



Rizzetta & Company

Copperspring Community Development District

Board of Supervisors' Meeting March 12, 2024

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

www.copperspringcdd.org

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588
www.copperspringcdd.org

District Board of Supervisors

Trevor Singh	Chairman
Christina Cruz	Vice Chairman
Uberty Macias	Assistant Secretary
Tamaria Swartzbeck	Assistant Secretary
Kelly Evans	Assistant Secretary

District Manager	Sean Craft	Rizzetta & Company, Inc.
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District Counsel	John Vericker	Straley, Robin & Vericker
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District Engineer	David Hamstra	Pegasus Engineering, LLC
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All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

March 4, 2024

**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 12, 2024 at 10:00 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 of Landscape & Irrigation RFP Process
 - B. Ratification of Irrigation Repair Proposal.....Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting held on February 13, 2024Tab 2
 - B. Consideration of Operation and Maintenance Expenditures January 2024Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape and Irrigation Report.....Tab 4
 - D. District Manager.....Tab 5
 - i. Pasco County Ordinance ViolationTab 6
- 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,

Sean Craft

Sean Craft
District Manager

Tab 1

Date: February 22, 2024
Proposal #: 18129



QUOTATION

Mailing Address

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

Home Phone:

Job Address

Copperspring CDD
7127 Emerald Spring Loop
New Port Richey, FL 34653

Business Phone: 813-793-8814

Job Summary:

Proposal to complete the following irrigation repairs found during the monthly inspection

(5) hrs of Labor

(5) broken heads

(11) clogged nozzles

(4) raised heads

(1) broken lateral

Irrigation Repairs & Enhancements**\$871.52**

Quantity	Description	Unit
5.00	Hunter Spray Kit - 6"	ea
1.00	Lateral Line Repair Kit - 2"	ea
11.00	Nozzle	ea

Quote Total: \$871.52

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Copperspring CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: Sean Craft **Date:** 2/23/24
Copperspring CDD

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

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, February 13, 2024, at 10:08 a.m.** at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Trevor Singh	Board Supervisor, Chair
Kelly Evans	Board Supervisor, Assistant Secretary
Uberty Macias	Board Supervisor, Assistant Secretary
Christina Cruz	Board Supervisor, Assistant Secretary

Also Present were:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Wesley Elias	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
Mike Bruegger	District Engineer, Pegasus Engineering
David Hamstra	District Engineer, Pegasus Engineering
Bobby Williamson	Representative, Fieldstone Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board requested that \$3000 be factored into the FY 2024/25 budget for community pressure washing.

THIRD ORDER OF BUSINESS**Consideration of Landscape Maintenance
Renewal 2024**

The Board requested that the discussion be tabled until the May 2024 meeting and that John Torborg be invited to the March 2024 meeting where he can explain the Landscape RFP process to the Board at that time.

FOURTH ORDER OF BUSINESS**Consideration of Landscape Sod
Proposals**

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

FIFTH ORDER OF BUSINESS**Consideration of Mulch Proposal**

On a Motion by Ms. Evans, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the Fieldstone Mulch proposal in the amount of \$5,950.00, for the Copperspring Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Irrigation Pre-Approval
Addendum**

On a Motion by Ms. Evans, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved Fieldstone Irrigation Pre-Approval Addendum, District Counsel will prepare a formal addendum, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS**Ratification of Irrigation Proposals**

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors ratified the Fieldstone Irrigation proposal in the amount of \$3,653.91, for the Copperspring Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Reserve Study Proposals**

During the consideration of Reserve Study proposals, the Board requested that \$3000 be factored into the FY 2024/25 budget to spend on a full reserve study. The Board gave additional instruction to have District Management reach back out to Association Reserves to inquire as to whether the pricing would potentially increase over the next 6 months and report back to the Board.

NINTH ORDER OF BUSINESS

Ratification of Traffic Enforcement Agreement

On a Motion by Ms. Cruz, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Pasco County Traffic Enforcement Agreement, for the Copperspring Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Regular Meeting Held on January 9, 2024

On a Motion by Ms. Evans, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on January 9, 2024, for Copperspring Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for December 2023

On a Motion by Ms. Evans, seconded by Mr. Singh, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for December 2023 (\$19,143.33), for Copperspring Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Present. No report.

B. District Engineer

i. Recommendation of Repairs Along Spider Lily

This item was tabled.

The Board requested that the amount (\$12,500) be factored into the FY 2024/25 budget. District Engineer stated that the pricing on the existing proposal will be honored should the Board decide to move forward in the next Fiscal Year.

C. Landscape & Irrigation Update

D. District Manager

Mr. Craft reminded the Board of Supervisors of the next meeting that is scheduled for March 12, 2024, at 10:00 a.m. at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Mr. Craft presented the Website Compliance Report

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

On a Motion by Ms. Cruz, seconded by Mr. Macias, with all in favor, the Board of Supervisors adjourned the meeting at 10:49 a.m. for Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 3

Copperspring 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

January 2024

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,241.26**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Clearview Land Design, P.L.	100261	24-10194	Engineer Services 10/23-01/24	\$ 1,332.50
Duke Energy	100255	9100 8756 3073 12/23	6258 Spider Lily Way 12/23	\$ 30.79
Duke Energy	100262	9100 8753 4531 12/23	3980 Copperspring Blvd Irrigation & Lites 12/23	\$ 30.79
Duke Energy	100262	9100 8753 4911 12/23	6575 Moog Road Mailbox 12/23	\$ 32.17
Duke Energy	100262	9100 8756 3263 12/23	Electric Services 12/23	\$ 808.27
Duke Energy	100262	9100 9446 4850 12/23	00 Copperspring Blvd Lite PH 3 12/23	\$ 223.46
Duke Energy	100262	9100 9446 7027 12/23	6019 Soaring Osprey Way 12/23	\$ 30.79
Fieldstone Landscape Services	100258	21379	Landscape Maintenance 11/23	\$ 10,332.90
Fieldstone Landscape Services	100259	21713	Landscape Maintenance 01/24	\$ 10,332.90
Fieldstone Landscape Services	100259	21814	Mulch Install 12/23	\$ 17,002.93
Fieldstone Landscape Services	100263	21796	Irrigation Repairs 12/23	\$ 412.29
Fieldstone Landscape Services	100263	21895	Irrigation Repairs 01/24	\$ 308.31
Jayman Enterprises, LLC	100256	2864	Picket Repair 12/23	\$ 125.00

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Lutz Hotel Management, LLC	100260	011824 Lutz-249	BOS Meeting Room Rental 02/13/24	\$ 81.33
Pasco County Utilities	100257	19708431	3950 River Otter Lane - Irrigation 12/23	\$ 94.38
Pasco County Utilities	100257	19708432	6557 Water Hemlock Way 12/23	\$ 10.14
Pasco County Utilities	100257	19708434	3707 Copperspring Blvd - Irrigation 12/23	\$ 487.50
Pasco County Utilities	100257	19708580	6258 Spider Lily Way 12/23	\$ 124.02
Pasco County Utilities	100257	19708792	3980 Soaring Osprey Way 12/23	\$ 111.54
Rizzetta & Company, Inc.	100252	INV0000086438	District Management Fees 01/24	\$ 4,404.25
Rizzetta & Company, Inc.	100253	INV0000086362	Annual Dissemination Services 01/24	\$ 5,000.00
Straley Robin Vericker	100254	23942	General Legal Services 11/23	\$ 4,332.50
Straley Robin Vericker	100254	24015	General Legal Services 12/23	\$ 1,592.50
Report Total				<u>\$ 57,241.26</u>

Tab 4

(1)



Observation- Copperspring Monument

Created: Sat, 2/17/2024

Mulch installed, shrubs trimmed and turf mowed. Bed is weeded and clean

(2)



Observation- Park On Harmony Mulched

Created: Sat, 2/17/2024

Bed At park is mulched and trimmed, turf is mowed

(3)



Turf Treatment Completed On 2-15-24 And 1-30-24

Created: Sat, 2/17/2024

Turf has been treated for fungus and weeds. Continue to treat as needed and monitor recovery of turf



(4)



Turf Treatment Completed On 2-15-24 And 1-30-24

Created: Sat, 2/17/2024

Continue to monitor recovery from fungus and weeds

(5)



Observation- Bed Detail Work On 2-15-24

Created: Sat, 2/17/2024

Crew working on trimming grasses and detailing property on 2-15-24



(6)



Maint- Weeds In Bed Along Main Boulevard

Created: Sat, 2/17/2024

Pull and spray weeds in bed along main boulevard

(7)



Observation- Bed Near Pool Pond

Created: Sat, 2/17/2024

Bed is trimmed and weeded. Mulch recommended

(8)



Observation- Bed By Round About

Created: Sat, 2/17/2024

Area is mowed and sidewalks edged. Bed is mulched and shrubs trimmed

(9)



Turf Treatment Completed. 2-15-24

Created: Sat, 2/17/2024

Turf treatment completed here as well. Weeds have been sprayed and fungus treated. Monitor recovery.



(10)



Maint- Spray And Remove Weeds

Created: Sat, 2/17/2024

Bed near entrance has some weeds that need to be sprayed and removed

(11)



Observation- Turf And Beds Along Main Boulevard

Created: Sat, 2/17/2024

Turf is mowed, edged and constant in color. Weeding of bed completed on 2-15-24

(12)



RFP- Main Entrance Install Plants On End Of Island Bed

Created: Sat, 2/17/2024

Install plants, ground cover or sod at Entrance island

(13)



RFP- Install Ground Cover Or Plants In Empty Bed

Created: Sat, 2/17/2024

Install ground cover or plants on end of island



(14)



RFP- Tree - Trim And Clean Up Palms

Created: Sat, 2/17/2024

Trim and clean up palms - remove dead branches

(15)



Observation- Trim Up Palms, Add Mulch To Planting Bed

Created: Sat, 2/17/2024

February 2024

Date: Feb 20, 2024 6:26 am
Inspector: Nestalier Arronte

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 1 (Copperspring monument)
Location	Exit side at SR54 near monument - pool code 0303
Model	
Modules	30
Controller ID	74855

Water Days as of Feb 20, 2024	
Program A	Sun , Mon , Wed , Thur , Fri
Program B	Sun , Mon , Wed , Thur , Fri
Program C	
Program D	

Notes
Repairs were made up to zone #16, the rest of the damage needs repair

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Exit side State road 54	Pass									
2	Exit side monument sign	Pass						8			
3	North of water hammock way	Pass						1			
4	Exit side fence North water hammock way	Pass									
5	Median Island at State road 54	Pass	9								
6	Exit side curb at State road 54	Pass	3								
7	Entry side curb at State road 54	Pass	3								
8	Exit side north of water hammock way	Pass	2								
9	North curb water hammock way	Pass	1			1					
10	East curb of Gainersprings and northwest corner water hammock way	Pass	3								
11	North fence of water hammock way, East fence Gainer springs and median Island	Pass						2			
12	Southside water hammock way, sidewalk along Gainer springs	Pass									
13	Southeast corner water hammock way and copper spring	Pass			1						

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Southeast curb water hammock way and copper spring	Pass									
15	East fence and median Island South of water hammock way	Pass						4			
16	West curb south of copper springs and water hammock way	Pass	3		1	1					
17	West sidewalk of copper springs to State road 54	Pass			1						
18	Each side along fence	Pass									
19	Eastside along fence	Pass									
20	East fence south of zone 15	Pass						4			
21	Eastside copper springs south of water hammock way	Pass			1						
22	East fence south of zone 20	Pass									
23	East fence south of water hammock way	Pass									
24	Eastside copper springs south of zone 21	Pass							1		
25	East bent south of zone 22	Pass									
26	East curb copper springs south of zone 16	Pass			1	1					
27	East fence of copper springs south of zone 25	Pass						2			
28	East fence copper springs North of Moog road	Pass									
29	Easter copper springs North of Moog road	Pass									
30	East fence north of Moog road	Pass									
31	Northeast corner copper springs and mood road	Pass									
32	Northeast corner copper springs and Moog road	Pass									
33	North curb of Moog road East of copper springs	Pass	3								
34	North of Moog road East of copper springs	Pass				1					
35	East side mailbox parking Moog road and roundabout	Pass									
36	Eastside mailbox parking at Moog road	Pass									
37	East curb mailbox parking and roundabout	Pass									
38	Westside mailbox parking and along fence at homes	Pass									
39	West curb a mailbox parking	Pass									
40	Open	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
41	Westside pool	Pass									
42	West of the pool	Pass									
43	West and back of pool	Pass									
44	West and back of pool	Pass									
45	West and back to pool	Pass									
46	West and back of pool	Pass									
47	The front of pool	Pass									
48	East of pool	Pass									
49	East and back of pool	Pass									
50	East and back a pool	Pass									
51	Playground- not used	Pass									
52	East and back a pool	Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60	Lift station at Moog road and Hanover	Pass									
61	Lift station at Moog road and Hanover	Pass									

Zone #2 - 02-20-24 6:29 am CST



Zone #2 - 02-20-24 6:30 am CST



Zone #2 - 02-20-24 6:30 am CST



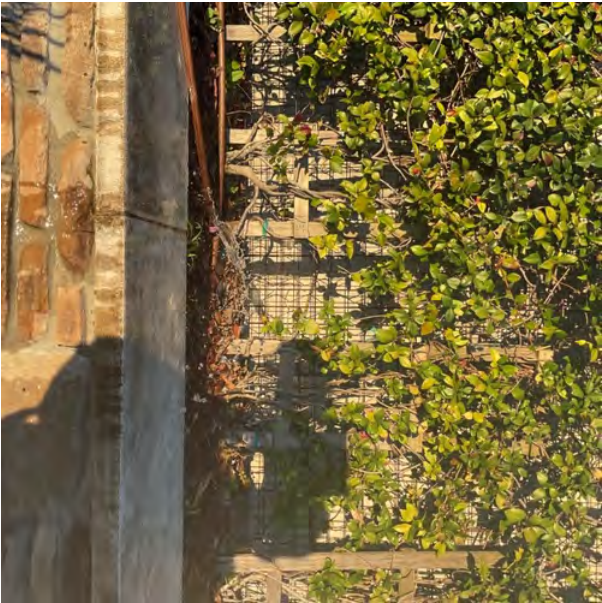
Zone #2 - 02-20-24 6:31 am CST



Zone #2 - 02-20-24 6:31 am CST



Zone #2 - 02-20-24 6:35 am CST



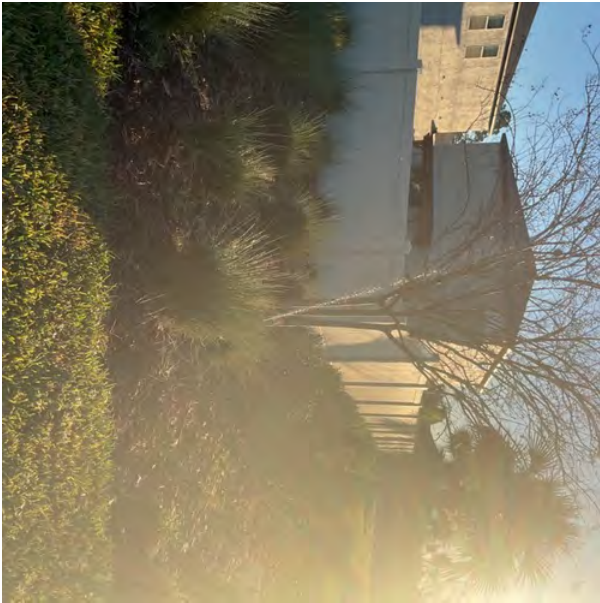
Zone #2 - 02-20-24 6:38 am CST



Zone #2 - 02-20-24 6:38 am CST



Zone #3 - 02-20-24 6:43 am CST



Zone #9 - 02-20-24 7:09 am CST



Zone #11 - 02-20-24 7:20 am CST



Zone #15 - 02-20-24 7:33 am CST



Zone #15 - 02-20-24 7:33 am CST



Zone #15 - 02-20-24 7:34 am CST



Zone #15 - 02-20-24 7:35 am CST



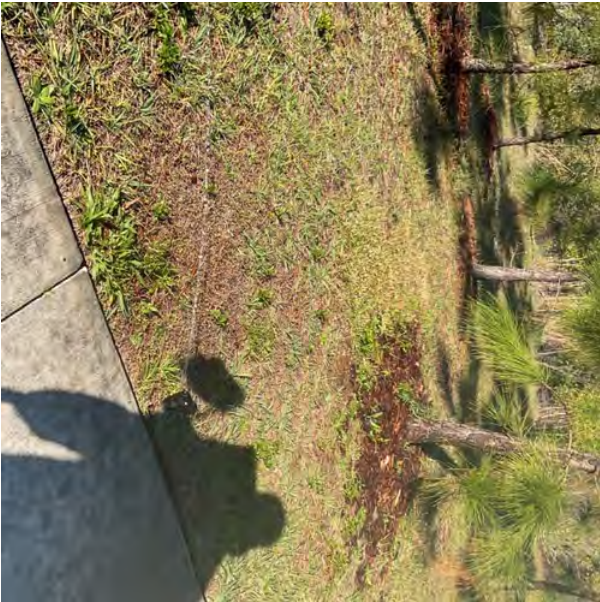
Zone #16 - 02-20-24 7:39 am CST



Zone #16 - 02-20-24 7:41 am CST



Zone #17 - 02-20-24 8:21 am CST



Zone #20 - 02-20-24 8:27 am CST



Zone #20 - 02-20-24 8:29 am CST



Zone #20 - 02-20-24 8:30 am CST



Zone #20 - 02-20-24 8:30 am CST



Zone #21 - 02-20-24 8:41 am CST



Zone #24 - 02-20-24 9:09 am CST



Zone #26 - 02-20-24 9:15 am CST



Zone #26 - 02-20-24 9:16 am CST



Zone #27 - 02-20-24 9:31 am CST



Zone #27 - 02-20-24 9:32 am CST



Zone #34 - 02-20-24 11:19 am CST



February 2024

Date: Feb 20, 2024 2:08 pm
Inspector: Nestalier Arronte

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 2 (River otter In)
Location	Emerald spring and river otter
Model	
Modules	5
Controller ID	74856

Water Days as of Feb 20, 2024	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Need repairs

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Curb along emerald spring & river otter In, North curb	Pass				1					
2	Curb along emerald spring, East curb	Pass			1	1					
3	Northeast and East bed	Pass									
4	Emerald springs sidewalk	Pass			1						
5	Center turf area river otter In	Pass									
6	South and East sidewalk	Pass									
7	West sidewalk	Pass									
8	West curb along River otter	Pass									
9	All trees	Pass									
10	Northwest and West beds	Pass									

Zone #1 - 02-20-24 2:19 pm CST



Zone #2 - 02-20-24 2:22 pm CST



Zone #2 - 02-20-24 2:22 pm CST



Zone #4 - 02-20-24 2:27 pm CST





powered by SmartLink Network ®

February 2024

Date: Feb 20, 2024 2:51 pm

Inspector: Nestalier Arronte

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 3 (Spider lily way)
Location	Spider Lily way & Hanover dr)
Model	
Modules	5
Controller ID	74857

Water Days as of Feb 20, 2024	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Need repair

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Hanover entry near Halifax	Pass									
2	Park area at spider Lily	Pass									
3	Curb	Pass	3		1						
4	Along sidewalk	Pass	1								
5	Along sidewalk	Pass			1						
6	Center turf field	Pass									
7	Center turf field	Pass									
8	Along fence	Pass									
9	East end	Pass									
10	Park fence, East end, Center	Pass						2			
11	Along sidewalk and West end	Pass									

Zone #3 - 02-20-24 3:02 pm CST



Zone #5 - 02-20-24 3:05 pm CST



Zone #7 - 02-20-24 3:10 pm CST



Zone #10 - 02-20-24 3:16 pm CST



Zone #10 - 02-20-24 3:16 pm CST



Zone #11 - 02-20-24 3:18 pm CST



February 2024

Date: Feb 21, 2024 6:22 am

Inspector: John Lopez

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 4 (Soaring Osprey way)
Location	Exit side at Madison and soaring osprey
Model	
Modules	5
Controller ID	84012

Water Days as of Feb 21, 2024	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed. Seasonal adjustment 75%

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Open	Pass									
2	Entrance along Madison	Pass									
3	Entrance curb	Pass									
4	Entrance side along fence	Pass									
5	All trees	Pass									
6	Exit side along fence	Pass									
7	Exit side along Madison	Pass									
8	Exit side curb	Pass									
9	Along fence at Golden shiner Lane	Pass									
10	Along golden shiner Lane	Pass									
11	A long curb of golden shiner Lane	Pass									

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 9, 2024 @ 10:00AM

District Manager's Report

March 12

2024

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FINANCIAL SUMMARY

1/31/2024

General Fund Cash & Investment
Balance: \$449,494

Reserve Fund Cash & Investment
Balance: \$20,000

Debt Service Fund Investment
Balance: \$785,311

**Total Cash and Investment
Balances: \$1,254,805**

General Fund Expense Variance: \$30,743 Under Budget

Tab 6

From: Phillip A. Woodruff <pwoodruff@pascocountyfl.net>
Sent: Wednesday, February 21, 2024 3:50 PM
To: Debby Bayne-Wallace <dbwallace@rizzetta.com>
Subject: [EXTERNAL]Code Compliance Warning re: Copperspring CDD

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good afternoon Ms. Wallace,

Attached to this email, please find a Pasco County Code Compliance warning regarding the Copperspring CDD-owned parcel (ID number 21-26-16-0000-00100-0041). The specific area of known violation is outlined on the warning.

Please reach out to me directly if you have any questions; my cell number is below.

Respectfully,



Phil Woodruff
Code Compliance Officer
Code Compliance Department
Pasco County
P 727-847-8171 EXT 7217
C 727-992-9329
7508 Little Road
New Port Richey, FL 34654
pwoodruff@pascocountyfl.net
www.pascocountyfl.net



PASCO COUNTY ORDINANCE VIOLATION WARNING NOTICE

Case Number(s): CE-24-002760		Inspection Date: 2/21/2024	
Location of Violation: Parcel ID # 21-26-16-0000-00100-0041 (located SW of intersection of SR 54 and Celtic Dr)			
Name and Address of Property Owner: COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT 3434 COLEWELL AVE STE 200 TAMPA, FL 33614-8390		License/ID Number:	
		DOB:	Telephone Number: 813-994-1001
		Height:	Weight:
In Care Of (For Corporation, LLC, LP): DEBBY WALLACE, CDD MANAGER (VIA EMAIL DBWALLACE@RIZZETTA.COM)			
Name and Address of Responsible Party: (If different from property owner)		License/ID Number:	
		DOB:	Telephone Number:
		Height:	Weight:

The above-named did violate the following Pasco County Ordinance(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Accumulation of Junk and Debris 530.8 (II) | <input type="checkbox"/> Commercial Vehicles/Equipment 530.16 (VI) |
| <input type="checkbox"/> RVs, Boats, and Trailers 530.5 (II) | <input type="checkbox"/> Lack of Posted Address 901.9.F (VI) |
| <input type="checkbox"/> Zoning Violation (VI) | <input type="checkbox"/> Fence Violations 1003. (II) |
| <input type="checkbox"/> Inoperative/Unlicensed Vehicles 106-54 (II) | <input type="checkbox"/> Business Tax Receipt 102-41 (VI) |
| <input type="checkbox"/> Overgrown Conditions 42-1 a 1 (I) | <input type="checkbox"/> Tree Removal Without Permit 802 (VI)/(VII) |
| <input type="checkbox"/> Sign Ordinance Violation 406 () | <input type="checkbox"/> Unmaintained Swimming Pool 18-103(mm) (VI) |
| <input type="checkbox"/> | <input type="checkbox"/> |

Facts Constituting the Probable Cause: An accumulation of trash and debris was observed on the undeveloped parcel. The debris was specifically visible from the right-of-way along Celtic Drive, just south of State Road 54. The debris includes discarded furniture, tarps, mattresses, bicycle parts, and other miscellaneous consumer goods and trash.

Necessary Correction Action to Comply: Remove and properly dispose of trash and debris from the property.

This is an action for governmental abatement, prohibition, prevention, or remediation of a public nuisance at common law and/or a noxious use of private property. **If not corrected prior to reinspection, civil penalty (including surcharge) for various classes listed below:**

- | | | |
|---|---|---|
| <input type="checkbox"/> Class I = \$150.00 | <input checked="" type="checkbox"/> Class II = \$125.00 per day | <input type="checkbox"/> Class III = \$100.00 |
| <input type="checkbox"/> Class IV = \$50.00 | <input type="checkbox"/> Class V = \$25.00 | <input type="checkbox"/> Class VI = \$500.00 |
| <input type="checkbox"/> Class VII = \$250.00 | | |

Failure to correct the above-referenced ordinance violation(s) within 30 calendar day(s) can result in the issuance of a citation to appear in County court and may include fines up to \$500.00 per offense plus court cost.

_____ (Signature of Violator)	<u>02/21/2024</u> Date	<input checked="" type="checkbox"/> Notice Mailed
P. Woodruff Code Compliance Officer	<u>14937</u> ID Number	