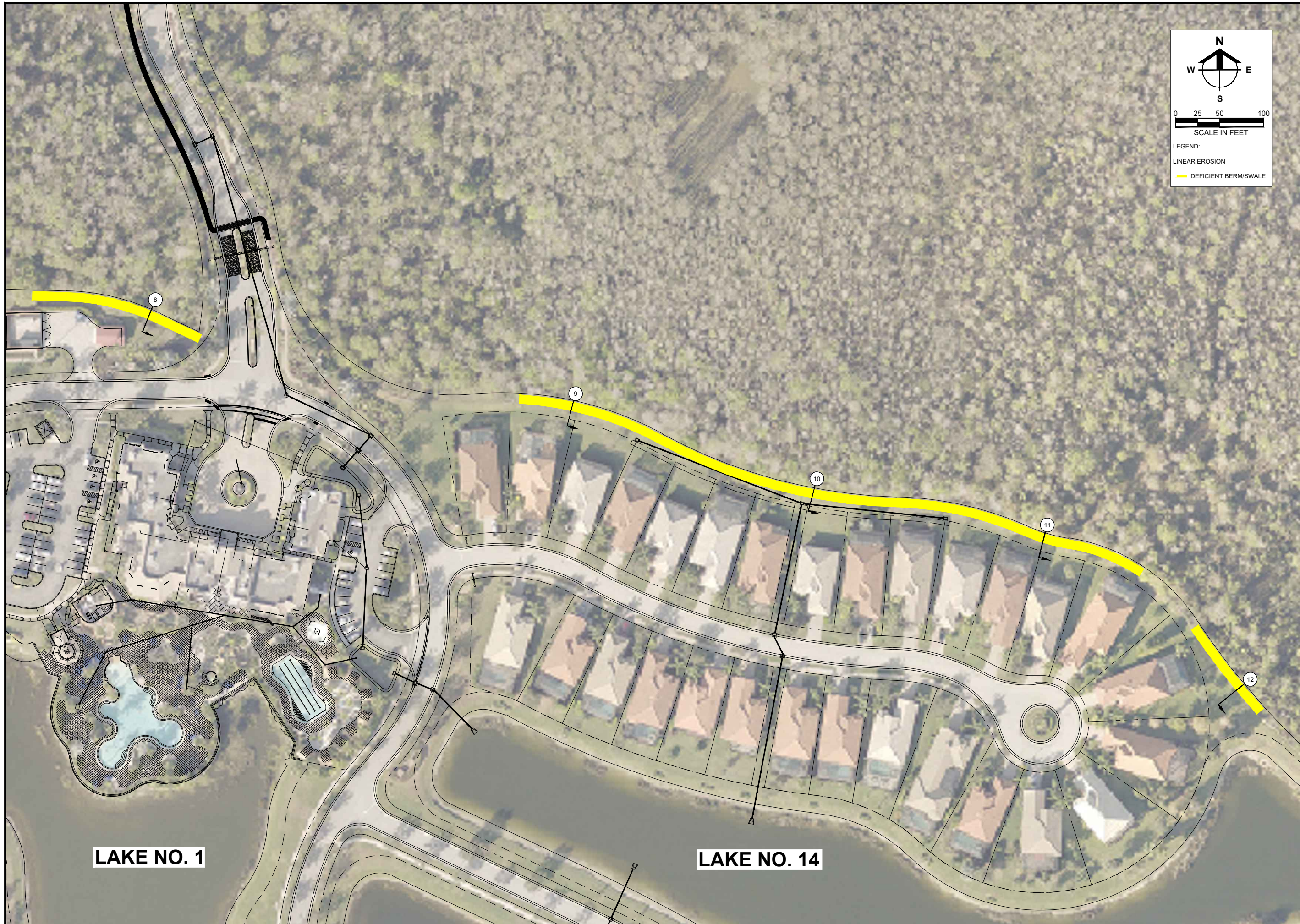
NO.	DATE	DESCRIPTION

PLAN STATUS

EXHIBIT ONLY  
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BERM / SWALE  
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-3</b>



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PREPARED FOR

## PASEO COMMUNITY DEVELOPMENT DISTRICT

9530 MARKETPLACE ROAD  
 SUITE 206  
 FORT MYERS, FL 33912

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PROJECT DESCRIPTION

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PART OF SECTIONS 9 & 10  
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 RANGE 25 EAST  
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 LOCATION: J:\22168\DWG\EXHIBITS\ DWG  
 PLOT DATE: FRI, 4-3-2026 - 11:13 AM  
 PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

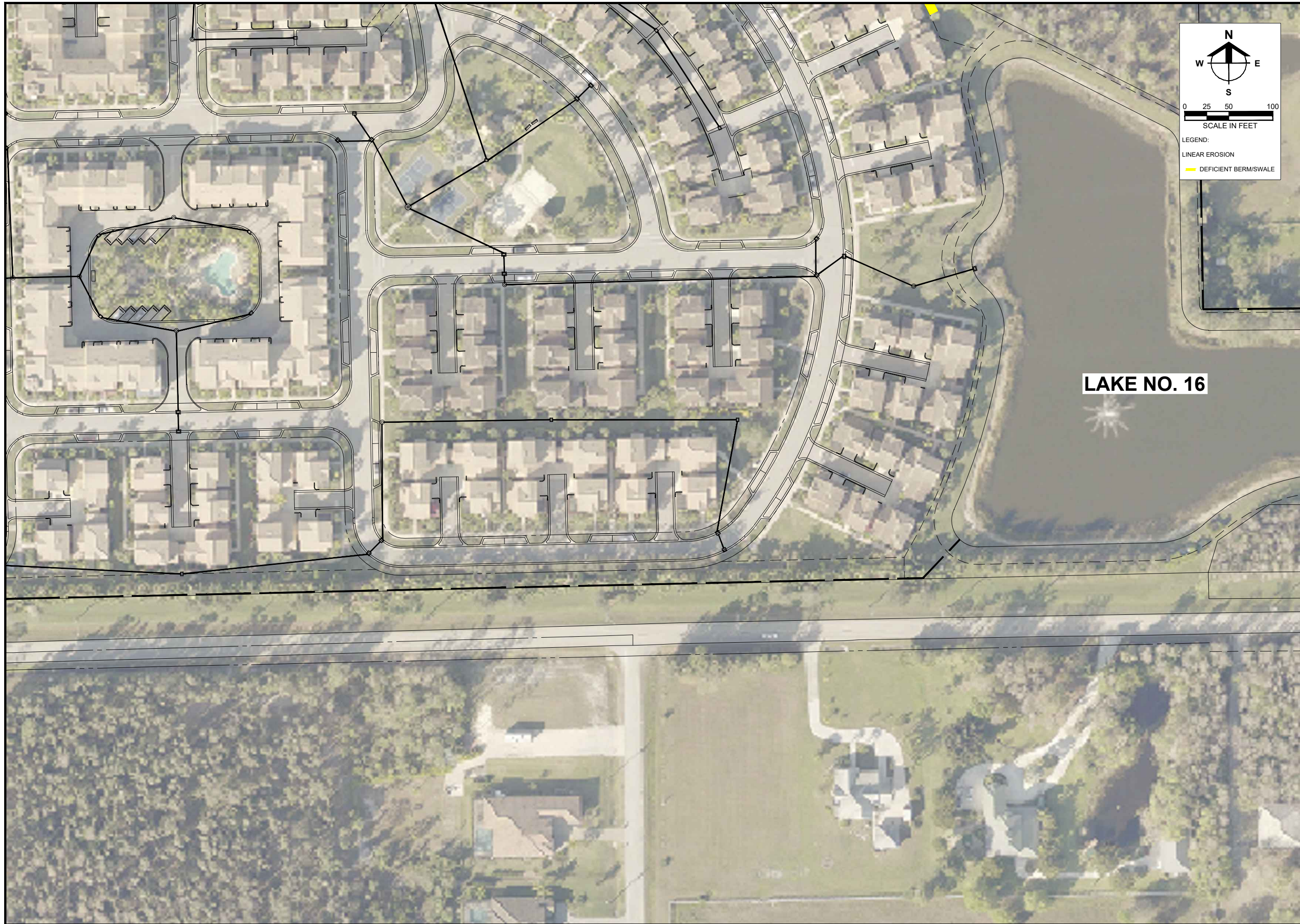
PLAN STATUS

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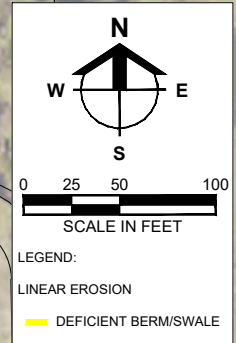
PASEO CDD  
 BERM / SWALE  
 EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-4</b>





**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33901  
PHONE (239) 461-3170  
OFFICE LOCATIONS:  
FORT MYERS | PANAMA CITY BEACH  
FLORIDA BUSINESS REGISTRATIONS  
ENGINEERING 7995 - SURVEYING LB-6940



PREPARED FOR  
**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
**PASEO**  
PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-6</b>

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

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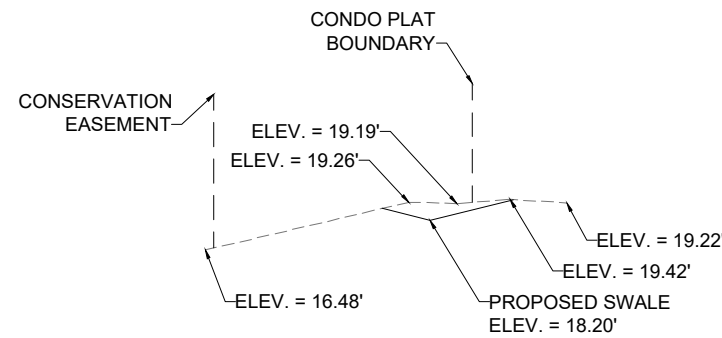
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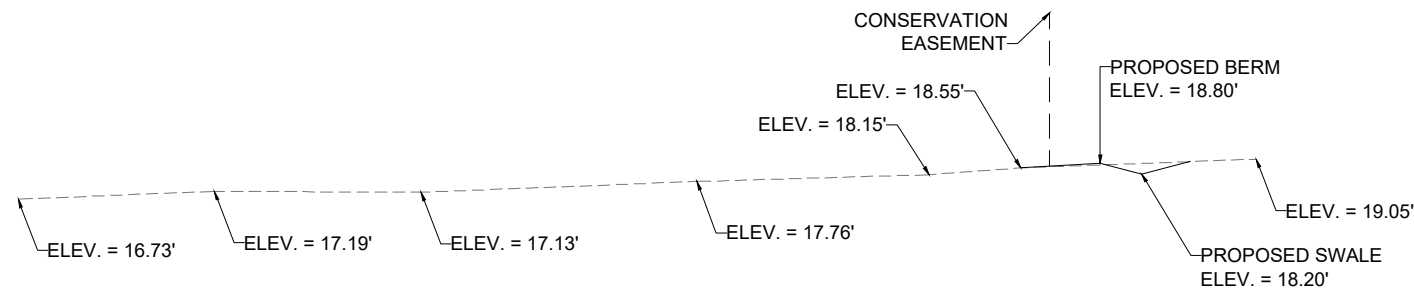
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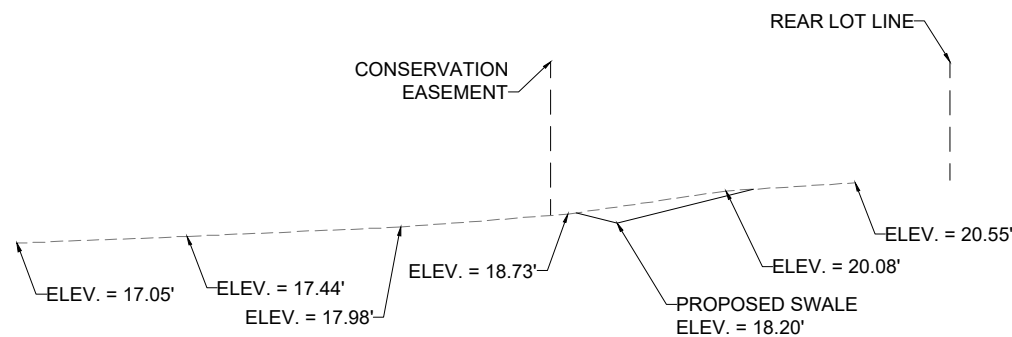
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2

**EXISTING BERM AND SWALE**

NOT TO SCALE



3

**EXISTING BERM AND SWALE**

NOT TO SCALE

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
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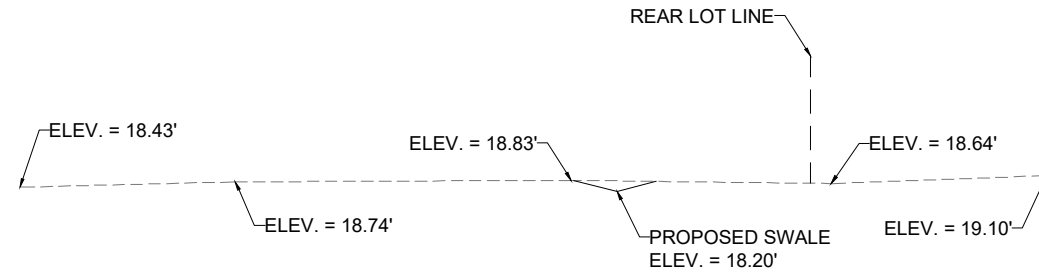
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EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

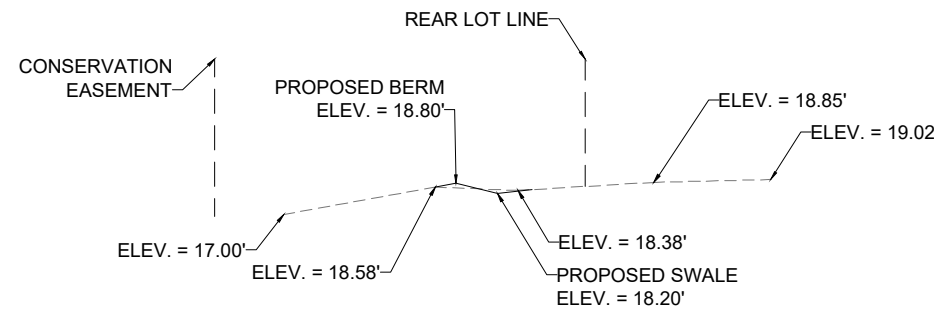
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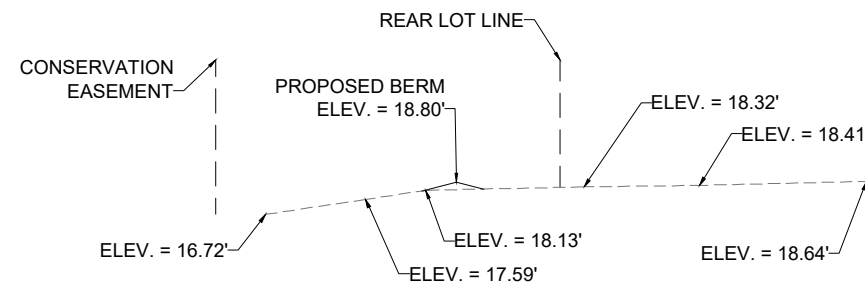
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5

**EXISTING BERM AND SWALE**

NOT TO SCALE



6

**EXISTING BERM AND SWALE**

NOT TO SCALE

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
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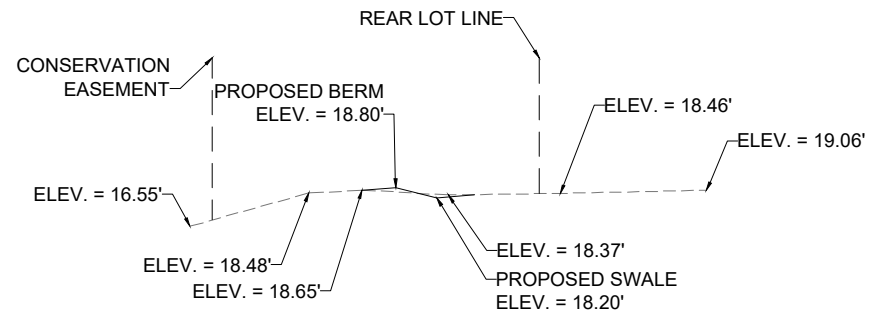
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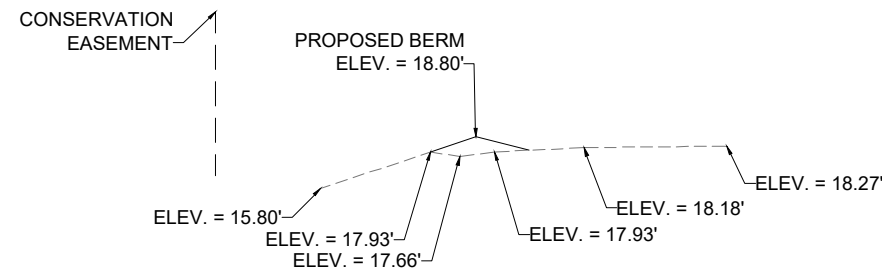
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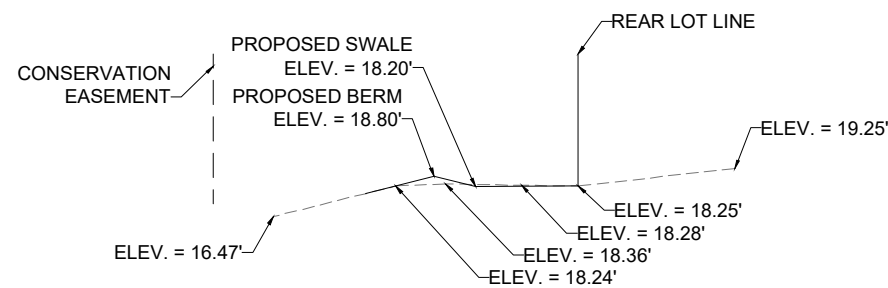
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8

**EXISTING BERM AND SWALE**

NOT TO SCALE



9

**EXISTING BERM AND SWALE**

NOT TO SCALE

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
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PROJECT DESCRIPTION

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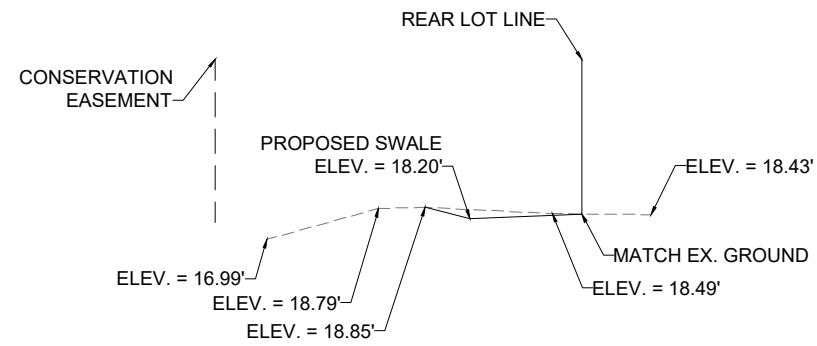
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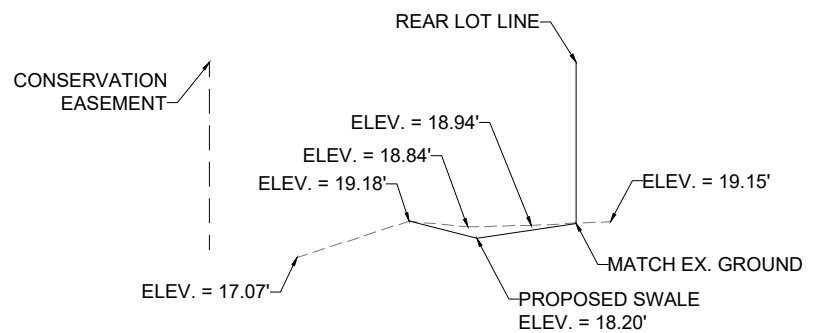
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BERM / SWALE  
EXHIBIT

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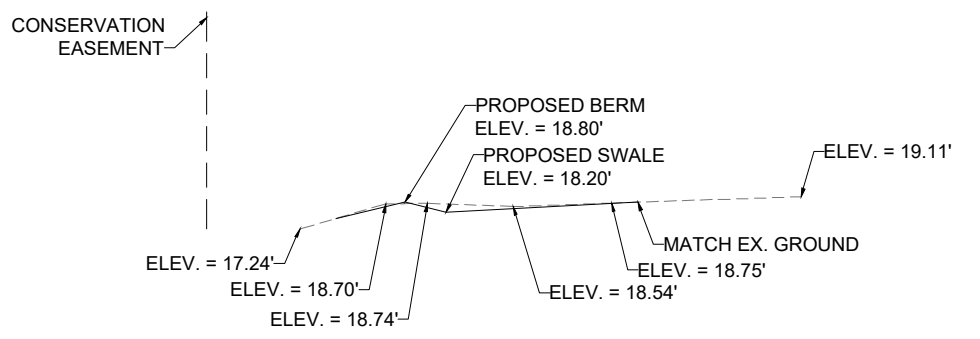
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**10** EXISTING BERM AND SWALE  
NOT TO SCALE



**11** EXISTING BERM AND SWALE  
NOT TO SCALE



**12** EXISTING BERM AND SWALE  
NOT TO SCALE

PREPARED FOR

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

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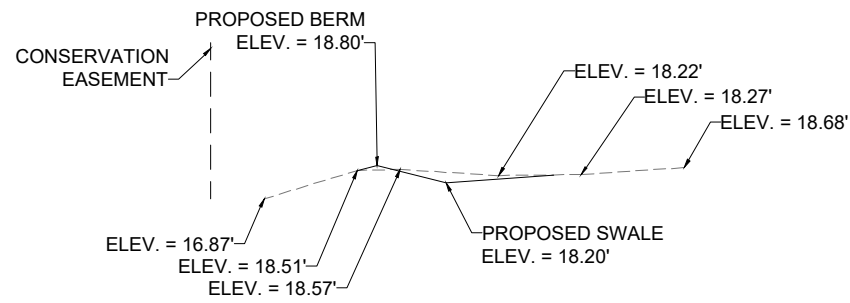
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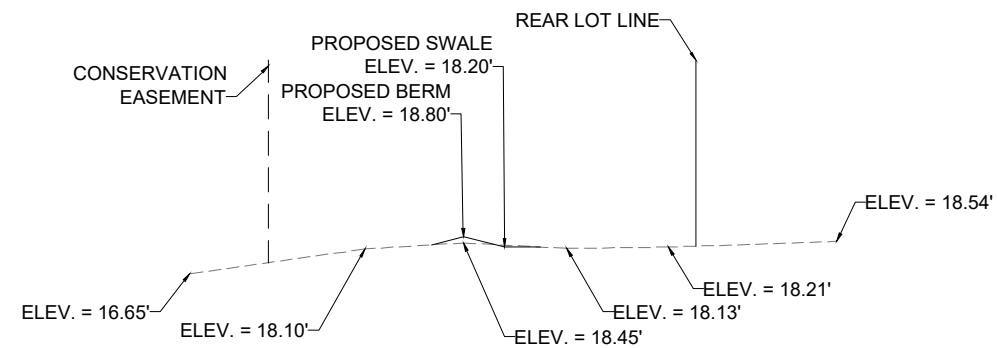
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BERM / SWALE  
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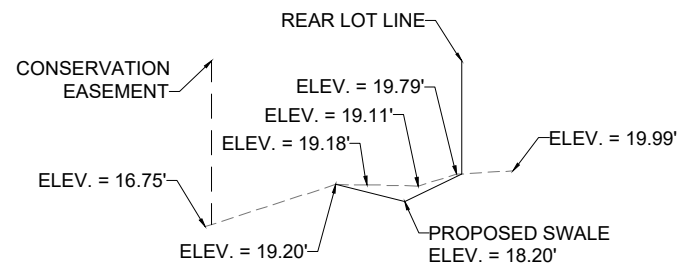
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**13** **EXISTING BERM AND SWALE**  
NOT TO SCALE



**14** **EXISTING BERM AND SWALE**  
NOT TO SCALE



**15** **EXISTING BERM AND SWALE**  
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# Tab 4

RECEIVED



APR 15 2026

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*  
Andrew H. Cohen  
Kelly M. Fernandez\*  
Maggie D. Mooney\*  
R. David Jackson\*  
Daniel P. Lewis  
Amy T. Farrington  
Karla M. Armstrong

\* Board Certified City, County and Local Government Law

\*\* Retired

Telephone (941) 306-4730  
Facsimile (941) 306-4832  
Email: acohen@flgovlaw.com

Reply to: Venice

April 8, 2026

Belinda Blandon, District Manager  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

RE: CPI Attorney Fees – Paseo Community Development District

Dear Belinda:

Pursuant to our fee agreement with the Paseo Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index (“CPI”) established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District’s next year’s budget. The applicable CPI for this year’s adjustment is 2.4%. The adjusted hourly rate we are requesting is as follows: \$339.00 per hour.

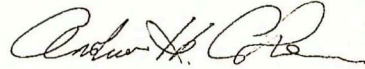
---

Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with a prominent initial "A" and "C".

Andrew H. Cohen  
Signed electronically

AHC:mk

Cc: David Cabell, Chairman

# Tab 5

# RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206  
FORT MYERS FL 33912

Lee County – Community Development Districts  
FLORIDA

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
[REDACTED]	[REDACTED]
Paseo	1,047
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

Send to: Kari Hardwick [Khardwick@Rizzetta.Com](mailto:Khardwick@Rizzetta.Com) Phone: 239-936-0913  
Cc: Belinda Blandon: [Bblandon@Rizzetta.com](mailto:Bblandon@Rizzetta.com)  
Cc: Zachary Grubb: [Zgrubb@Rizzetta.com](mailto:Zgrubb@Rizzetta.com)

# Tab 6

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PASEO COMMUNITY DEVELOPMENT DISTRICT, REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Paseo 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 the City of Fort Myers, Lee County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2011-11; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

**Section 1.** Shawn Wildermuth is removed as Assistant Treasurer.

**Section 2.** **Susan Garcia** is appointed as Assistant Treasurer.

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

**PASSED AND ADOPTED THIS 22ND DAY OF APRIL, 2026.**

**PASEO COMMUNITY DEVELOPMENT DISTRICT**

---

**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

---

**SECRETARY/ASSISTANT SECRETARY**

# Tab 7

**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.*

**PASEO  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, March 25, 2026, at 10:00 a.m.** at the Paseo Village Center, located at 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	<b>Board Supervisor, Chairman (via Teams)</b>
Debra Johnson	<b>Board Supervisor, Vice Chair</b>
Kent Gammon	<b>Board Supervisor, Assistant Secretary</b>
R. Chris Shimer	<b>Board Supervisor, Assistant Secretary</b>
Ian Noy	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>Sr. District Manager, Rizzetta &amp; Company, Inc.</b>
Kari Hardwick	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel</b>
	<b>Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Spencer Gonzales	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>
Frank Savage	<b>Barraco &amp; Associates, Inc.</b>
Ted Galeano	<b>Pinnacle Landscapes</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and called the roll.

On a Motion by Mr. Noy, seconded by Ms. Johnson, with all in favor, the Board Authorized Mr. Cabell to Attend and Vote in the Meeting via Teams, for the Paseo Community Development District.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon opened the floor to public comment.

Mr. Heather addressed the Board regarding barriers being placed under the rock at laydown areas; and spoke against the entry directional signage and the outlets at the

44 gazebos.

45

46 Mr. Dufresne asked for a brief CDD101. He was advised that the District Coordinator  
47 would reach out to provide information.

48

49 Mr. Cirrone asked that the Board provide an opportunity for public comments at the  
50 end of the meetings, he further advised that Condo Association management would be  
51 circulating dates for the workshop, and advised that fabric was laid under the rock in the  
52 laydown areas.

53

54 **THIRD ORDER OF BUSINESS**

**Staff Reports**

55

56 A. Landscape Inspection Services

57 Mr. Gonzales provided an overview of the March 13, 2026 Landscape  
58 Inspection Report highlighting items of importance. Discussion was held  
59 regarding the current drought and its effects on hotspots and weeds.

60

61 B. Landscape Liaison

62 Ms. Johnson further discussed the extreme drought and hotspots; she  
63 advised that due to the aging infrastructure, the extreme drought will cause  
64 damage to the irrigation lines, which will create more hotspots.

65

66 C. Condo Assoc. Liaison

67 Mr. Shimer provided an update on the meeting held with the Condo  
68 Association President, Dueall Construction, and Ted Galeano of Pinnacle  
69 related to the laydown area on the east side; he advised that it was a  
70 productive meeting. Mr. Shimer thanked Mr. Galeano for his  
71 responsiveness.

72

73 Discussion ensued regarding the efforts to date in scheduling a joint  
74 CDD/Condo Association workshop. The District Coordinator will circulate  
75 dates once received from the Condo Association.

76

77 Discussion ensued regarding Chain of Command as it relates to  
78 communication between the Construction Team and Pinnacle; all  
79 coordination is to go through the District Coordinator.

80

81 Ms. Johnson reviewed safety concerns related to construction including  
82 road closure signage as well as not closing both truck routes at the same  
83 time.

84

85 The Board discussed the 10-Day Notice to Cure sent to the Condo  
86 Association related to the west side laydown area. The Board advised that  
87 no additional follow up is necessary as the area has been attended to.

88

89

90

91 D. Master Assoc. Liaison  
92 Ms. Johnson advised that she reached out to the Master Association  
93 regarding the microphones in the Theater and all is working now.

94  
95 E. Chairman  
96 Mr. Cabell provided an overview of his report as emailed in advance of the  
97 meeting.

98  
99 F. District Engineer  
100 Mr. Savage reviewed the proposals received for lake bank remediation and  
101 outlined the bid tabulation including unit prices. The Board held extensive  
102 discussion regarding the vendors and timing of the work. Mr. Savage  
103 recommended moving forward with the Talon Construction proposal.  
104

On a Motion by Mr. Noy, seconded by Mr. Gammon, with all in favor, the Board Approved the Talon Construction Proposal for Lake Bank Remediation (Lakes 6, 10, 13, and 14), totaling \$89,130.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

105  
106 Ms. Blandon asked Mr. Savage if it would be necessary to amend the LDO in  
107 light of the lake bank remediation. Mr. Savage confirmed that no additional  
108 permitting or LDO modification is required as the work is for maintenance  
109 purposes and within City limits.

110  
111 G. District Counsel  
112 Mr. Cohen reviewed the status of the Stock owned parcel at Palomino and  
113 Penzance; the County has advised that they will accept conveyance of the  
114 parcel and then convey the parcel to the CDD.

115  
116 H. District Manager  
117 Ms. Blandon advised that the next meeting will be held on April 22, 2026, at  
118 10:00 a.m. Mr. Cabell advised that he would not be available for this  
119 meeting but would attend via Teams. Ms. Blandon reviewed the financial  
120 report as emailed to the Board advising that the District is in good financial  
121 condition. She recommended scheduling a Budget Workshop in April so  
122 that the proposed budget for fiscal year 2026/2027 can be approved in May  
123 as the June meeting date is beyond the Statutory requirement. Ms. Blandon  
124 and Mr. Cohen provided an overview of the Legislative Session.

125  
126 **FOURTH ORDER OF BUSINESS**

**Consideration of Curb King Paver  
Repair Proposal**

127  
128  
129 Ms. Blandon provided an overview of the proposal received and confirmed that the  
130 Field Manager attended the paver inspection with Curb King. Board discussion was held  
131 regarding additional proposals and liability concerns.  
132

On a Motion by Mr. Shimer, seconded by Mr. Gammon, with all in favor, the Board Approved the Curb King Proposal for Paver Repairs, Totaling \$80,800.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

133  
134 **FIFTH ORDER OF BUSINESS**

**Review, Discussion, and  
Consideration of Sign a Rama  
Proposals for Entry Directional  
Signage**

135  
136  
137  
138  
139 Ms. Blandon presented the proposals received. Board discussion ensued regarding  
140 whether the signage is needed and if it is a necessity or something that would be nice to  
141 have. This item was tabled to October.

142  
143 **SIXTH ORDER OF BUSINESS**

**Consideration of Suntech Electrical  
Proposal to Run Power to and Add GFI  
Outlets to the Gazebos**

144  
145  
146  
147 Ms. Hardwick advised that she requested the proposal as she had been asked why  
148 no lights were placed at the gazebos for the holiday lighting. The Board advised they did not  
149 want to move forward with the proposal.

150  
151 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
February 25, 2025**

152  
153  
154  
155 Ms. Blandon presented the minutes of the Board of Supervisors meeting held on  
156 February 25, 2026, and asked if there were any questions, comments, and/or changes.  
157 There were none.

158  
On a Motion by Mr. Noy, seconded by Mr. Shimer, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on February 25, 2026, for the Paseo Community Development District.

159  
160 **EIGHTH ORDER OF BUSINESS**

**Ratification of the Operations and  
Maintenance Expenditures for the  
Month of January 2026**

161  
162  
163  
164 Ms. Blandon advised that the Operations and Maintenance expenditures for the  
165 period of January 1-31, 2026 total \$136,206.51 and asked if there were any questions.  
166 There were none.

167  
On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of January 2026 totaling \$136,206.51, for the Paseo Community Development District.

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**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Blandon opened the floor to Supervisor requests. There were none.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Blandon advised there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Ms. Johnson, seconded by Mr. Gammon, with all in favor, the Board adjourned the meeting at 11:18 a.m., for the Paseo Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chair

DRAFT

# Tab 8

# PASEO COMMUNITY DEVELOPMENT DISTRICT

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District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.paseocdd.org](http://www.paseocdd.org)

## **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: **\$134,520.82**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Paseo 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>
All Phase Electric Service of Florida, Inc.	101319	FC 2165	Finance Charges - Overdue Balance 02/26	\$ 11.34
All Phase Electric Service of Florida, Inc.	101338	i61446	Electric Repairs 02/26	\$ 3,720.05
All Phase Electric Service of Florida, Inc.	101319	i61743	Fountain #17B Service 11/25	\$ 338.15
Barraco and Associates, Inc.	101339	30751	Engineering Services 01/26 - 02/26	\$ 8,951.25
CenturyLink	20260203-1	311416420-011326	Telephone Service 01/26	\$ 583.60
City of Fort Myers	20260217-1	1-015317-00-020226	Compactor 11604 Pasco Grande Blvd 01/26	\$ 4,919.68
Crystal Clean Inc.	101320	N8628	Cleaning Services 02/26	\$ 1,023.67
David W Cabell	20260206-1	KG012826	Board of Supervisors Meeting 01/28/26	\$ 200.00
Debra Johnson	101340	022326 Johnson	Reimbursement for Ethics Training 01/26	\$ 79.00
Debra Johnson	20260206-2	DJ012826	Board of Supervisors Meeting 01/28/26	\$ 200.00
Earth Tech Environmental, LLC	101328	11929	Dead Tree Removal 02/26	\$ 2,500.00
Florida Power & Light Company	20260220-1	2846791263-020426	Electric Utility 01/26	\$ 53.83
Florida Power & Light Company	20260220-1	7625095372-020426	Electric Utility 01/26	\$ 607.80

# Paseo 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>
Florida Power & Light Company	20260220-1	95203-69480-020626	FPL Summary 01/26	\$ 15,743.78
Hog Wild Bokeelia	101310	1037	Wildlife Hog Trapper 02/26	\$ 1,430.00
HomeTeam Pest Defense, Inc.	101321	115402506	Rodent Services 12/25	\$ 65.00
HomeTeam Pest Defense, Inc.	101341	1842113-020326	Rodent Service 02/26	\$ 65.00
Hotwire Communications, LTD	20260218-1	30210660-020126	Internet Services 02/26	\$ 229.99
Kent Gammon	20260206-3	KG012826	Board of Supervisors Meeting 01/28/26	\$ 200.00
New IQ, LLC	101313	49272	Gate Repairs 01/26	\$ 93.00
New IQ, LLC	101322	49530	Headlamp Tags 02/26	\$ 3,335.00
Persson, Cohen & Mooney, P.A.	101323	6707	Legal Services 01/26	\$ 3,955.45
Pinnacle Landscapes, Inc.	101314	17867	Pest Control 01/26	\$ 1,700.00
Pinnacle Landscapes, Inc.	101314	17868	Monthly Maintenance 01/26	\$ 21,784.00
Pinnacle Landscapes, Inc.	101314	17894	Irrigation Repairs 01/26	\$ 1,022.50
Pinnacle Landscapes, Inc.	101314	17904	Irrigation Repairs 01/26	\$ 356.00

# Paseo 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>
Pinnacle Landscapes, Inc.	101314	17908	Frost Blankets 01/26	\$ 1,950.00
Pinnacle Landscapes, Inc.	101324	17936	Landscape Maintenance: Esperanza Bridge 02/26	\$ 4,500.00
Pinnacle Landscapes, Inc.	101324	17938	Plant Removal 02/26	\$ 225.00
Pinnacle Landscapes, Inc.	101324	17939	Stake Removal 02/26	\$ 75.00
Pinnacle Landscapes, Inc.	101324	17940	Mulch Installation 02/26	\$ 1,195.00
Pinnacle Landscapes, Inc.	101324	17941	Disposal Palm Tree 02/26	\$ 250.00
Pinnacle Landscapes, Inc.	101342	17968	Landscape Maintenance 02/26	\$ 302.00
Pinnacle Pest Management Services, Inc.	101315	10646	Monthly Rodent Baiting 01/26	\$ 78.00
Pinnacle Pest Management Services, Inc.	101343	10715	Monthly Rodent Baiting 02/26	\$ 78.00
Rizzetta & Company, Inc.	101309	INV0000106636	Accounting Services 02/26	\$ 13,595.75
Rizzetta & Company, Inc.	101312	INV0000106761	Personnel Reimbursement 01/26	\$ 3,426.88
Rizzetta & Company, Inc.	101330	INV0000107422	Personnel Reimbursement 02/26	\$ 3,457.40
Solitude Lake Management, LLC	101329	PSI234329	Monthly Maintenance 02/26	\$ 2,367.87

# Paseo 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>
Southeast Spreading Company, LLC	101311	47676	Mulch Installation - 50% Deposit 02/26	\$ 10,452.00
Superior Waterway Services, Inc.	101316	111796	Quarterly Maintenance 02/26	\$ 2,625.00
Superior Waterway Services, Inc.	101307	112170	Monthly Maintenance 01/26	\$ 225.00
TEM Systems, Inc.	101325	i15224	Thermal Receipt Paper 02/26	\$ 515.00
Tower Compactor Rentals, LLC	101326	PT-26-00316	Repair 02/26	\$ 378.00
Tower Compactor Rentals, LLC	101308	RENTAL-26-03985	Trash Compactor 01/26	\$ 495.00
U.S. Bank	101318	8013377	Trustee Fees 12/01/25-11/30/26	\$ 4,256.13
Valley National Bank	20260225-1	Valley CC 01/26 ACH - 300	Credit Card Expense 01/26	\$ 44.06
Weiser Security Services, Inc	101317	1250383	Guard Weekly Billing 01/16/26-01/22/26	\$ 2,709.12
Weiser Security Services, Inc	101327	1251340	Guard Weekly Billing 01/23/26-01/29/26	\$ 2,709.12

# Paseo 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>
Weiser Security Services, Inc	101327	1253208	Guard Weekly Billing 01/30/26-02/05/26	\$ 2,747.58
Weiser Security Services, Inc	101344	1253747	Guard Weekly Billing 02/06/26-02/12/26	<u>\$ 2,695.82</u>
<b>Report Total</b>				<b><u>\$ 134,520.82</u></b>