

# COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.copperspringcdd.org](http://www.copperspringcdd.org)

March 6, 2023

**Board of Supervisors  
Copperspring Community  
Development District**

## **AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, March 14, 2023 at 9:00 a.m.**, at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion Regarding Towing Policy
  - B. Consideration of Traffic Enforcement Proposal.....Tab 1
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Meeting held on January 10, 2023 .....Tab 2
  - B. Consideration of Operation and Maintenance Expenditures November and December 2022 .....Tab 3
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape and Irrigation Update
    - i. Response to 2/9/2023 Site Visit Report .....Tab 4
  - D. District Manager .....Tab 5
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

*Debby Wallace*

Debby Wallace  
Regional District Manager

## Tab 2

**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.

**COPPERSPRING  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Copperspring Community Development District was held on **Tuesday, January 10, 2023 at 9:00 a.m.** at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Kelly Evans	<b>Board Supervisor, Chair</b>
Laura Coffey	<b>Board Supervisor, Vice-Chair</b>
Lori Campagna	<b>Board Supervisor, Assistant Secretary</b>
Trevor Singh	<b>Board Supervisor, Assistant Secretary</b>

Also Present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
Mike Bruegger	<b>District Engineer, Pegasus Engineering</b>
Scott Herman	<b>Representative, Fieldstone</b>

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Wallace called the meeting to order and confirmed a quorum.

Ms. Campagna & Mr. Singh accepted compensation for Board Supervisor meetings.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Establish Audit Committee**

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors appointed the Board of Supervisors as the Audit Committee and agreed to advertise for 3 years not 5 years, for Copperspring Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Landowner Meeting held on November 1,  
2022**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved the Minutes of the landowner meeting on November 1, 2022, for Copperspring Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Regular Meeting held on November 8,  
2022**

Add Ms. Wallace administered Oath of Office to Mr. Singh after the meeting.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Minutes of the Regular meeting on November 8, 2022, as amended or Copperspring Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditure for September  
& October 2022**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for September 2022 (\$27,985.34) and October 2022 (\$12,680.16) for Copperspring Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

No report.

**C. District Manager**

Ms. Wallace reminded the Board of Supervisors of the next meeting that is scheduled for February 14, 2023 at 5:00 p.m. Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588 and that the meeting will most likely be cancelled.

Ms. Wallace reviewed the site visit report with the Board.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified overnight parking for residents and their guests from December 19, 2022 through January 6, 2023, for Copperspring Community Development District.

Ms. Wallace reviewed an email from a resident regarding a repair list attached at the end of the site report. District Engineer will review and send punch list to Randy at Lennar.

The radar sign was recently repaired.

**EIGHTH ORDER OF BUSINESS                      Supervisor Requests**

Mr. Singh discussed landscape maintenance. Ms. Wallace will follow up with fieldstone.

Mr. Singh discussed the parking policies, and this item will be added to the next meeting agenda.

Mr. Singh discussed a report from a resident regarding Gopher tortoise, Ms. Wallace will follow up with Florida Wildlife Commission.

Ms. Wallace will send out another email blast though the HOA to residents looking for residents for Board positions.

**NINTH ORDER OF BUSINESS                      Adjournment**

Ms. Wallace stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors adjourned the meeting at 9:28 a.m. for Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

## Tab 3

# Copperspring Community Development District

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## **Operations and Maintenance Expenditures**

**November 2022**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$55,032.03**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	100042	9100 8753 4531 09/22	3960 Copperspring Blvd IRRIGATION & LITES 09/2	\$ 30.56
Duke Energy	100046	9100 8753 4531 10/22	3960 Copperspring Blvd IRRIGATION & LITES 10/2	\$ 30.56
Duke Energy	100042	9100 8753 4713 09/22	000 Copperspring Blvd Lights 09/22	\$ 563.69
Duke Energy	100054	9100 8753 4713 10/22	000 Copperspring Blvd Lights 10/22	\$ 563.70
Duke Energy	100042	9100 8753 4911 09/22	6575 Moog Road Mailbox 09/22	\$ 30.73
Duke Energy	100061	9100 8753 4911 10/22	6575 Moog Road Mailbox 10/22	\$ 30.76
Duke Energy	100044	9100 8756 3073 10/22	6258 Spider Lily Way 10/22	\$ 30.42
Duke Energy	100046	9100 8756 3263 10/22	000 State Road 54 Lite 10/22	\$ 798.00
Duke Energy	100054	9100 9446 4850 10/22	00 Copperspring Blvd Lite PH 3 10/22	\$ 220.51
Duke Energy	100042	9100 9446 7027 09/22	6019 Soaring Osprey Way 09/22	\$ 30.42
Duke Energy	100046	9100 9446 7027 10/22	6019 Soaring Osprey Way 10/22	\$ 30.42
Duke Energy	100054	91000 8753 4531 10/22	3980 Copperspring Blvd Irrigation/Lites 10/22	\$ 30.56



## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	100054	91000 9446 7027 10/22	6019 Soaring Osprey Way 10/22	\$ 30.42
F Peter Williams	100047	PW110822	Board of supervisors Meeting 11/08/22	\$ 200.00
Fieldstone Landscape Services	100049	17250	Landscape Maintenance 09/22	\$ 10,333.00
Fieldstone Landscape Services	100048	17615	Landscape Maintenance 10/22	\$ 10,333.00
Fieldstone Landscape Services	100048	17710	Irrigation Repairs 09/22	\$ 98.15
Fieldstone Landscape Services	100048	17711	Irrigation Repairs 09/22	\$ 143.65
Fieldstone Landscape Services	100048	17712	Irrigation Repairs 09/22	\$ 78.00
Fieldstone Landscape Services	100048	17713	Irrigation Repairs 09/22	\$ 112.45
Fieldstone Landscape Services	100048	17922	Irrigation Repairs 10/22	\$ 78.00
Fieldstone Landscape Services	100062	17989	Landscape Maintenance 11/22	\$ 10,333.00
Fieldstone Landscape Services	100062	18098	Irrigation Repairs 10/22	\$ 66.95
Innersync Studio, Ltd	100055	20798	Annual Website Fees & Maintenance FY22/23	\$ 1,515.00

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jayman Enterprises, LLC	100056	2257	Repair Fence Spider Lily Park 11/22	\$ 125.00
Kelly Evans	100050	KE110822	Board of supervisors Meeting 11/08/22	\$ 200.00
Laura Coffey	100051	LC110822	Board of supervisors Meeting 11/08/22	\$ 200.00
Lori Campagna	100052	LC110822	Board of supervisors Meeting 11/08/22	\$ 200.00
Pasco County Tax Collector	100045	21-26-16-0160-0P300-00	Stormwater Assessments 2022	\$ 474.24
Pasco County Utilities	100053	17478833	3950 River Otter Lane - Irrigation 10/22	\$ 94.40
Pasco County Utilities	100053	17478845	3707 Copperspring Blvd - Irrigation 10/22	\$ 260.25
Pasco County Utilities	100053	17479310	6258 Spider Lily Way - Irrigation 09/22	\$ 64.50
Pegasus Engineering, LLC	100057	226206	Engineering Services 07/22	\$ 2,900.00
Pegasus Engineering, LLC	100057	226249	Engineering Services 08/22	\$ 1,095.00
Pegasus Engineering, LLC	100057	226309	Engineering Services 09/22	\$ 5,069.75
Rizzetta & Company, Inc.	100058	INV0000072569	District Management Fees 11/22	\$ 4,199.34
Sitex Aquatics, LLC	100059	6699B	Bush Hog Dry Ponds 10/22	\$ 2,400.00

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100060	22099	General Legal Services 09/22	\$ 600.00
Straley Robin Vericker	100060	22236	General Legal Services 10/22	\$ 1,160.00
Times Publishing Company	100043	0000248190 10/05/2022	Legal Advertising Acct# 202058 10/22	<u>\$ 277.60</u>
<b>Total</b>				<b><u>\$ 55,032.03</u></b>

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## **Operations and Maintenance Expenditures**

**December 2022**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,904.51**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	100063	9100 8756 3073 11/22	6258 Spider Lily Way 11/22	\$ 30.42
Duke Energy	100065	9100 8756 3263 11/22	000 State Road 54 Lite 11/22	\$ 798.00
Duke Energy	100069	9100 9446 4850 11/22	00 Copperspring Blvd Lite PH 3 11/22	\$ 220.51
Fieldstone Landscape Services	100066	17154	Irrigation Repairs 08/19/22	\$ 148.85
Fieldstone Landscape Services	100066	18380	Landscape Maintenance 12/22	\$ 10,333.00
Jayman Enterprises, LLC	100067	2305	Purchase and Install Community No Trespassing sign	\$ 1,845.59
Pasco County Utilities	100070	17651463	3950 River Otter Lane 11/22	\$ 163.48
Pasco County Utilities	100070	17651465	3707 Copperspring Boulevard 11/22	\$ 333.75
Pasco County Utilities	100070	17651616	6258 Spider Lily Way 11/22	\$ 88.50
Rizzetta & Company, Inc.	100064	INV0000073215	District Management Fees 12/22	\$ 4,199.34
Straley Robin Vericker	100068	22383	General Legal Services 11/22	<u>\$ 2,743.07</u>

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
<b>Total</b>				<b><u>\$ 20,904.51</u></b>