Rizzetta & Company

Harvest Ridge
Community Development District

Board of Supervisors' Meeting
November 10, 2026

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994-1001

harvestridgecdd.com

Harvest Ridge Community Development District

New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel 33545

www.harvestridgecdd.com

Board of Supervisors	Michael Valle	Chairman
	Gary Colglazier	Vice Chairman
	Jose Falcon	Assistant Secretary
	Felix Leno	Assistant Secretary
	Alondra De Groat	Assistant Secretary
District Manager	John Weaver	Rizzetta & Company
District Counsel	Vivek Babbar	Straley, Robin, & Vericker, P.A.
Interim Engineer	Tyson Waag	Stantec

All cellular phones must be placed on mute 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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 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.

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Harvest Ridge Community
Development District

November 3, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District will be held on **Tuesday, November 10, 2026, at 6:00 p.m.**, at the New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545. The following is the final agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS (PART I)**
   - A. Administer Oath of Office to Newly Elected Board Supervisors
4. **STAFF REPORTS**
   - A. District Counsel
     - i. Parking Policy Updates ..... Tab 1
     - ii. Frontier Update ..... Tab 2
   - B. District Engineer
     - i. Consideration of Angel Wing & Sand Dollar Lot Regrading..... Tab 3
     - ii. Discussion of Traffic Calming Tactics ..... Tab 4
   - C. Aquatic Report ..... Tab 5
   - D. Community Asset Management Report ..... Tab 6
   - E. District Manager Report
     - i. Discussion of Community Pool Hours & Key Fob Activation ..... Tab 7
     - ii. Discussion of Special Counsel Update
5. **BUSINESS ITEMS (PART II)**
   - A. Consideration of Resolution 2027-02; Canvassing & Certifying Landowner Election Results ..... Tab 8
   - B. Consideration of Resolution 2027-03; Designating Officers of the District..... Tab 9
   - C. Consideration of Entrance Lighting Proposals ..... Tab 10
   - D. Consideration of Sidewalk Pressure Washing Proposals..... Tab 11
   - E. Consideration of Monument Landscape Proposals ..... Tab 12

F. Consideration of Pool Area Rock and Landscape Proposals ..... Tab 13

6. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting held on October 13, 2026 ..... Tab 14

B. Ratification of Operations & Maintenance Expenditures for September 2026 ..... Tab 15

6. AUDIENCE COMMENTS

7. SUPERVISOR REQUESTS

8. 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) 933-5571.

Sincerely,

John Weaver

John Weaver
District Manager

Tab 1

Harvest Ridge Community Development District

Parking and Towing Policies

Parking Policies

1. **Permitted Parking Areas:** Parking is permitted only on roadways, designated parking areas, and driveways within the community, except as otherwise noted in these Policies.
2. **Parking Lot:** No parking is permitted in the community parking lot at any time unless utilizing the pool during open pool hours.
3. **Street Parking:** Street parking is prohibited between the hours of 12:00 a.m. (midnight) and 7:00 a.m., seven (7) days a week.
4. **Sidewalks:** No parking is permitted on any sidewalks.
5. **Landscaped Areas:** No parking is permitted on landscaped areas within CDD common areas.
6. **Obstructing Roadways or Entrances:** No parking is permitted in a manner that blocks or obstructs any CDD roadway or entrance to a CDD amenity or common area.
7. **Fire Lanes:** No parking is permitted within designated fire lanes on any CDD roadway.
8. **Holiday Enforcement Suspension:** Enforcement of the street parking prohibition described above shall be suspended for three (3) days before and three (3) days after designated major federal holidays. A list of the holidays subject to the enforcement suspension will be published by the CDD on its website.
9. **Short-Term Parking Permits:** Residents may request a short-term parking permit for temporary parking needs on a case-by-case basis. Requests must be submitted in advance and are subject to approval by the CDD or its designated representative. Approval of a permit does not authorize parking in fire lanes, on sidewalks, landscaped areas, or in any location where parking is otherwise prohibited by law or these policies.
10. **Enforcement and Towing:** Vehicles or vessels found in violation of these parking policies may be subject to enforcement action, including towing and impoundment at the owner's expense, to the extent permitted by applicable law. The CDD, its designated enforcement personnel, or its authorized towing contractor may arrange for the removal and impoundment of vehicles or vessels in accordance with applicable laws, regulations, and CDD procedures.

Towing Policies

1. The CDD may enter into an Agreement with a company providing towing and impoundment services (the "**Tow Company**"), to tow and impound vehicles or vessels parked on CDD property, in violation of these Policies.
2. The authorized Tow Company will post signage within the community and comply with-all State and local laws and regulations governing the towing and impoundment of vehicles or vessels.
3. Prior to any towing from CDD roadways, the District Manager, or its designated representative, shall provide twenty-four (24) hours written notice that the vehicle or vessel will be towed if not removed, by placing such written notice upon the vehicle or vessel, affixed to the driver's side. If the vehicle or vessel is not removed following the expiration of the twenty-four (24) hour notice period, then the District Manager may authorize the Tow Company to proceed with towing and impoundment of the vehicle or vessel that is not in compliance with these Policies. Any vehicle or vessel that has been tagged previously can be towed at any time afterwards without notice. This twenty-four (24) hour notice requirement does not apply to violations on the community parking lot or other non-roadway CDD common areas, which are subject to immediate towing.
4. Upon towing and impoundment of a vehicle or vessel, the owner of the towed vehicle or vessel shall contact the Tow Company directly to coordinate return of the vehicle or vessel.

Adopted by the Board of Supervisors of the CDD in a public meeting held on October 13, 2026.

Tab 2

PRELIMINARY DESIGN:
PLACEMENT OF HAND-HOLES
AND FIBER COULD CHANGE

LEGEND:
= 2'X3' HH OR 17"X30" HH
= 11"X11" FLOWER POT
= FIBER
= FIBER DISTRIBUTION HUB (FDH)

FDH

SHARK EYE'S LANE

TRACT 5

SAND DOLLAR WAY

ANGEL WINGS AVE

80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95

102 103 104 105 106 107 108 110 111 112 113 114 115 116

117 118 119 120 121 122 123 124 125 126

127 128 129 130 131 132 133 134 135 136

256

PRELIMINARY DESIGN:
PLACEMENT OF HAND-HOLES
AND FIBER COULD CHANGE

KING'S CROWN DR

KING'S CROWN DR

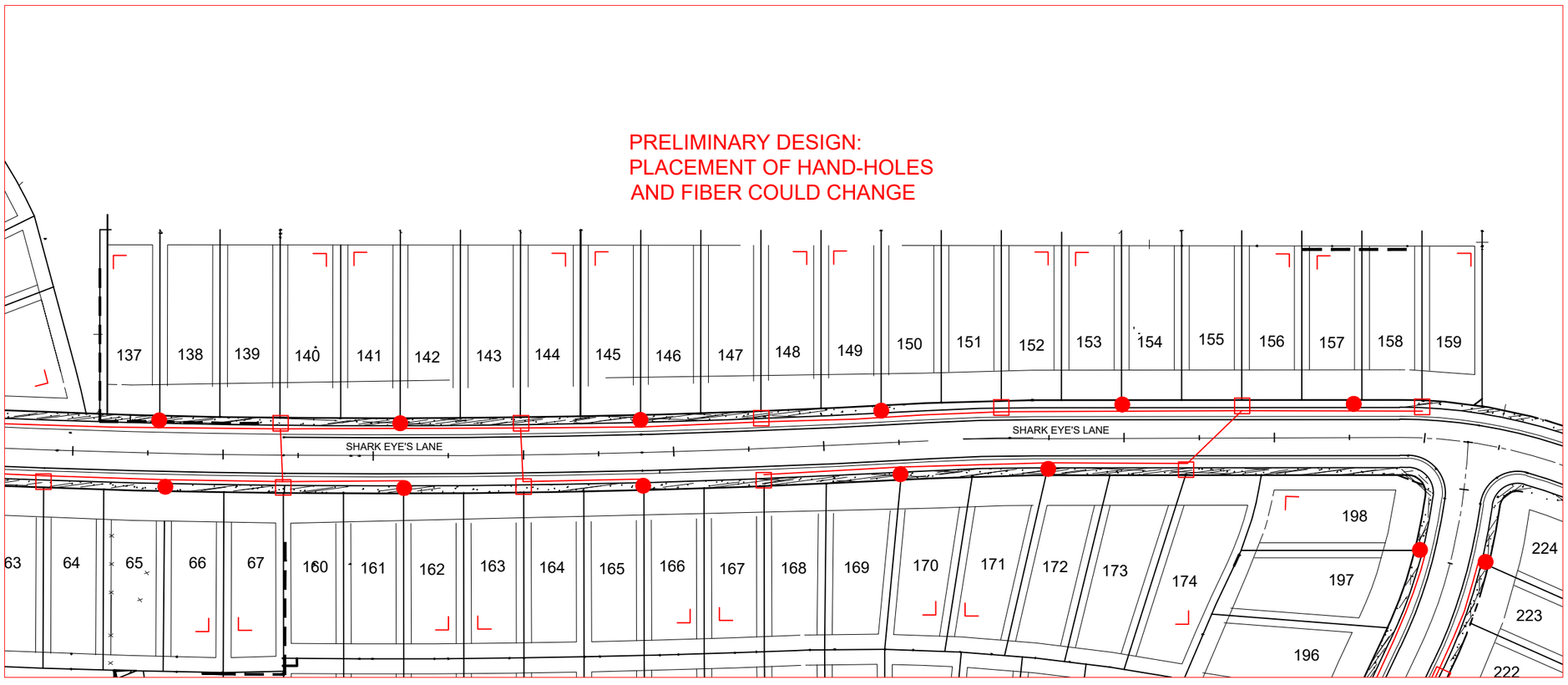
KING'S CROWN DR

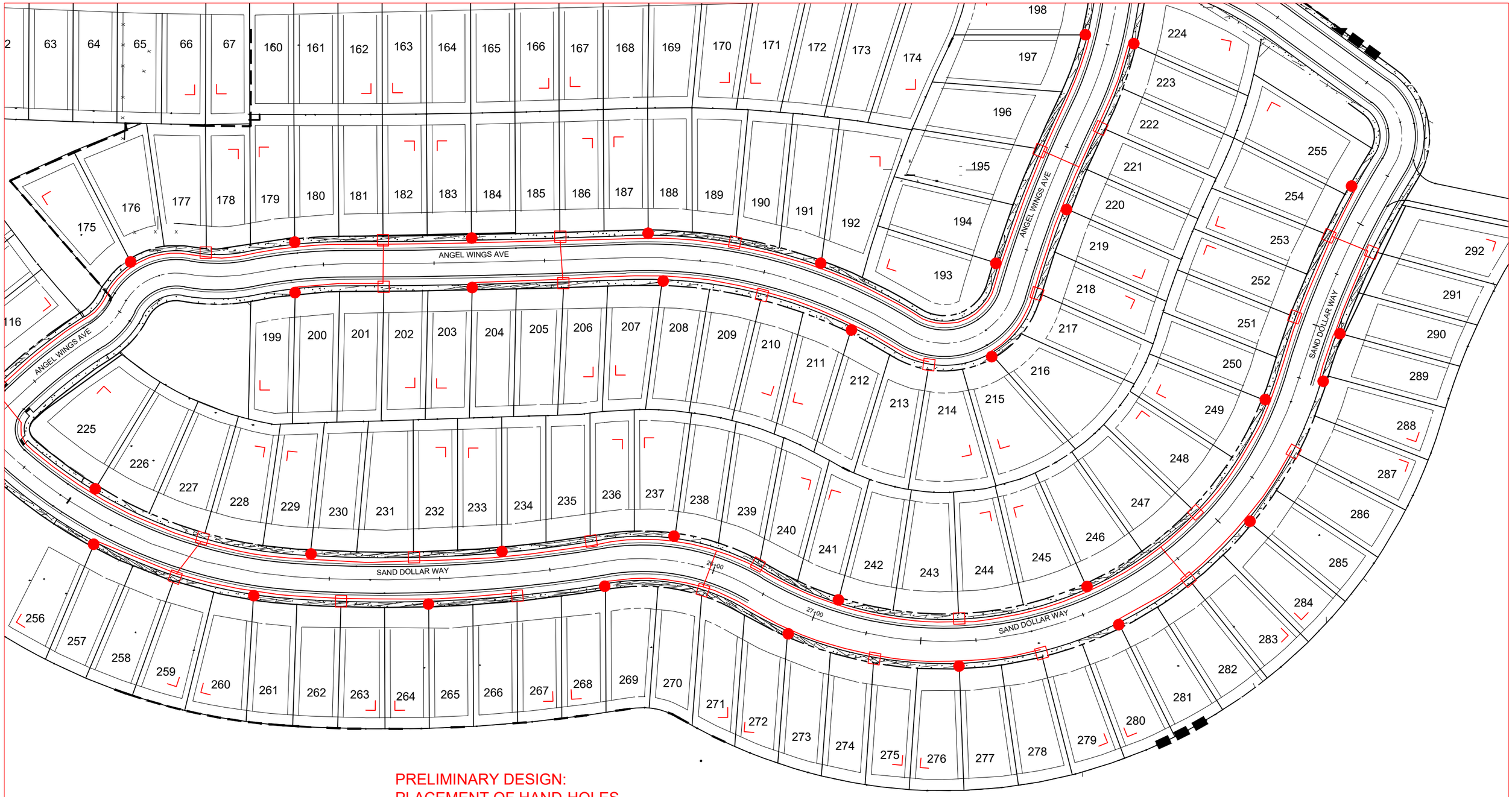
SUNRISE TELLIN DR

SAND DOLLAR WAY

1 2 3 4 5 6 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 68 69 70 71 72 73 74 75 76 77 78 79 94 95 96 97 98 99 100 101 109 110

PRELIMINARY DESIGN:
PLACEMENT OF HAND-HOLES
AND FIBER COULD CHANGE





PRELIMINARY DESIGN:
PLACEMENT OF HAND-HOLES
AND FIBER COULD CHANGE

Tab 3

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Harvest Ridge CDD

Ship to
Harvest Ridge CDD

Estimate details
Estimate no.: 2645
Estimate date: 11/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Grading and Sod Installation**	Regrade vacant lot at corner of Sand Dollar and Angel Wing -- Grade lot with existing soils (supplemented with imported soil if needed) so that back 1/3 of lot flows to the floodplain behind and remaining 2/3 of lot flows to the street, utilizing side-yard swales as necessary; Sod entire lot with Bahia sod.	1	$11,900.00	$11,900.00

Total **$11,900.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Harvest Ridge CDD

Ship to
Harvest Ridge CDD

Estimate details
Estimate no.: 2646
Estimate date: 11/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Grading and Sod Installation**	Regrade vacant lot at corner of Sand Dollar and Angel Wing -- Grade lot with existing soils (supplemented with imported soil if needed) so that back 1/3 of lot flows to the floodplain behind and remaining 2/3 of lot flows to the street, utilizing side-yard swales as necessary; Seed entire lot with Bahia and Millet (or Bahia and Rye).	1	$8,900.00	$8,900.00

Total **$8,900.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

Estimate

Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
9/18/2026	00000586

Name / Address
Harvest Ridge CDD c/o Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Lot Re-Balance

Description	Qty	U/M	Rate	Total
Project: Re-balance lot for proper sheetflow Project Location: 37228 Angel Wings Ave. Upon receipt of the Notice to Proceed, CLS, Inc. will mobilize to the project site within the anticipated timeframe, bringing the labor, equipment, and materials required to complete the work. Before construction begins, CLS, Inc. will install and maintain the required Maintenance of Traffic (MOT) controls to safely direct vehicles, pedestrians, personnel, and equipment through or around the work area. CLS, Inc. will then excavate, regrade, backfill, compact, and stabilize the designated area to restore the intended design grade. Utilizing contractor's means and methods, CLS, Inc. will construct a swale and rebalance the lot to improve sheet flow and surface drainage while reducing standing water. After the grading and drainage work is complete, CLS, Inc. will restore all disturbed areas with sod and apply a polymer additive to stabilize the soil and support vegetation re-establishment.	1	ea	6,714.34	6,714.34

Initial:

Continued on next page...

The prevailing party in any dispute with respect to this Estimate is entitled to recover reasonable attorneys' fees, costs, and expenses incurred with respect to such dispute and in any appeal.

Estimate

Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
9/18/2026	00000586

Name / Address
Harvest Ridge CDD c/o Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Lot Re-Balance

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas. *Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order. *Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required. *All payments under this Agreement shall be made in strict accordance with the Florida Prompt Payment Act (Section 218.70, Florida Statutes). Owner shall pay Contractor all undisputed amounts within 20 days after a proper invoice has been submitted, following requirements of the Florida Prompt Payment Act. Any payment not made within the timeframe specified in the Florida Prompt Payment Act shall accrue interest at the rate specified in the Florida Statutes. The existence of a punch list shall not constitute a basis to withhold payment or dispute that any amount of payment is due.				

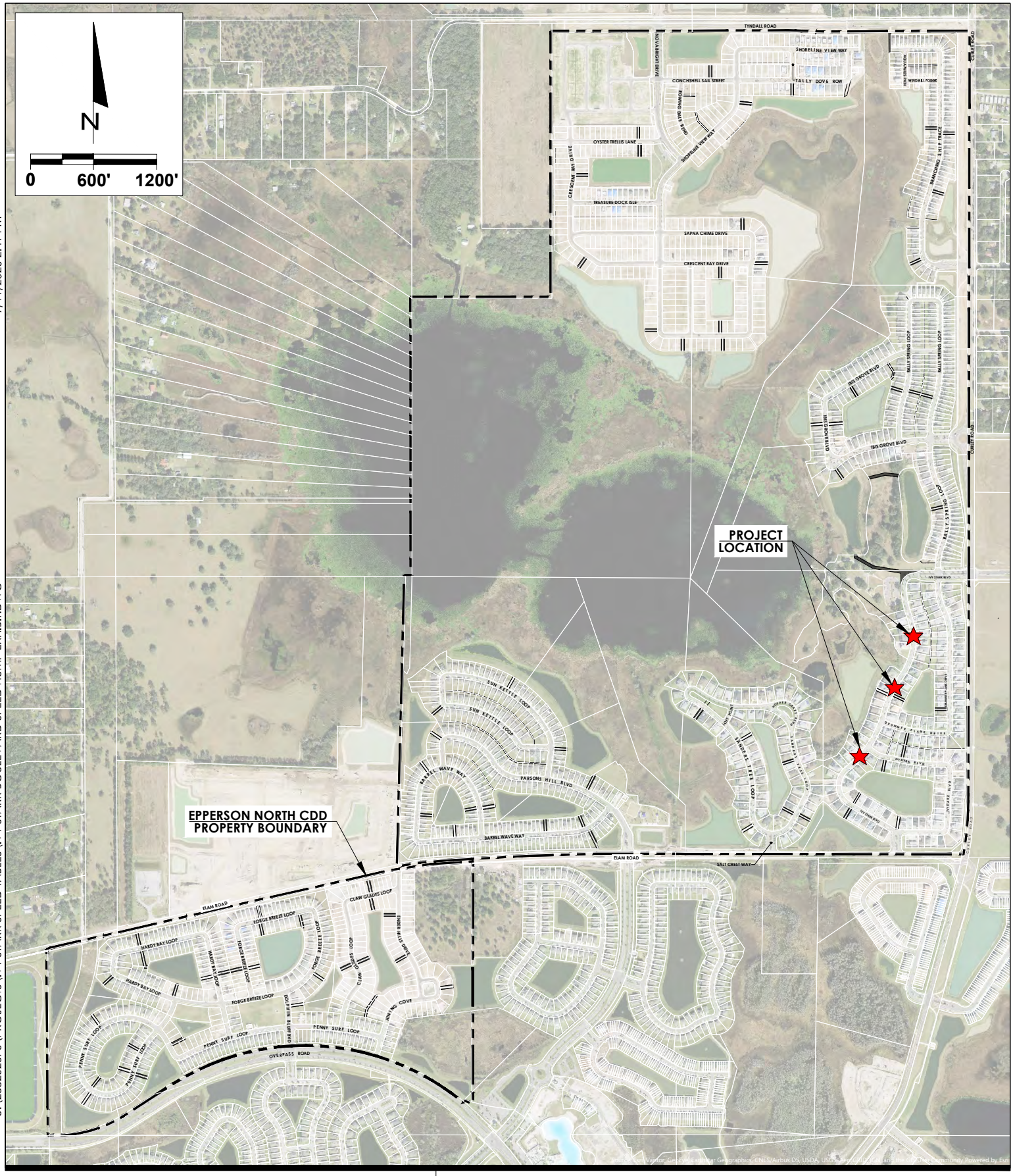
Approved by:

Estimate Valid for 30 Days.
CLS, Inc. Provides Competition Sensitive Pricing.

Total $6,714.34

The prevailing party in any dispute with respect to this Estimate is entitled to recover reasonable attorneys' fees, costs, and expenses incurred with respect to such dispute and in any appeal.

Tab 4



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Stantec

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Clearwater, Florida 33759 Tel. 727.531.3505
www.stantec.com
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FL Lic. # LC-C000170

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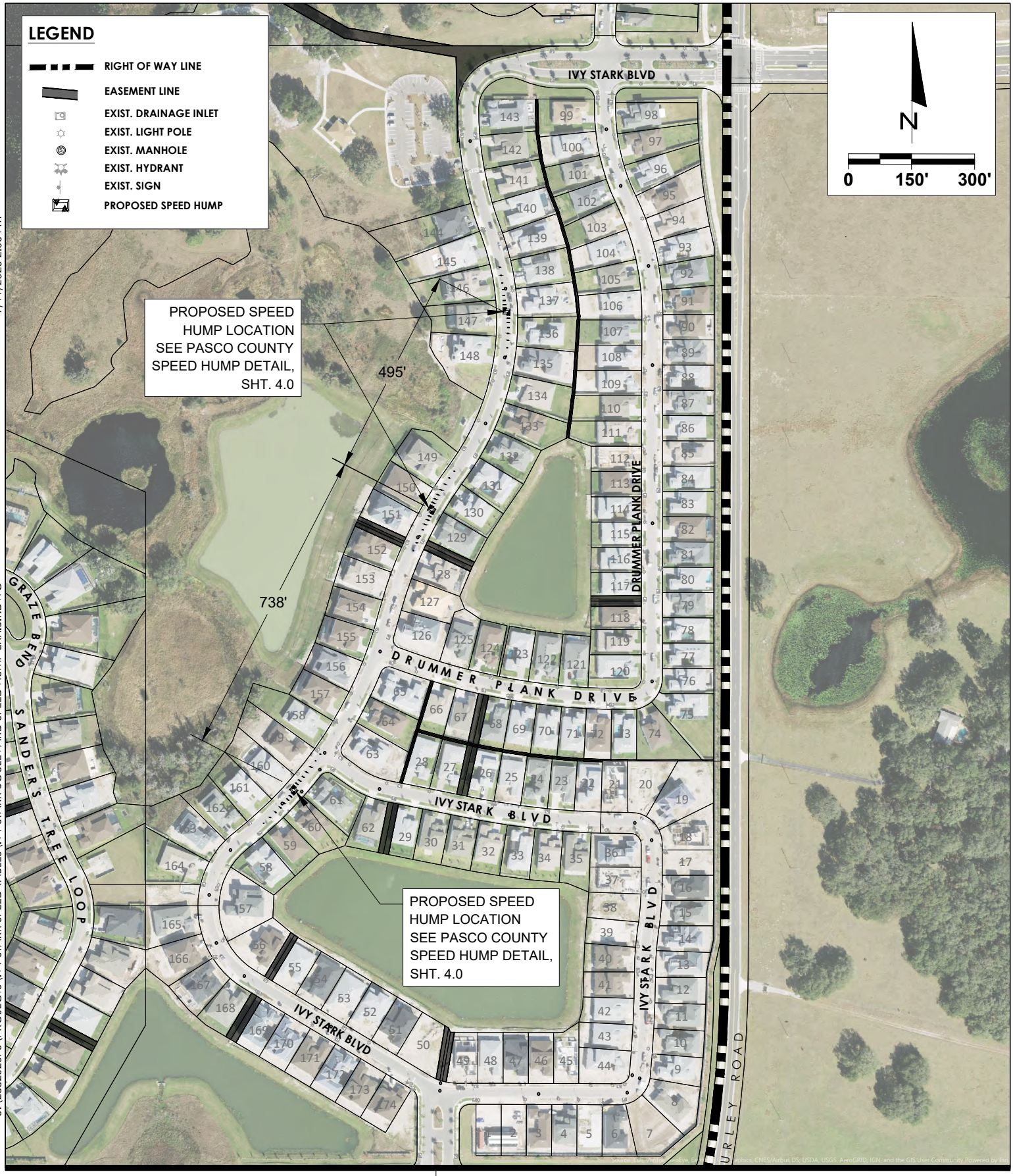
R TYSON WAAG, P.E.
LIC. NO.: 99480

Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
1.0

Title **PROJECT LOCATION MAP**



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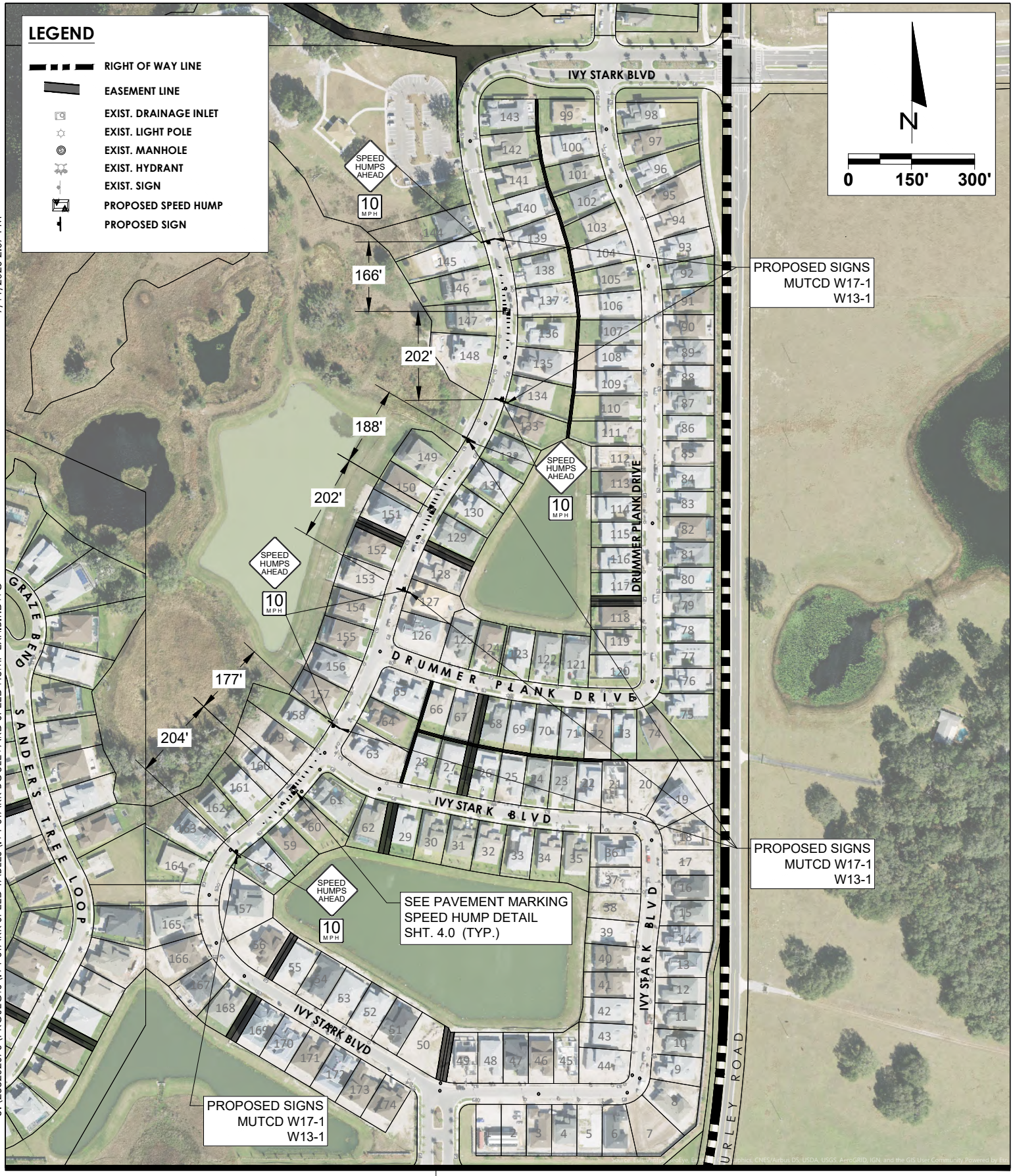
Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
2.0

Title **SPEED HUMP LAYOUT PLAN**



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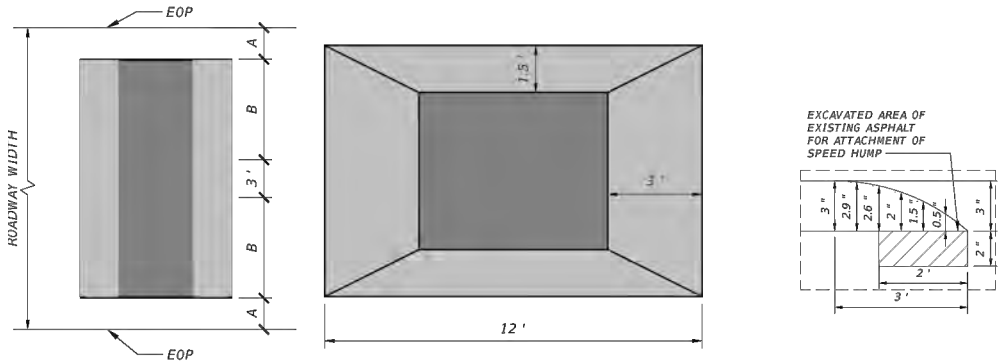
LIC. NO.: 99480

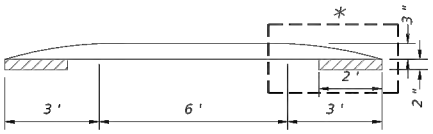
Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
3.0

Title **SIGNING AND PAVEMENT PARKING PLAN**



PLAN VIEWS
NTS



SECTION VIEW
NTS

DETAIL
NTS

ROAD WIDTH	A	B
18'	1.5'	6'
20'	1.5'	7'
22'	2.5'	7'
24'	2.5'	8'

* SEE DETAIL ABOVE.

NOTE:
NO DEVIATIONS TO THIS DETAIL WILL BE PERMITTED UNLESS APPROVED BY THE COUNTY ENGINEER. ANY PROPOSED ALTERATIONS SHALL BE CLEARLY IDENTIFIED AND HIGHLIGHTED ON DETAIL.

PASCO COUNTY ASPHALT
SPEED HUMP INSTALLATION DETAIL
N.T.S.

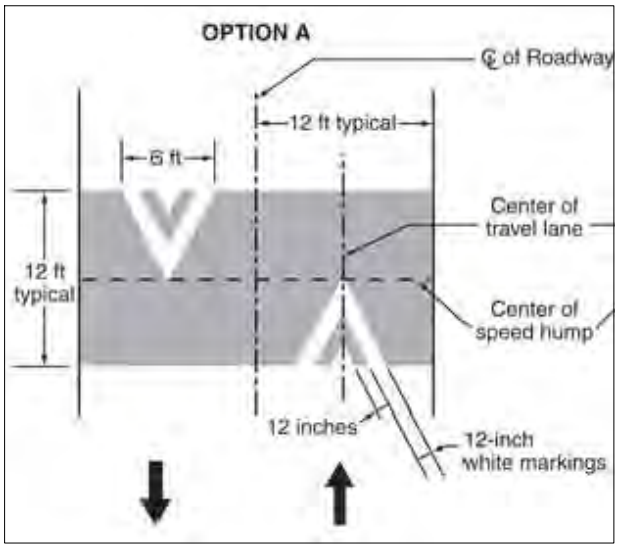
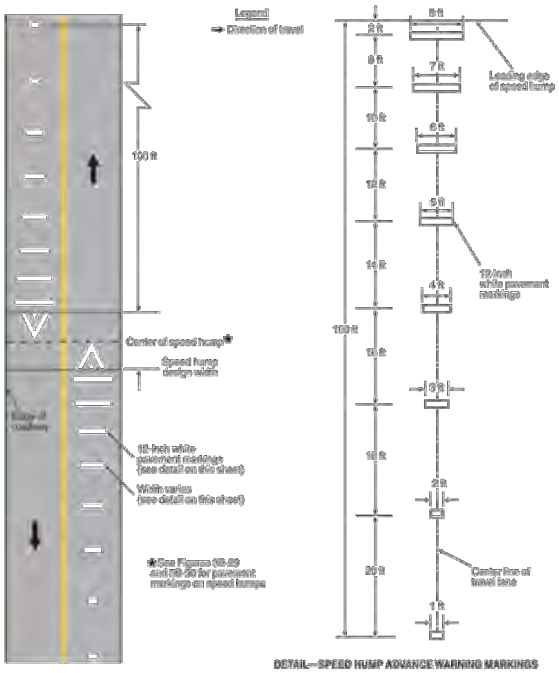


Figure 3B-31. Advance Warning Markings for Speed Humps



DETAIL—SPEED HUMP ADVANCE WARNING MARKINGS

SPEED HUMP
PAVEMENT MARKING DETAIL
N.T.S.

SIGNING AND PAVEMENT MARKING NOTES (PRIVATE ROADWAYS)

1. **ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.**

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LIC. NO.: 99480

Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
4.0

Title **SPEED HUMP & PAVEMENT MARKING DETAILS**

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9/11/2026 2:15 PM

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Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
5.0

Title **MAINTENANCE OF TRAFFIC PLAN (A)**



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LIC. NO.: 99480

Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
6.0

Title **MAINTENANCE OF TRAFFIC PLAN (B)**



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R TYSON WAAG, P.E.
LIC. NO.: 99480

Client/Project
EPPERSON NORTH CDD
ROBIN'S COVE ESTATES
SPEED HUMP ADDITIONS

Figure No.
7.0

Title **MAINTENANCE OF TRAFFIC PLAN (C)**

Tab 5

Field/Service Report

Customer or Project:
Harvest Ridge CDD

Date:
Oct 27, 2026

Applicator(s):
Matt Remson

Equipment:
John Deere UTV

REASON FOR VISIT

- ☐ Inspection
- ☒ Pond Maintenance
- ☐ Fountain/Aerator
- ☐ Erosion
- ☐ Fish Installation
- ☐ Mitigation Maintenance
- ☐ Mechanical Removal
- ☐ Manual Removal
- ☐ Consulting

SERVICES PERFORMED

- ☐ Algae Treatment
- ☒ Floating Weed Control
- ☐ Fountain Maintenance
- ☐ Debris Removal
- ☐ Water Quality Testing
- ☐ Erosion Control
- ☒ Submerged Weed Control
- ☒ Emergent Weed Control
- ☐ Aeration System Check
- ☐ Shoreline Inspection
- ☐ Fish Health Assessment
- ☒ Trash/Litter Removal

RECOMMENDATIONS

- ☐ Aqua scaping
- ☐ Retreat in 14 days
- ☐ Grass Carp
- ☐ Mosquito Fish Install
- ☐ Mechanical Harvesting
- ☐ Erosion/Shoreline Restoration
- ☐ Hydro-Dredging
- ☐ Fountain/Aeration Install
- ☐ Mitigation Inspection
- ☐ Littoral Shelf Trimming
- ☒ Routine Maintenance

BENEFICIAL VEGETATION

- ☒ None
- ☐ Some
- ☐ Sufficient

WATER LEVEL

- ☐ Dry
- ☐ Low
- ☒ Normal
- ☐ High
- ☐ Flooded

WATER CLARITY

- ☒ Clear
- ☐ Slightly Murky
- ☐ Murky
- ☐ Turbid

OBSERVATIONS

Wildlife Activity:
Low Activity

Control Structure(s):
Fair Condition

Inflow/Outflow:
Excellent Condition

COMMENTS:

Pond

Five fallen trees need to be removed

PHOTOS:










Good evening,

Thank you for providing the latest inspection report. We have addressed the weed removal and soft edging throughout the landscape beds. Most weeds were manually removed, and any remaining weeds were treated as needed.

We will also take greater care when applying herbicides around ornamental plants to prevent overspray and potential damage.

Regarding irrigation, we will address any broken drip lines and other identified irrigation issues by the end of next week. This week, we will also take a closer look at the dry patch near the clubhouse pool to determine whether it is receiving adequate water and identify any necessary adjustments.

I have attached the proposal for the requested improvements along Allen Road, including the missing copperleaf and removing the dead plants and replanting Podocarpus in place of them.

We appreciate the feedback and will continue working to maintain the community's appearance, address the items identified in the report, and ensure consistent attention to the property's needs.

Thank you for your continued business!

Tab 6

HARVEST RIDGE

COMMUNITY ASSET MANAGEMENT REPORT



October 19, 2026

Rizzetta & Company
Arturo Gandarilla – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Allen Rd, Shark's eye Ln, Lift-Station

General Updates, Recent & Upcoming Maintenance Events

Crews & Account Manager – Site Appearance: Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:

Irrigation system breaks (e.g., runoff areas or visible damage)

- Tire tracks impacting turf quality
- Pond erosion concerns

The following are action items for Steadfast 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 is for Staff. **Bold underlined** is either info or questions for the BOS.

1.Lift-Station: The hedges surrounding the lift station off Allen Rd are well Maintained and are properly trimmed. However, there are 2 dead plants on the north side of the lift-station by the well. Please remove them and provide a proposal to replace them. (Pic 1a,1b>)





2. Lift-Station General Note: During my inspection I did observe a few weeds throughout the landscape bed. Please remove and treat the weeds as needed. The landscape beds also need to soft-edged to establish a clear separation between the beds and the turf.

3. Entrance Bed: Weeds are present among the community entrance monument and need to be removed. The landscape bed also needs to be reshaped, as the turf has encroached into the bed and the original bed line is no longer visible. Please restore a clear edge between the landscape bed and the turf.

4. Firebush: Weeds are growing behind and on the top of the firebush hedge. Additional weeds are present throughout the landscape bed. Please remove and treat the affected areas as needed.

Allen RD, Sunrise Tellin DR.

5. Entrance Bed: During my inspection I did see that the mowing had been completed, however the string trimming was not. Weeds are also present around the annuals and need to be removed. Turf has encroached into the bed. Please restore the bed edges and ensure this entrance receives complete routine maintenance. (Pic 5)



6. Copperleaf & Bed: The hedges along the community fence have been trimmed. However, the landscape beds still need to be soft-edged to provide a clean separation between the beds and the turf. (Pic 6>)

7. General Note: Although mowing and hedge trimming have been performed at both entrance ways, weeds continue to grow in cracks along curbs and sidewalks. Please ensure these high-visibility areas, especially the main entrances ways are included in the regular maintenance schedule and receive consistent attention.

8. Ornamental Grasses: Weeds are present among the ornamental grasses along the community fence heading N. on Allen Rd. Please remove the weeds and treat the weeds throughout the bed.



9. Please check the irrigation at both entrance ways, I did see some drip that has been cut or may no longer be needed.

10. Proposal: Please send a proposal to fill in the missing copperleaf along the Fence area along Allen Rd. and to add some Bahia turf just at the end of the fence heading North on Allen Rd.

11. General Note: Please continue with weed treatment in all landscape beds along with the soft-edging .

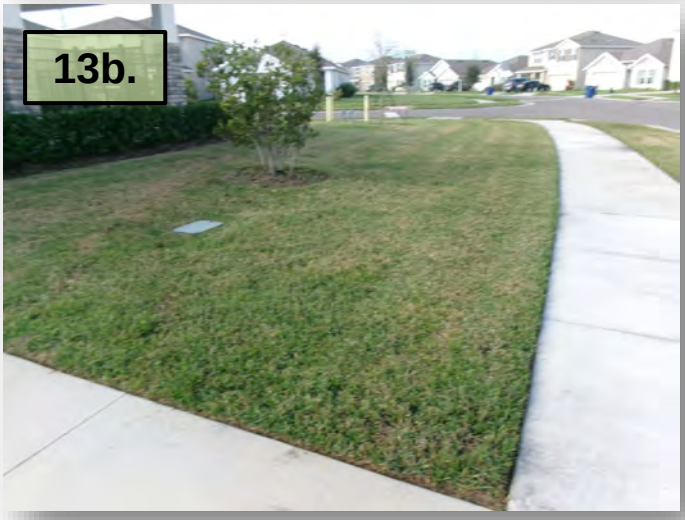


Clubhouse

12. Clubhouse Pool Area: During the inspection, herbicide overspray was observed on the liriope along the north side of the parking lot near Shark's eye Ln. Please remind the crew to be more caution when applying weed treatments around plant material to prevent overspray and potential damage. (Pic 12)







13. Turf & Irrigation: Several turf areas around the clubhouse are showing signs of stress. Although we are entering the cooler season when turf growth naturally begins to slow down, the current condition appears more concerning than expected at this stage of the season. Please have the irrigation system and verify that the adequate water coverage is being provided throughout the affected areas. Please provide a summary of the findings and identify any necessary corrective actions. (Pic 13a,13b,13c)

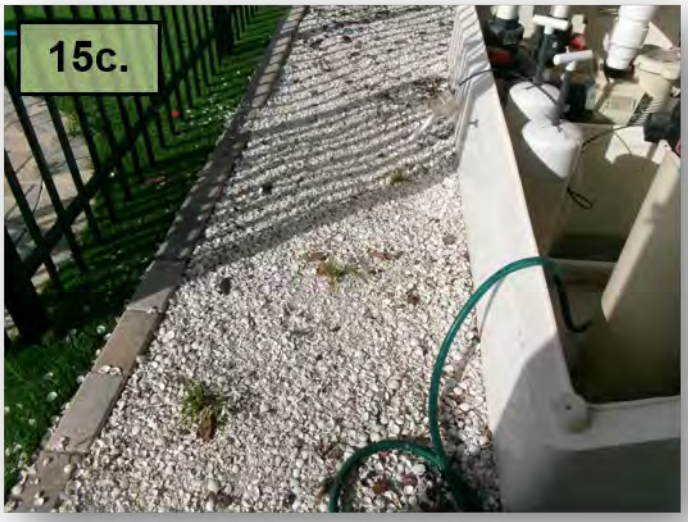


14. General Note: Continue removing dead plant material from the landscape beds surrounding the clubhouse. Some plant material in the beds are declining and should be evaluated for removal or replacement as needed.

15. Pool Pavers: Weeds are growing in the pool pavers joints just outside the pool equipment area. Please ensure the crew is entering the pool area during routine maintenance visits to treat all weeds growing in between the paver joints and inside the pool equipment. (Pic 15a, 15b, 15c)







16. Lane Rd: The area off Lane Rd. at the far East of the community was missed the week that the crew was out to mow the common areas. Please advised on why this area was missed or skipped. Continue to work on the weeds in the landscape beds. (Pic 16a, 16b)





Good evening,

Thank you for providing the latest inspection report. We have addressed the weed removal and soft edging throughout the landscape beds. Most weeds were manually removed, and any remaining weeds were treated as needed.

We will also take greater care when applying herbicides around ornamental plants to prevent overspray and potential damage.

Regarding irrigation, we will address any broken drip lines and other identified irrigation issues by the end of next week. This week, we will also take a closer look at the dry patch near the clubhouse pool to determine whether it is receiving adequate water and identify any necessary adjustments.

I have attached the proposal for the requested improvements along Allen Road, including the missing copperleaf and removing the dead plants and replanting Podocarpus in place of them.

We appreciate the feedback and will continue working to maintain the community's appearance, address the items identified in the report, and ensure consistent attention to the property's needs.

Thank you for your continued business!

Tab 7

Good afternoon,

Please review Pool FOB message below and let me know if ok to send to HOA to post.

Thank you

Community Amenity Access and Pool Hours Update

Dear Residents,

Please be advised that the Community Development District (CDD) Board has approved the following changes regarding community amenity access and winter pool hours.

Key Fob Deactivation and Reactivation

The CDD Board has approved a temporary shutdown and reset of all amenity access key fobs from **January 24 through January 30, 2027**.

During this period, key fobs will be deactivated, and residents will not be able to use them to access community amenities.

To reactivate your key fob, residents will need to complete the verification process, which includes:

Verifying current contact information.

Confirming residency status.

Signing the community amenity rules and regulations.

For key fob reactivation, please contact seat2@harvestridgecdd.com.

We appreciate your cooperation in ensuring that all resident information and required documentation are up to date.

Winter Pool Hours

The Board has also approved adjusting the pool operating hours to **7:00 AM to 7:00 PM**, effective **November 1, 2026, through April 1, 2027**.

These hours are subject to concurrence from the District's insurance carrier.

We appreciate your patience and cooperation as we implement these changes to help maintain a safe and enjoyable environment for all residents.

Thank you,

Harvest Ridge Community Development District

Tab 8

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every 2 years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on November 3, 2026, and the Board desires to canvass and certify the results of the landowners election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board member	# of Votes	Seat #	Term of Office
		3	2030
		4	2030
		5	2028

Passed and Adopted on November 10, 2026.

Attested By:

Harvest Ridge
Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

_____
Print Name:_____
☐Chair/☐Vice Chair of the Board

Tab 9

RESOLUTION 2027-03

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

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

WHEREAS, the Board of Supervisors of the District (hereinafter the "**Board**") now desire to designate the Officers of the District per Florida Statute 190.006(6).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Scott Brizendine	Secretary
Scott Brizendine	Treasurer
Susan Garcia	Assistant Treasurer
John Weaver	Assistant Secretary
Matthew Huber	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on the 10th day of November, 2026.

ATTEST:

_____
Name: _____
Secretary/ Assistant Secretary

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Name: _____
Chair/ Vice Chair of the Board of Supervisors

Tab 10

COREX
CONSTRUCTION LLC

ENTRANCE LIGHTING

HARVEST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

A brighter entrance. A welcoming arrival.

Monument lighting & power supply improvements

BOTH ENTRANCE SIGNS

2 ENTRANCES	3 LIGHTS	$2,420
ENTRANCE LOCATIONS	1 TRANSFORMER	FIXED PROJECT PRICE

PREPARED FOR
John Weaver
Rizzetta & Company

PROPOSAL DATE
November 2, 2026
CX-HR-110226-LTG

PAYMENT
No deposit
Due upon completion

Thoughtful preparation. Consistent installation. Clean closeout.

Labor, materials, equipment, delivery and disposal included.

01 PREPARE
02 PROTECT
03 INSTALL
04 FINISH

PROJECT OVERVIEW

Enhance lighting on both Harvest Ridge entrance signs by revamping the power supply at both entrances and installing three lights and one transformer.

SCOPE OF WORK

Power supply. Revamp the power supply at both entrance locations to support the monument lighting installation.

Lighting & transformer. Supply and install three lights and one transformer to enhance illumination of both entrance signs. Confirm fixture placement and distribution between the signs before installation.

Connections & adjustment. Complete the connections required for the included lighting, secure fixtures, and aim the lights toward the signs.

Testing & closeout. Test operation, adjust aiming as needed, and remove installation debris. Labor, materials, equipment, delivery and final cleanup are included.

PROJECT INVESTMENT

Entrance monument lighting improvements	**$2,420.00**

PROJECT TERMS

Price & payment: Firm lump sum for the scope above, including delivery, installation, disposal and final cleanup. No deposit; payment due upon completion.

Equipment & layout: The quoted quantity is three lights and one transformer for the project. Fixture model, light output, transformer capacity and final placement will be confirmed before installation. Any requested additions or changes to this scope require written approval of the additional price before work.

Schedule: Start date coordinated after approval and confirmation of material availability, site access and suitable weather. Final walkthrough upon completion.

ACCEPTANCE & AUTHORIZATION

Approval by email or signature authorizes this proposal's scope and price.

Authorized representative | Signature | Date

Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029 USA
8133940160
office@coastaloutdoorfl.com
www.CoastalOutdoorFL.com

ADDRESS
Rizzetta And Company -
Harvest Ridge Cdd
3434 Colwell Avenue
Unit 200
Tampa
Fl
33614

Estimate 1773

DATE 11/02/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Lighting	Revamp power supply at both entrances and install 3 lights and a transformer to enhance lighting on both signs	1	2,600.00	2,600.00

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

SUBTOTAL	2,600.00
TAX	0.00
TOTAL	$2,600.00

Accepted By

Accepted Date

Tab 11

CORE X CONSTRUCTION

HARVEST RIDGE CDD

SIDEWALK PRESSURE WASHING

24 CONCRETE PANELS

Complete Cleaning | Labor, Equipment & Materials Included

PREPARED FOR	PROJECT	PROPOSAL DATE
JOHN WEAVER **RIZZETTA & COMPANY**	**POOL HOUSE SIDEWALK** **SAND DOLLAR WAY**	**NOVEMBER 1, 2026** **HARVEST RIDGE CDD**

24 PANELS	121.391 FT	$220
DESIGNATED SIDEWALK	SATELLITE MEASUREMENT	TOTAL INVESTMENT

Complete cleaning of the pictured and marked sidewalk run. Firm lump sum.

Ready to start within 24-48 hours after approval, weather permitting.

CLEAR PROJECT DELIVERY



COORDINATE **CLEAN** **RINSE** **CLOSEOUT**

PROJECT OVERVIEW

Pressure wash the 24 designated concrete sidewalk panels beside the Harvest Ridge pool house along Sand Dollar Way. The attached photos identify the work area; the satellite measurement shows 121.391 feet (approximately 120 linear feet).

24 PANELS	121.391 FT	24-48 HOURS
FULL DESIGNATED RUN	MAPPED LENGTH	START AFTER APPROVAL

SCOPE OF WORK

- **Setup and supplies.** Provide all labor, pressure washing equipment, hoses, cleaning materials and supplies needed to complete the work.
- **Sidewalk cleaning.** Pressure wash all 24 designated panels to remove surface dirt and organic buildup. Clean the full sidewalk run shown in the attached scope exhibits.
- **Water access.** Use the existing pool house hose hookup for the water supply. Core X will provide the hoses and connections; the community will provide access to the hookup.
- **Final rinse and cleanup.** Rinse the cleaned sidewalk and leave the work area tidy upon completion.

PROJECT INVESTMENT

DESCRIPTION	TOTAL
Pressure washing - 24 designated sidewalk panels	**$220.00**

PROJECT TERMS

Price: Firm lump sum of $220.00 for the complete scope above. **Payment:** No deposit; payment due upon completion.

Schedule: Work can begin within 24-48 hours after approval, weather permitting and with access to the work area and pool house water hookup.

ACCEPTANCE & AUTHORIZATION

Approval by email or signature authorizes the scope and price above.

Authorized representative | Signature | Date

Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

SITE DOCUMENTATION

Work area & measured length

DESIGNATED SIDEWALK PANELS



Existing condition of the exact sidewalk panels included in this proposal.

24 PANELS | $220 TOTAL

Clean the marked sidewalk run alongside the pool house on Sand Dollar Way.

Mapped distance: 121.391 feet.

SATELLITE DISTANCE REFERENCE



Blue dotted line identifies the measured sidewalk run between the circled endpoints.

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029 USA
8133940160
office@coastaloutdoorfl.com
www.CoastalOutdoorFL.com

ADDRESS

Rizzetta And Company -
Harvest Ridge Cdd
3434 Colwell Avenue
Unit 200
Tampa
Fl
33614

Estimate 1774

DATE 11/02/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash	Pressure wash sidewalk as requested for 24 sidewalk sections for a total length of approximately 125ft To be minimum charge of 800$	1	800.00	800.00

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

SUBTOTAL	800.00
TAX	0.00
TOTAL	$800.00

Accepted By

Accepted Date

ESTIMATE

The Pasco Pressure Washing
27351 Golf Course Loop Wesley Chapel, FL 33544
Thepascopressurewashing@gmail.com
(813) 997 1460

Bill To

Harvest Ridge CDD
John Weaver
Sand Dollar Way
zephyrhills, FL, 33541, United States
jweaver@rizzetta.com
+1 (727) 748-5181

Estimate details

Estimate no: 822
Estimate date: 10/31/2026
Status: Pending

PRODUCT OR SERVICE	AMOUNT
Sidewalk Pressure Washing – Pool Area (120 Linear Feet) Professional pressure washing of approximately 120 linear feet of concrete sidewalk adjacent to the Harvest Ridge pool area. Includes application of appropriate cleaning solution to treat organic buildup, surface cleaning to remove dirt, algae, mildew and surface discoloration, attention to edges and expansion joints, and a thorough final rinse. Service covers the designated sidewalk only; stain removal beyond standard cleaning is not included.	$225.00

Subtotal	$225.00
Estimate Total	**$225.00**

View Estimate Online

Terms & Conditions attached

Viewed Oct 31, 2026, 4:42 PM UTC
Created Oct 31, 2026, 1:26 PM UTC

Client Message

Harvest Ridge Pool Area – Sidewalk Pressure Washing

Scope based on customer-provided photograph and approximately 120 linear feet of sidewalk. Accessible onsite water supply required.

THE PASCO PRESSURE WASHING – POWER WASHING SERVICES

(Platinum Softwash, LLC)

TERMS AND CONDITIONS / SERVICE AGREEMENT

Effective Date: January 31, 2026

This Terms and Conditions / Service Agreement (the "Agreement") is made by and between The Pasco Pressure Washing, a division of Platinum Softwash, LLC ("Company"), and the customer, business entity, property manager, or homeowners' association authorizing services ("Client"). This Agreement applies to all services performed by Company at the service address listed in the estimate, proposal, or invoice (the "Property").

WHEREAS, Company provides exterior cleaning services including, without limitation, pressure washing, soft washing, roof washing, house washing, driveway and concrete cleaning, surface cleaning, window rinsing, and related services; **WHEREAS**, Client desires Company to perform the services described in Company's estimate, proposal, or invoice; **NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Acceptance; Authority; Binding Agreement. By clicking "Accept," signing, paying, authorizing work, scheduling service, or permitting work to commence, Client accepts and agrees to be bound by this Agreement. Client represents and warrants that Client is the owner of the Property or has full authority to bind the owner, HOA, or entity to this Agreement. This Agreement is a legally binding contract and constitutes the entire agreement of the Parties regarding the services, superseding all prior discussions.

2. Scope of Work; Change Orders; No Restoration Guarantee. Company shall perform only those services expressly described in the accepted estimate or invoice (the "Work"). Any additional services, areas, or treatments not listed are excluded unless approved in writing (text/email acceptable) and may require additional charges. Exterior cleaning is a maintenance service; it is not restoration, resurfacing, repair, remediation, or replacement. Company makes no guarantee of uniform appearance, color match, stain removal, or cosmetic perfection.

3. Access; Site Readiness; Client Duties. Client shall provide safe, unobstructed access to all Work areas on the scheduled date. Client shall secure pets, keep children and third parties away from Work areas, unlock gates, and ensure paths are clear. Client shall close and properly latch windows and doors, including garage doors, and shall protect or remove personal property from Work areas including furniture, grills, planters, décor, mats, and vehicles. If Company must move items, Client assumes the risk of incidental damage and additional labor charges may apply.

4. Water Supply; Utilities; Pressure/Flow Conditions. Client authorizes Company to use an on-site water supply via exterior spigot at no cost to Company and represents the water is ON, functional, and provides adequate flow and pressure. If water is unavailable or insufficient, Company may (i) reschedule and charge a trip fee, (ii) suspend Work until corrected, and/or (iii) provide water at additional cost if feasible. Client is responsible for frozen, clogged, leaking, or non-functional spigots, hoses, valves, or plumbing.

5. Electrical; Lighting; Fixtures; Weather-Tightness. Client is responsible for ensuring exterior outlets, light fixtures, junction boxes, and electrical components are weather-tight, properly covered, and in safe condition. Company is not responsible for failures, shorts, shocks, tripped breakers, or damage arising from defective, exposed, non-weatherproof, or deteriorated electrical components. Client shall turn off non-weatherproof exterior circuits upon request; Company may suspend Work if unsafe conditions exist.

6. Pre-Existing Conditions; Latent Defects; No Liability. Client acknowledges that cleaning may reveal or exacerbate pre-existing conditions due to age, sun exposure, neglect, poor installation, defective construction, material failure, or prior improper maintenance. Company is not responsible for pre-existing or latent defects that become visible during or after service, including without limitation: oxidation/chalking; faded paint; brittle vinyl, screens, or seals; failing caulk; loose trim; wood rot; loose siding; loose shingles; loose or improperly installed gutters; defective mortar; compromised stucco; cracked or spalled concrete; and prior repairs or patchwork. Company may photograph and document such conditions, and may refuse or modify Work when risk is excessive.

7. Concrete; Pavers; Brick; Pavement; Hardscape Terms. Concrete and hard surfaces vary by age, mix, cure, porosity, prior sealing, and prior staining. Removing surface pollutants may expose embedded stains, patchwork pours, etching, wear patterns, aggregate exposure, discoloration, shadowing, and prior repairs. Uniform color or appearance is not guaranteed. Company does not guarantee removal of oil, rust, irrigation stains, tannins, tire marks, paint, or deep organic staining. Client acknowledges that some surfaces may lighten unevenly and that “clean” does not mean “like new.”

8. Oil, Rust, Irrigation, Tannin, and Stain Removal (Best Effort). Stain removal services, if provided, are performed on a best-effort basis only. Company makes no guarantee that stains will be fully removed, and acknowledges that certain stains may only lighten or may not change. Client accepts that some stains may appear different when wet versus dry and that ghosting or shadowing may remain. Client releases Company from claims related to incomplete stain removal or cosmetic dissatisfaction.

9. Oxidation; Chalking; Siding; Paint; Soft Materials. Oxidation, chalking, and sun-fade are conditions of the substrate, not dirt. Cleaning may reveal oxidation, remove it unevenly, or cause differences in sheen or tone to become more visible. Company does not guarantee oxidation removal, color restoration, or uniform appearance. Painted surfaces may contain failing paint or weak adhesion and may peel or flake due to pre-existing failure; Company is not responsible for such failure.

10. Roof Washing (Treatment-Based; Delayed Results; Granules; Discoloration). Client acknowledges roof washing is a treatment-based service and that results may take days or weeks as organic growth dies and naturally releases through weather and water exposure. Company uses low-pressure methods and does not use damaging pressure on roofing materials. Client acknowledges roofs may exhibit granule loss, oxidation, fading, discoloration, brittle materials, or deterioration due to age or condition, and that such conditions may become more visible after cleaning. Company does not warrant uniform roof appearance and is not responsible for leaks, water intrusion, flashing failure, underlayment exposure, or material failure unless directly caused by Company's gross negligence.

11. Windows; Screens; Weep Holes; Spotting; Water Intrusion. Client acknowledges that basic rinsing may leave water spots or spotting, especially where hard water is present. Detailed window cleaning, pure-water cleaning, polishing, or spot removal is excluded unless expressly included in the estimate. Screens may be brittle and may tear or bend due to age; Client is responsible for screen condition unless otherwise agreed in writing. Certain siding systems contain weep holes that may release debris or rusty-looking runoff after washing; this is typically residue release and not guaranteed to be permanent staining. Client represents that windows, doors, seals, and penetrations are reasonably watertight; Company is not responsible for water intrusion caused by defective construction, failed seals, or improper installation.

12. Landscaping; Vegetation; Runoff; Overspray. Company employs reasonable care; however, Client acknowledges that landscaping conditions vary and that certain plants may be sensitive. Client is responsible for identifying rare or delicate plants and providing instructions in advance. Runoff and overspray are inherent to exterior cleaning. Company is not responsible for pre-existing plant stress, improper irrigation, drought conditions, or fertilizer burn.

13. Courtesy and Safety. Client shall keep all children, pets, tenants, residents, and third parties away from the Work area during service. Client acknowledges that wet surfaces may be slippery and agrees to maintain safe distance from hoses, equipment, ladders, and Work zones. Client assumes responsibility for tenant/resident notifications and for securing access in HOA or multi-unit environments.

14. Scheduling; Weather; Delays; Access Failures. Scheduling is weather-dependent. Company may reschedule due to rain, lightning, high winds, unsafe conditions, equipment issues, or other circumstances beyond Company's control. Delays do not constitute breach. If Company arrives and cannot access the Property or Work areas due to gates, pets, parked vehicles, lack of water, lack of authorization, or "not ready" conditions, Company may charge a trip fee and reschedule.

15. Cancellation; Trip Fees; On-Site Termination. Client shall provide at least forty-eight (48) hours' notice to cancel or reschedule to avoid fees. Cancellations within 48 hours, no-access situations, or on-site cancellations may result in a trip/cancellation fee. If Company is turned away after arrival or cannot complete Work due to Client conditions, Company may invoice for time, travel, and opportunity cost.

16. Payment Terms; Residential; Commercial/HOA; Late Fees; Collection. Unless otherwise agreed in writing, payment is due in full upon completion of the Work. Client confirms no residential deposit is required unless expressly stated in writing. For commercial/HOA clients, payment terms may be stated on the invoice (including Net terms); however, absence of stated Net terms defaults to payment due upon completion. Past-due balances may incur late fees and collection costs as permitted by Florida law. Client agrees to pay reasonable costs of collection, including attorneys' fees where permitted. Company may refuse future service until balances are paid.

17. Chargebacks; Disputes; Documentation. Client agrees not to initiate chargebacks or payment reversals for Work performed. In the event of a payment dispute, Client shall provide written notice and allow Company an opportunity to investigate and respond. Company may use photos, videos, technician notes, and communications as documentation of Work performance.

18. Limited Satisfaction Remedy; Re-Clean Window; Exclusions. Client must report concerns related to Work quality within forty-eight (48) hours of completion, with photographs where requested. If Company determines a touch-up is warranted, Company's sole obligation is limited to re-performance of the specific service area, at Company's discretion. This remedy excludes new staining after service, irrigation or sprinkler staining, third-party activity, blocked access, pre-existing conditions, and cosmetic dissatisfaction where staining is permanent.

19. Limitation of Liability; No Consequential Damages. To the maximum extent permitted by law, Company's total liability for any claim arising out of or related to the Work or this Agreement shall not exceed the amount paid by Client for the specific service giving rise to the claim. Company shall not be liable for indirect, incidental, special, punitive, or consequential damages, including loss of use, loss of profits, diminution of value, or aesthetic claims.

20. Indemnification; Hold Harmless. Client shall indemnify, defend, and hold harmless Company and its owners, employees, and agents from and against any claims, losses, damages, liabilities, and expenses (including reasonable attorneys' fees) arising from (i) Client's breach of this Agreement, (ii) undisclosed hazards, (iii) Client's failure to secure pets/children/tenants, (iv) pre-existing conditions or latent defects, or (v) Client's lack of authority to approve Work.

21. Media and Documentation Release. Client grants Company permission to take and use before/after photos or video of the Work for documentation, quality control, and marketing. Company will not publish Client's name or exact address without permission. Client may opt out only by written notice provided prior to service.

22. Force Majeure. Company shall not be liable for delays or failure to perform due to events beyond its reasonable control, including weather, acts of God, governmental action, supply interruptions, or emergencies.

23. Governing Law; Venue; Severability; Survival. This Agreement shall be governed by the laws of the State of Florida. If any provision is held unenforceable, the remaining provisions shall remain in full force and effect. All provisions relating to payment, limitation of liability, indemnification, and dispute resolution shall survive completion of the Work.

IN WITNESS WHEREOF, Client acknowledges and agrees to be bound by this Agreement effective as of the Effective Date stated above. Client's acceptance of Company's estimate, invoice, proposal, or authorization of services constitutes Client's signature and assent.

Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

10/30/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Sidewalk power wash	Pre-treating the walkway sidewalk on sand dollar (approximately 120 feet) near the pool to remove dirt, grime, and mildew, followed by professional pressure washing to thoroughly clean the area.	$200.00
Sodium Hypochlorite	purchase and application of diluted 5% mix of sodium hypochlorite to eliminate all dirt,grime and mildew. A lighter mix will be applied as a post treatment to help avoid the sidewalk from building up dirt,grime and mildew as quickly.	$25.00

Notes:

Subtotal **$225.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$225.00

Tab 12

Attached Images Click to enlarge



Oct 22, 2026 7:03 pm
Flower Design



Oct 22, 2026 7:03 pm
Green Low Maintenance



Oct 22, 2026 7:03 pm
Low Water

Estimate

One-Stop Landscape Supply
34100 Florida 54
Zephyrhills FL 33543
813-355-3480
office@onestoplandscape.com
https://onestoplandscape.com/

Customer #	2696
Estimate #	0001264
Date	Oct 20, 2026

Harvest Ridge Community Development District
3434 Colwell Avenue
Tampa FL 33614

Description	Qty/Hr	Cost/Rate	Taxes %	Total
3434 Colwell Avenue Tampa FL, 33614				
Installation and Removal Around pool and back vinyl fence then entire viny fence area, Remove mulch, install weed fabric, edging and rock.	1	5,000.00	0.00	$5,000.00
Brown River Rock	20	175.00	7.00	$3,745.00
Weed Fabric 4x300	2	109.00	7.00	$233.26
Rock Glue	14	50.00	7.00	$749.00
Benda Board - Brown	13	28.00	7.00	$389.48
Stakes brown	78	0.92	7.00	$76.78
Screws	1	9.99	7.00	$10.69
Pins	1	59.00	7.00	$63.13

Notes:
Work to be completed at 37278 Sharks Eye Ln

Subtotal	$9,922.75
Taxes	$344.59
Required Deposit	$0.00
Amount Paid	$0.00
Total Estimated Cost	$10,267.34

Payment Terms and Conditions
A 50% deposit is required to schedule the installation. The remaining balance is due upon project completion. Please note that all plants and products are sold on a non-refundable basis.
Upon completion of the installation, it is the homeowner’s responsibility to maintain the health and vitality of the plants. Should you have any questions regarding plant care or maintenance, please feel contact us via phone or email at any time. Our Team is here to help!

Payment Methods & Fees:
(Select "My Profile" in the top right to add your credit card or bank account information)
ONLINE:
- We accept ACH bank transfers. **ACH fee is 1%, capped at $10.00.**
- We accept all Major Credit Cards. **All online Credit Card payments will be charged a 2.9% convenience fee.**

IN PERSON:
- We accept payments in store by Check, Cash, or Credit Card, with no fee.

Estimate

One-Stop Landscape Supply
34100 Florida 54
Zephyrhills FL 33543
813-355-3480
office@onestoplandscape.com
https://onestoplandscape.com/

Customer #	2696
Estimate #	0001268
Date	Oct 22, 2026

Harvest Ridge Community Development District
3434 Colwell Avenue
Tampa FL 33614

Description	Qty/Hr	Cost/Rate	Taxes %	Total
3434 Colwell Avenue Tampa FL, 33614				
Installation POOL PUMP - Weed fabric over top of the shell and install rock.	1	150.00	0.00	$150.00
Brown River Rock	1	175.00	7.00	$187.25

Notes:
Work to be completed at 37278 Sharks Eye Ln

Subtotal	$325.00
Taxes	$12.25
Required Deposit	$0.00
Amount Paid	$0.00
Total Estimated Cost	$337.25

Payment Terms and Conditions
A 50% deposit is required to schedule the installation. The remaining balance is due upon project completion. Please note that all plants and products are sold on a non-refundable basis.
Upon completion of the installation, it is the homeowner's responsibility to maintain the health and vitality of the plants. Should you have any questions regarding plant care or maintenance, please feel contact us via phone or email at any time. Our Team is here to help!

Payment Methods & Fees:
(Select "My Profile" in the top right to add your credit card or bank account information)
ONLINE:
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- We accept all Major Credit Cards. **All online Credit Card payments will be charged a 2.9% convenience fee.**

IN PERSON:
- We accept payments in store by Check, Cash, or Credit Card, with no fee.

Estimate

One-Stop Landscape Supply
34100 Florida 54
Zephyrhills FL 33543
813-355-3480
office@onestoplandscape.com
https://onestoplandscape.com/

Customer #	2696
Estimate #	0001269
Date	Oct 22, 2026

Harvest Ridge Community Development District
3434 Colwell Avenue
Tampa FL 33614

Description	Qty/Hr	Cost/Rate	Taxes %	Total
3434 Colwell Avenue Tampa FL, 33614				
Installation & Removal All Beds in the parking lot	1	4,000.00	0.00	$4,000.00
Brown River Rock	16	175.00	7.00	$2,996.00
Weed Fabric 4x300	2	109.00	7.00	$233.26
Benda Board Brown	8	28.00	7.00	$239.68
Stakes	50	0.92	7.00	$49.22
Screws	1	9.99	7.00	$10.69
Pins	1	59.00	7.00	$63.13
Rock Glue	11	50.00	7.00	$588.50

Notes:
Work to be completed at 37278 Sharks Eye Ln

Subtotal	$7,906.99
Taxes	$273.49
Required Deposit	$0.00
Amount Paid	$0.00
Total Estimated Cost	$8,180.48

Payment Terms and Conditions
A 50% deposit is required to schedule the installation. The remaining balance is due upon project completion. Please note that all plants and products are sold on a non-refundable basis.
Upon completion of the installation, it is the homeowner's responsibility to maintain the health and vitality of the plants. Should you have any questions regarding plant care or maintenance, please feel contact us via phone or email at any time. Our Team is here to help!

Payment Methods & Fees:
(Select "My Profile" in the top right to add your credit card or bank account information)
ONLINE:
- We accept ACH bank transfers. **ACH fee is 1%, capped at $10.00.**
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Estimate

One-Stop Landscape Supply
34100 Florida 54
Zephyrhills FL 33543
813-355-3480
office@onestoplandscape.com
https://onestoplandscape.com/

Customer #	2696
Estimate #	0001270
Date	Oct 22, 2026

Harvest Ridge Community Development District
3434 Colwell Avenue
Tampa FL 33614

Description	Qty/Hr	Cost/Rate	Taxes %	Total
Installation & Removal Front of Pool Building & Front beds and trees	1	2,000.00	0.00	$2,000.00
Brown River Rock	3.5	175.00	7.00	$655.38
Weed Mat 3x300	1	69.00	7.00	$73.83
Benda Board Brown	6	28.00	7.00	$179.76
Stakes brown	36	0.92	7.00	$35.44
Screws 1 lb box	1	10.99	7.00	$11.76
Pins	1	14.00	7.00	$14.98
Rock Glue	4	50.00	7.00	$214.00

Notes:
Work to be completed at 37278 Sharks Eye Ln

Subtotal	$3,107.61
Taxes	$77.54
Required Deposit	$0.00
Amount Paid	$0.00
Total Estimated Cost	$3,185.15

Payment Terms and Conditions
A 50% deposit is required to schedule the installation. The remaining balance is due upon project completion. Please note that all plants and products are sold on a non-refundable basis.
Upon completion of the installation, it is the homeowner's responsibility to maintain the health and vitality of the plants. Should you have any questions regarding plant care or maintenance, please feel contact us via phone or email at any time. Our Team is here to help!

Payment Methods & Fees:
(Select "My Profile" in the top right to add your credit card or bank account information)
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Estimate

One-Stop Landscape Supply
34100 Florida 54
Zephyrhills FL 33543
813-355-3480
office@onestoplandscape.com
https://onestoplandscape.com/

Customer #	2696
Estimate #	0001271
Date	Oct 22, 2026

Harvest Ridge Community Development District
3434 Colwell Avenue
Tampa FL 33614

Description	Qty/Hr	Cost/Rate	Taxes %	Total
3434 Colwell Avenue Tampa FL, 33614				
Pending Design The Price is for 1 Sign	1	2,000.00	0.00	$2,000.00

Notes:
Work to be completed at 37278 Sharks Eye Ln

Subtotal	$2,000.00
Taxes	$0.00
Required Deposit	$0.00
Amount Paid	$0.00
Total Estimated Cost	$2,000.00

Payment Terms and Conditions
A 50% deposit is required to schedule the installation. The remaining balance is due upon project completion. Please note that all plants and products are sold on a non-refundable basis.
Upon completion of the installation, it is the homeowner's responsibility to maintain the health and vitality of the plants. Should you have any questions regarding plant care or maintenance, please feel contact us via phone or email at any time. Our Team is here to help!

Payment Methods & Fees:
(Select "My Profile" in the top right to add your credit card or bank account information)
ONLINE:
- We accept ACH bank transfers. **ACH fee is 1%, capped at $10.00.**
- We accept all Major Credit Cards. **All online Credit Card payments will be charged a 2.9% convenience fee.**

IN PERSON:
- We accept payments in store by Check, Cash, or Credit Card, with no fee.

Estimate

One-Stop Landscape Supply
34100 Florida 54
Zephyrhills FL 33543
813-355-3480
office@onestoplandscape.com
https://onestoplandscape.com/

Customer #	2696
Estimate #	0001271
Date	Oct 22, 2026

Harvest Ridge Community Development District
3434 Colwell Avenue
Tampa FL 33614

Description	Qty/Hr	Cost/Rate	Taxes %	Total
3434 Colwell Avenue Tampa FL, 33614				
Pending Design The Price is for 2 Signs.	1	4,000.00	0.00	$4,000.00

Notes:
Work to be completed at 37278 Sharks Eye Ln

Subtotal	$4,000.00
Taxes	$0.00
Required Deposit	$0.00
Amount Paid	$0.00
Total Estimated Cost	$4,000.00

Payment Terms and Conditions
A 50% deposit is required to schedule the installation. The remaining balance is due upon project completion. Please note that all plants and products are sold on a non-refundable basis.
Upon completion of the installation, it is the homeowner's responsibility to maintain the health and vitality of the plants. Should you have any questions regarding plant care or maintenance, please feel contact us via phone or email at any time. Our Team is here to help!

Payment Methods & Fees:
(Select "My Profile" in the top right to add your credit card or bank account information)
ONLINE:
- We accept ACH bank transfers. **ACH fee is 1%, capped at $10.00.**
- We accept all Major Credit Cards. **All online Credit Card payments will be charged a 2.9% convenience fee.**

IN PERSON:
- We accept payments in store by Check, Cash, or Credit Card, with no fee.

— FLORIDA TROPICAL —



Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

09/28/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal all of 15 plants, weeds and debris in front of the monument to prep area for new landscaping. Also installing weed fabric to help suppress weeds and make a foundation for the brown river rock.	$150.00
Foxtail palm	Purchase and installation of 2 15G Foxtail palms to be planted on each side of the monument .	$430.00
Red sisters	Purchase and installation of 4 3G red sisters	$80.00
Foxtail fern	Purchase and installation of 6 3G foxtail ferns	$120.00
White Vincas	Purchase and installation of 3 3G White vincas to give a clean white accent.	$45.00
Dwarf Yaupon holly	Purchase and installation of 5 7G Yaupon hollies to go underneath the Harvest ridge sign	$325.00
Epic edge border	Purchase and installation of 80 LF of teak brown epic edge edging to bring a finish look to the garden area, along with helping avoid grass growing into the bed.	$275.00

Brown river rock	Purchase and installation of 1.5 Yards of 1 Inch brown river rock.	$350.00
disposal		$75.00
Delivery		$150.00

Notes:

Subtotal **$2,000.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$2,000.00

MODERN MINIMALIST



Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

09/28/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal all of 15 plants, weeds and debris in front of the monument to prep area for new landscaping. Also installing weed fabric to help suppress weeds and make a foundation for the brown river rock	$150.00
Agave	Purchase and installation of 2 7G Agaves to be planted on each side of the monument	$150.00
Flax lily	Purchase and installation of 3 3G Flax lilies	$50.00
White Vincas	Purchase and installation of 3 3G White vincas to give a clean white accent.	$45.00
Dwarf Yaupon holly	Purchase and installation of 5 7G Yaupon hollies to go underneath the Harvest ridge sign	$325.00
Golden cloud boulder	Purchase and installation of 2 Golden cloud boulders to bring a clean modern appeal.	$450.00
Epic edge border	Purchase and installation of 80 LF of teak brown epic edge edging to bring a finish look to the garden area, along with helping avoid grass growing into the bed.	$275.00

Brown river rock	Purchase and installation of 1.5 Yards of 1 Inch brown river rock.	$350.00
disposal		$75.00
Delivery		$200.00

Notes:

Subtotal **$2,070.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$2,070.00

RESORT STYLE



Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

09/28/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal all of 15 plants, weeds and debris in front of the monument to prep area for new landscaping. Also installating weed fabric to help surpress weeds and make a foundation for the brown river rock.	$150.00
Birds of paradise	Purchase and installation of 2 7G Birds of paradise to be planted on each side of the monument .	$120.00
Dwarf maui's	Purchase and installation of 4 3G red ixora maui's to go in the middle of the garden bed	$80.00
Foxtail fern	Purchase and installation of 6 3G foxtail ferns to go along the border of the garden bed.	$120.00
White Vincas	Purchase and installation of 3 3G White vincas to give a clean white accent.	$45.00
Dwarf Yaupon holly	Purchase and installation of 5 7G Yaupon hollies to go underneath the Harvest ridge sign	$325.00
Variegated Schefflera	Purchase and installation of 3 3G Scheffleras	$60.00

Epic edge border	Purchase and installation of 80 LF of teak brown epic edge edging to bring a finish look to the garden area, along with helping avoid grass growing into the bed.	$275.00
Brown river rock	Purchase and installation of 1.5 Yards of 1 Inch brown river rock.	$350.00
disposal		$75.00
Delivery		$150.00

Notes:

Subtotal **$1,750.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$1,750.00

TAB 13

COREX
CONSTRUCTION LLC

LANDSCAPE ENHANCEMENTS

HARVEST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

A natural finish.
A refreshed landscape.

Brown river rock installation & stabilization

POOL-FENCE LANDSCAPE BEDS

1,500 SQ. FT.	2 COATS	$7,150
LANDSCAPE BED COVERAGE	ROCK STABILIZER	FIXED PROJECT PRICE

PREPARED FOR
John Weaver
Rizzetta & Company

PROPOSAL DATE
November 2, 2026
CX-HR-110226-S

PAYMENT
No deposit
Due upon completion

Thoughtful preparation. Consistent installation. Clean closeout.

Labor, materials, equipment, delivery and disposal included.

01 PREPARE **02 PROTECT** **03 INSTALL** **04 FINISH**

PROJECT OVERVIEW

Replace existing pine bark mulch with brown river rock across 1,500 square feet in the designated beds around the pool fence. Confirm the included bed boundaries with the client before mobilization.

SCOPE OF WORK

Removal & preparation. Remove pine bark mulch and loose debris from the designated 1,500-square-foot work area. Prepare the beds for landscape fabric and river rock.

Weed barrier. Supply and install landscape fabric throughout the included beds, secured with landscape pins and fitted around existing plants and site features.

Brown river rock. Supply, deliver and install brown river rock across the full 1,500-square-foot scope. Spread evenly within the designated beds and protect existing plants, irrigation and adjoining surfaces.

Rock stabilization. Include 16 gallons of Lockscape Rock Glue Max and two applications across the included rock surface, applied in accordance with manufacturer instructions and suitable curing conditions.

Completion. Include labor, equipment, material delivery, removal and disposal of generated debris, and final cleanup.

PROJECT INVESTMENT

River rock installation and stabilization - 1,500 sq. ft.	**$7,150.00**

PROJECT TERMS

Price & payment: Firm lump sum for the scope above, including delivery, installation, disposal and final cleanup. No deposit; payment due upon completion.

Scope selection: This is an alternative to the 2,900-square-foot rock proposal; the two prices are not additive for overlapping areas. Monument landscaping is not included. New perimeter edging and plant replacement are not included. Any requested scope additions will be quoted for written approval before work.

Schedule: Start date coordinated after approval and confirmation of material availability, site access and suitable weather. Final walkthrough upon completion.

ACCEPTANCE & AUTHORIZATION

Approval by email or signature authorizes this proposal's scope and price.

Authorized representative	Signature	Date

Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

COREX
CONSTRUCTION LLC

LANDSCAPE ENHANCEMENTS

HARVEST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

A natural finish.
A refreshed landscape.

Brown river rock installation & stabilization

POOL & COMMON AREAS

2,900 SQ. FT.	2 COATS	$11,800
LANDSCAPE BED COVERAGE	ROCK STABILIZER	FIXED PROJECT PRICE

PREPARED FOR
John Weaver
Rizzetta & Company

PROPOSAL DATE
November 2, 2026
CX-HR-110226-L

PAYMENT
No deposit
Due upon completion

Thoughtful preparation. Consistent installation. Clean closeout.

Labor, materials, equipment, delivery and disposal included.

01 PREPARE **02 PROTECT** **03 INSTALL** **04 FINISH**

PROJECT OVERVIEW

Replace existing pine bark mulch with brown river rock across 2,900 square feet in the designated pool-area beds and additional common-area beds by the sidewalk, palm trees and shrub-lined fence. Confirm the included bed boundaries with the client before mobilization.

SCOPE OF WORK

Removal & preparation. Remove pine bark mulch and loose debris from the designated 2,900-square-foot work area. Prepare the beds for landscape fabric and river rock.

Weed barrier. Supply and install landscape fabric throughout the included beds, secured with landscape pins and fitted around existing plants and site features.

Brown river rock. Supply, deliver and install brown river rock across the full 2,900-square-foot scope. Spread evenly within the designated beds and protect existing plants, irrigation and adjoining surfaces.

Rock stabilization. Include 32 gallons of Lockscape Rock Glue Max and two applications across the included rock surface, applied in accordance with manufacturer instructions and suitable curing conditions.

Completion. Include labor, equipment, material delivery, removal and disposal of generated debris, and final cleanup.

PROJECT INVESTMENT

River rock installation and stabilization - 2,900 sq. ft.	**$11,800.00**

PROJECT TERMS

Price & payment: Firm lump sum for the scope above, including delivery, installation, disposal and final cleanup. No deposit; payment due upon completion.

Scope selection: This is an alternative to the 1,500-square-foot rock proposal; the two prices are not additive for overlapping areas. Monument landscaping is not included. New perimeter edging and plant replacement are not included. Any requested scope additions will be quoted for written approval before work.

Schedule: Start date coordinated after approval and confirmation of material availability, site access and suitable weather. Final walkthrough upon completion.

ACCEPTANCE & AUTHORIZATION

Approval by email or signature authorizes this proposal's scope and price.

Authorized representative | Signature | Date

Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

RIZZETTA AND COMPANY
3232 COLWELL AVENUE
TAMPA, FLORIDA 33614

Sales: Thomas Howell

Rizzetta and Company -37024 sunrise tellin Dr Zephyrhills, Florida 33541 United States
37024 sunrise tellin Dr Zephyrhills, Florida 33541

Est ID: EST6733025
Date: Nov-02-2026

Landscaping along pool area fence line facing sand dollar way — $1,950.12

Pringles podocarpus 84 linear ft spaced 24" includes plants, labor, drip and pine bark. Please see attached photo with red line

42	Each	Podocarpus Pringle - #3	
30	Bag	Mulch - Pine Bark, 3 cu ft bag	Bagged mulch - 9 bags make 1 yard

Turf — $1,200.00

Turf around pool equipment. To remove shell includes base poly board edging, turf, infill, and labor

75	per sq ft	Artificial Turf	

Landscaping at entrances — $4,015.41

please see attached design each entrance to match below

18	Each	Liriope Evergreen Giant - 1 gal	Liriope Muscari 'Evergreen Giant'
12	Each	Foxtail Fern - 3 gal	Treemart Winter 2026 - 3 Gal Material
4	Yard	Brown River Rock (1 1/2", 3/4" or 3/8")	Landscaping rock
4	PC	Permaloc ProSlide Aluminum Landscape Edging Mill Finish 18 in. x 4 in. x 16 ft.	Curv-Rite Edging Edging Pins

Subtotal	**$7,165.53**
Taxes	**$0.00**
Estimate Total	**$7,165.53**

Contractor: Thomas Howell

Client:

Signature Date: 11/02/2026

Signature Date:

Email: Thomas@coastaloutdoorfl.com

Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

10/01/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal of 1,500 Sq Ft of pine bark mulch to purchase and install 15 rolls of landscape fabric to help suppress weed growth along with providing a protective barrier beneath the rocks.	$1,125.00
Rock stabilizer application	Purchase and application of 16 gallons of lockscape rock glue max throughout the entire 1,500 Sq ft of Brown river rock. Two applications will be applied to help stabilize loose rocks,minimize displacement and maintain a cleaner appearance while allowing water to permeate through the surface.	$1,875.00
Brown river rock	Purchase and installation of 1,500 Sq ft of Brown river rock to go around the entire pool fence area.	$4,000.00
disposal		$200.00
Delivery		$350.00
Notes:	Subtotal	**$7,550.00**

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the

$7,550.00

Quality Outdoor Solutions

Owner: Joshua Molina
813-334-5862

Estimate

10/01/2026

estimate for

Harvest Ridge community

Task	Description	Total Price
Site prep	Removal of 2,900 Sq Ft of pine bark mulch to purchase and install 25 rolls of landscape fabric to help suppress weed growth along with providing a protective barrier beneath the rocks.	$1,600.00
Rock stabilizer application	Purchase and application of 32 gallons of lockscape rock glue max throughout the entire 2,900 Sq ft of Brown river rock. Two applications will be applied to help stabilize loose rocks,minimize displacement and maintain a cleaner appearance while allowing water to permeate through the surface.	$3,600.00
Brown river rock	Purchase and installation of 2,900 Sq ft of Brown river rock to go around the entire pool area. This also includes the common areas by the sidewalk,palm trees and along the fence line where there are the huge shrubs.	$7,700.00
disposal		$300.00
Delivery		$500.00
Notes:	Subtotal	**$13,700.00**

Thank you for the opportunity to quote

Thank you for the opportunity to quote these enhancements for your property. Please review the document above and respond via email or text to confirm the project.Upon approval of the estimate, a 50% deposit is required to cover material costs and secure your placement on the project schedule.

$13,700.00

TAB 14

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.

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Harvest Ridge Community Development District was held on **Wednesday, October 13, 2026, at 6:00 p.m.,** at the offices of Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Michael Valle	**Chairman**
Felix Leno	**Assistant Secretary**
Alondra De Groat	**Assistant Secretary**

Also present were:

John Weaver	**District Manager, Rizzetta & Company. Inc**
Joshep Kim	**District Counsel, Straley, Robin & Vericker**
Tyson Wagg	**District Engineer, Stantec**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Weaver called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

Audience members addressed the Board regarding “No Parking” chain fence and holiday parking hours.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

i. Ratification of Frontier Agreement

DRAFT

On a motion by Mr. Valle, seconded by Ms. De Groat, with all in favor, the Board ratified the Frontier Agreement, for Harvest Ridge Community Development District.

B. District Engineer

i. Consideration of Traffic Safety Proposals (under separate cover)

The Board reviewed the traffic safety proposals. No formal Board action was taken.

ii. Discussion of Traffic/Speed Bumps

The Board discussed traffic and speed bumps. No formal Board action was taken.

C. Aquatics Update

Not present.

D. **Community Asset Management Report**

The Board reviewed the asset management report.

i. Landscape Contractor Response

The Board reviewed the contractor response.

ii. Landscape Contractor Update

The Board reviewed the contractor update.

iii. Discussion of Pond Edge Trimming & Weed Removal in Sidewalk Cracks

No formal Board action was taken.

iv. Consideration of Monument Landscape Proposals

The Board reviewed the monument landscape proposals.
No formal Board action was taken.

v. Consideration of Pool Landscape Proposals

The Board reviewed the pool landscape proposals.
No formal Board action was taken.

E. District Manager

Mr. Weaver stated that the next meeting date is November 10, 2026, at 6:00 p.m. There will be a landowner election meeting on November 3, 2026 at 6:00 p.m.

i. Discussion of Greenlee Law Demand Letter

DRAFT

The Board discussed the two meetings with P. Greenlee regarding Demand letter.

> On a motion by Ms. De Groat, seconded by Mr. Valle, with all in favor, the Board accepted the P. Greenlee Demand Letter and approved to continue working with Greenlee on the infrastructure issues, for Harvest Ridge Community Development District.

FOURTH ORDER OF BUSINESS **Ratification of No Parking Access Barrier Proposal**

> On a motion by Mr. Leno, seconded by Mr. Valle, with all in favor, the Board ratified the Core X Construction LLC Proposal in the amount of $1,000.00, for Harvest Ridge Community Development District.

FIFTH ORDER OF BUSINESS **Discussion of Parking Policies**

> On a motion by Ms. De Groat, seconded by Mr. Valle, with all in favor, the Board accepted pending Change #2: Revise to include 24/5 no-parking restrictions, except when the pool is in use, Change #3 Towing revise to include 24-hour no-parking restriction and federal holidays include a list of federal holidays during which parking is permitted, for Harvest Ridge Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2027-01; Revised Setting Location for Landowner Election and Amending Terms**

> On a motion by Mr. Leno, seconded by Mr. Valle, with all in favor, the Board adopted Resolution 2027-01; Revised Setting Location for Landowner Election and Amending Terms, for Harvest Ridge Community Development District.

SEVENTH ORDER OF BUSINESS **Discussion of Landowner Election**

The Board discussed the upcoming landowner election.

EIGHTH ORDER OF BUSINESS **Discussion of Fob Shut for Clean-up**

DRAFT

Mr. Valle will coordinate the deactivation of amenity access fobs in accordance with the posted amenity rules. Residents will receive 60 days' notice prior to the deactivation of their fobs.

NINTH ORDER OF BUSINESS **Discussion of Towing Service Review**

Due to concerns regarding the reliability of 813 Towing, the District Manager will solicit proposals from additional towing companies for consideration.

TENTH ORDER OF BUSINESS **Discussion of Holiday Parking Dates**

The Board discussed the Holiday Parking dates.

ELEVENTH ORDER OF BUSINESS **Discussion of Entrance Lighting**

The Board requested three (3) proposals for entrance lighting.

TWELFTH ORDER OF BUSINESS **Discussion of Pool Hours/Camera Placement/Email Proposals**

> On a motion by Ms. De Groat, seconded by Mr. Leno, with all in favor, the Board approved the Pool hours will be changed effective November 1, 2026, through April 1, 2027, to 7:00 a.m. to 7:00 p.m., subject to a possible adjustment following verification of insurance requirements, for Harvest Ridge Community Development District.

The District Manager will contact the camera company to request an adjustment to the camera's field of view.

THIRTEENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Regular Meeting Held on September 9, 2026**

> On a motion by Ms. De Groat, seconded by Mr. Valle, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on September 9, 2026, as presented, for Harvest Ridge Community Development District.

FOURTEENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Valle requested three (3) power washing proposals for consideration at the November CDD meeting.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

DRAFT

On a motion by Ms. De Groat, seconded by Mr. Valle, with all in favor, the Board unanimously approved adjourning the meeting at 7:22 p.m., for Harvest Ridge Community Development District.

_____	_____
Secretary/Assistant Secretary	Chairman/ Vice Chairman

DRAFT

TAB 15

Harvest Ridge Community Development District

District Office · Wesley Chapel, Florida · (813) 944-1001
Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614
www.copperspringcdd.org

Operations and Maintenance Expenditures
September 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$28,946.65**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harvest Ridge Community Development District

Paid Operation and Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Alondra De Groat	300002	AD090926	Board of Supervisor Meeting 09/09/26	$ 200.00
Blue Life Pool Service LLC	300007	25526	Pool Repair 09/26	$ 619.00
Duke Energy	20260923-01	910146456693-083126	4438 Allen Road Pump 08/26	$ 30.80
Duke Energy	20260903-01	910162321750-081126	00 Lane Road 08/26	$ 1,157.86
Egis Insurance Advisors, LLC	300003	33813	Policy #1001261139 10/01/2026-10/01/2027	$ 19,715.00
Inframark, LLC	300008	188652	Miscellaneous Expens 09/26	$ 1,309.99
Jose Falcon	300004	JF090926	Board of Supervisor Meeting 09/09/26	$ 200.00
Joseph Perez	300005	091126-Perez	Tow drop-fee reimbursement 09/26	$ 160.00
Michael Valle	300006	MV090926	Board of Supervisor Meeting 09/09/26	$ 200.00
Rizzetta & Company, Inc.	300000	INV0000112133	Accounting Services 09/26	$ 5,354.00
Report Total				**$ 28,946.65**

Harvest Ridge CDD

Meeting Date: September 9, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Michael Valle	✓	Attend
Gary Colglazier	X	
Jose Falcon	✓	Attend
Felix Leno	X	
Alondra De Groat	✓	Attend

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:22
Total Meeting Time:	1:22

Time Over _____ (3) Hours:	

Total at $200 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	9/9
Additional or Continued Meeting?	
Total Meeting Time:	
Total at $200 per Hour:	$0.00

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

DM Signature: _____

Invoice

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

BLUE LIFE
POOL SERVICE

BILL TO
HARVEST RIDGE CDD
37278 sharks Eye
Zepheryhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25326	09/01/2026	$800.00	10/01/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Pasco - Commercial	Regular Pool Service	1	800.00	800.00

Ways to pay

View and pay

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	**$800.00**

DUKE ENERGY.

duke-energy.com
800.700.8744

Your Energy Bill

Service address
HARVEST RIDGE CDD
4438 ALLEN RD PUMP
ZEPHYRHILLS FL 33541

Bill date Aug 31, 2026
For service Jul 30 - Aug 27
29 days

Account number **9101 4645 6693**

Billing summary

Previous Amount Due	$45.61
Payment Received Aug 21	-45.61
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Sep 21	**$30.80**

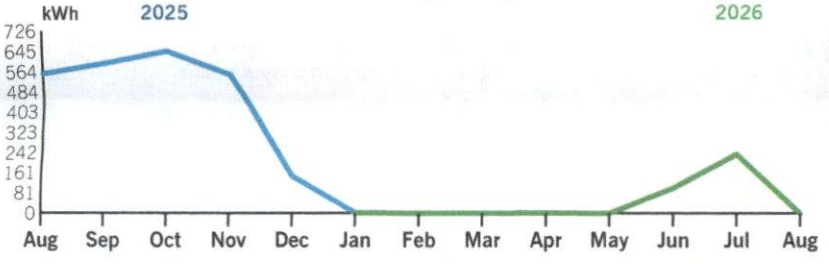
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Duke Energy offers energy efficiency programs to help you save money and energy, including a Free Home Energy Check available online, via phone, or in-your home by an energy expert from Duke Energy. An optional Energy Analysis/Rating including payback estimates can be conducted for a small fee, if desired. For more information, visit us at duke-energy.com/HEC.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 81° 75° 67° 65° 60° 60° 70° 73° 80° 82° 83° 82°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	555	2,276	190
Avg. Daily (kWh)	0	19	6	

12-month usage based on most recent history

fb.def.duke.bills.20260828213804.78.afp-48307-000001407

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a $5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft

$30.80 *by Sep 21*

Your payment is scheduled to be made by monthly automatic draft on Sep 21

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 4645 6693

RECEIVED
SEP 04 2026
By

$_____ Add here, to help others with a contribution to Share the Light

$_____ **Amount enclosed**

024154 000001407

HARVEST RIDGE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

567

8891014645669300066000000000000000308000000030801

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
4377177	Actual	Jul 30 - Aug 27

Usage Values

Billed kWh	0.000 kWh

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 30 26 to Aug 27 26

Meter - 4377177

Customer Charge	$14.35
Minimum Bill Adjustment	15.65
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Total Taxes	**$0.80**

fb.def.duke.bills.20260826213604.78.afp-48309-000001407

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
HARVEST RIDGE CDD
00 LANE RD
ZEPHYRHILLS FL 33541

Bill date Aug 11, 2026
For service Jul 10 - Aug 10
32 days

Account number **9101 6232 1750**

Billing summary

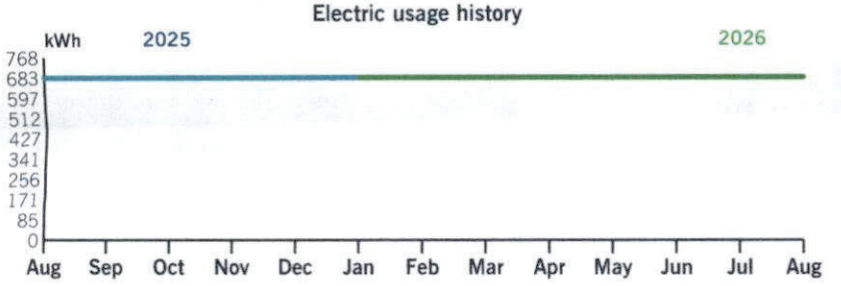
Previous Amount Due	$1,157.86
Payment Received Jul 31	-1,157.86
Current Lighting Charges	1,155.39
Taxes	2.47
Total Amount Due Sep 01	**$1,157.86**

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 81° 75° 67° 65° 60° 60° 70° 73° 80° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	683	683	8,190	683
Avg. Daily (kWh)	21	23	22	

12-month usage based on most recent history

fb.def.duke.bills.20260810214534.26.afp-26341-000001362

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a $5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 6232 1750

RECEIVED
AUG 14 2026
BY

Amount of automatic draft

$1,157.86 *by Sep 1*

Your payment is scheduled to be made by monthly automatic draft on Sep 1

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

013171 000001362

HARVEST RIDGE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8

8891016232175000066000000000000011578600001157864

Your usage snapshot - Continued

Outdoor Lighting

Billing period Jul 10 - Aug 10

Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	**39**	**683 kWh**

Billing details - Lighting

Billing Period - Jul 10 26 to Aug 10 26	
Customer Charge	$1.93
Energy Charge	
682.500 kWh @ 4.205c	28.70
Fuel Charge	
682.500 kWh @ 3.775c	25.76
Asset Securitization Charge	
682.500 kWh @ 0.054c	0.37
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ $9.790	381.81
Total Current Charges	**$1,155.39**

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.01
Gross Receipts Tax	1.46
Total Taxes	**$2.47**

fb.def.duke.bills.20260810214534.26.afp-26343-0000001362

INVOICE

Customer	Harvest Ridge Community Development District
Acct #	1492
Date	09/08/2026
Customer Service	Kristina Rudez
Page	1 of 1

Harvest Ridge Community Development District
c/o Rizzetta & Company
434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	$ 19,715.00
Payment Amount	
Payment for:	Invoice#33813
1001261139	

Thank You

Please detach and return with payment

Customer: Harvest Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
33813	10/01/2026	Renew policy	Policy #1001261139 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2026	19,715.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 19,715.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2026

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188652	9/1/2026
CUSTOMER ID	**NET TERMS**
C3190	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

BILL TO
Harvest Ridge Community
Development District
2005 Pan Am Cir
Tampa FL 33607-2359
United States

Services provided for the Month of: September 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services- Prorated	1	Ea	200.00		200.00
Administration-Prorated	1	Ea	91.67		91.67
District Management-Prorated	1	Ea	416.66		416.66
Field Operations-Prorated	1	Ea	300.00		300.00
Assessment Roll-Prorated	1	Ea	83.33		83.33
Recording Secretary-Prorated	1	Ea	75.00		75.00
Technology/Data Storage-Prorated	1	Ea	20.00		20.00
Record Storage Fee-Prorated	1	Ea	20.00		20.00
Dissemination Services-Prorated	1	Ea	83.33		83.33
IT Services-Prorated	1	Ea	20.00		20.00
Subtotal					**1,309.99**

Subtotal	$1,309.99
Tax	$0.00
Total Due	$1,309.99

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

Please include the Customer ID and the Invoice Number on your form of payment.

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.waterlefecdd.org

Check Request

Amount: $160.00

Date: 9/11/26

Payable to: Joseph Perez

Address: 37088 Sunrise Tellin Dr
Zephyrhills, Florida 33541-444

Reason: Tow drop-fee reimbursement

Requestor: J. Weaver, DM & Mike Valle, Board chair

Instructions: please send reimbursement to Joseph Perez at the above address. Thank you

7:01



813 Towing Service LLC

Aug 20 at 10:55 AM
Drop fee truck & trailer

$160.00

Transaction details

Complete
Payment sent successfully

Payment between
To: 813 Towing Service LLC
From: Janelle Roldan

Payment source
Visa debit 4365

Transaction number
#D-Z4DZ5998X

Pay over time

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

Invoice

Date	Invoice #
9/2/2026	INV0000112133

Bill To:

Harvest Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00361

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,190.27	$1,190.27
Administrative Services	1.00	$661.04	$661.04
Annual Dissemination Services	1.00	$79.17	$79.17
Email Accounts, Admin & Maintenance	1.00	$95.00	$95.00
Financial & Revenue Collections Services	1.00	$220.48	$220.48
Landscape Consulting Services	1.00	$1,250.00	$1,250.00
Management Services	1.00	$1,763.04	$1,763.04
Website Compliance & Management	1.00	$95.00	$95.00

Subtotal	$5,354.00
Total	$5,354.00