

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

**BOARD OF SUPERVISORS
MEETING
FEBRUARY 24, 2015**

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 24, 2015 9:30 a.m.**

Cordoba Ranch Model Center located at
2516 Cordoba Ranch Blvd. Lutz, FL 33559

District Board of Supervisors	Barry Karpay Garth Noble Heather Jaxheimer-Mills Matt Lovo Rick Woodley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Joseph Roethke	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar or Tracy Robin	Straley & Robin
District Engineer	Todd Amaden	Landmark Engineering, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **9:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

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

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

February 16, 2015

**Board of Supervisors
Cordoba Ranch Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held on **Tuesday, February 24, 2015 at 9:30 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 27, 2015Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for January 2015Tab 2
- 4. BUSINESS ITEMS**
 - A. Pond Update.....Tab 3
 - B. Consideration of Proposal for Erosion Repair and Grate Replacement.....Tab 4
 - D. Landscaping Update
 - E. Consideration of Proposal for Landscape Enhancements from ValleyCrest.....Tab 5
 - F. Consideration of Proposal for Website ServicesTab 6
 - G. Consideration of Proposal for Public Facilities ReportTab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 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,

Joseph Roethke

Joseph Roethke
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The SPECIAL meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on **Tuesday, January 27, 2015 at 3:00 p.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	Board Supervisor, Chairman
Garth Noble	Board Supervisor, Vice Chairman
Rick Woodley	Board Supervisor, Assistant Secretary
Matt Lovo	Board Supervisor, Assistant Secretary
Heather Jaxheimer-Mills	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Todd Amaden	Landmark Engineering
Debi Hudrlik	Standard Pacific Homes

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular and Landowner
Meetings held on November 25, 2014**

<p>On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular and Landowner Meetings held on November 25, 2014 for Cordoba Ranch Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for November
and December 2014**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2014 (\$13,789.11) and December 2014 (\$49,535.50) for Cordoba Ranch Community Development District.

(Mr. Woodley arrived while the meeting was in progress at 3:05p.m.)

FIFTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Officers**

Mr. Roethke administered the oath to Mr. Woodley, and Mr. Woodley responded in the affirmative. Mr. Roethke also noted that Mr. Woodley is eligible to receive \$200.00 compensation to attend Board meetings, up to a maximum of \$4,800.00 per year. Mr. Woodley declined compensation.

SIXTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond inspection report to the Board. There were some minor issues with algae over the past month, but those have since been treated. Mr. Roethke noted that the fountain installation is tentatively scheduled for the first week of February. A discussion ensued regarding several items within the report. The Board would like to have ValleyCrest bush hog the area around pond # 320 and also remove excess trash around pond # 200.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Storm Grate
Replacement**

Mr. Roethke presented a proposal to replace a storm grate on pond # 240A. The Board would like to see additional quotes for this item before approving this proposal.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Erosion
Repair for Pond #110**

Mr. Roethke presented a proposal for erosion repair at pond #110. The Board would like to see additional quotes for this item, as well as, for erosion repair for pond #130 before approving this proposal.

NINTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke provided an update on several landscape issues from the previous meeting. Most notably, Mr. Roethke reached out to Cornerstone regarding the magnolia trees that are not performing well. Cornerstone mentioned that these trees were installed in early 2013 and are out of warranty. Field Operations Manager, Tyree Brown, who is a certified arborist, still maintains that these trees were planted too deep. Cornerstone responded that the soils in the islands where these are planted are not percolating and are restrained by the curbs, which causes a constant wet condition and will drown the trees. The Board would like to see a solution for how to resolve this issue, including whether or not the trees can survive if they are re-planted higher. If so, they would like to see a plant count and a proposal from ValleyCrest.

TENTH ORDER OF BUSINESS

Ratification of Erosion Repair Proposals

Mr. Roethke presented a proposal for erosion repair that requires Board ratification.

On a Motion by Mr. Noble, seconded by Mr. Woodley, with all in favor, the Board ratified the proposals from ValleyCrest for erosion repair on pond # 210 and tree removal on pond # 120 at a total cost of (\$1,075.00) for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal to Remove and Replace Pine Trees

Mr. Roethke presented a proposal to remove and replace pine trees that requires Board ratification.

On a Motion by Mr. Noble, seconded by Mr. Woodley, with all in favor, the Board ratified the proposals from ValleyCrest to remove and replace 2 pine trees at a total cost of (\$710.00) for Cordoba Ranch Community Development District.

Mr. Roethke also distributed a proposal from ValleyCrest to rake out soil and replace 200 sq. feet of bahia sod at pond #180. This is to repair some hog damage.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board approved the proposal from ValleyCrest for sod repair at pond # 180 at a total cost of (\$200.00) for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Compatibility Plan with
Cypress Creek Nature Preserve**

Mr. Roethke presented a document regarding a compatibility plan with Cypress Creek Nature Preserve to the Board. Mr. Amaden added additional comments regarding the details of this agreement. This is a county requirement that was not signed by the original developer. Mr. Amaden entertained various questions from the Board. Mr. Robin suggested several minor changes to be made to the document.

On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board approved the Compatibility Plan with Cypress Creek Nature Preserve, pending review by District Counsel with execution by Board Chair for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding No Trespassing/
Fishing Signs on CDD Ponds**

Mr. Roethke informed the Board that there is a resident that requested No Trespassing/No Fishing signs be installed on the ponds near his home. Mr. Roethke presented a proposal for sign installation and reviewed that with the Board. A discussion ensued. As a stop-gap measure, the Board will ask the developer to install No Trespassing signs on the vacant lots next to this resident's home. Mr. Roethke will follow up with the Sheriff's office for information regarding sign placement and enforcement.

FOURTEENTH ORDER OF BUSINESS

**Consideration of District Counsel
Engagement Letter**

Mr. Roethke presented an updated engagement letter from District Counsel. Mr. Robin added some comments regarding the details of this letter.

On a Motion by Mr. Noble, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board approved District Counsel's engagement letter for Cordoba Ranch Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

Consideration of Proposal for Website Services

Mr. Roethke presented a proposal from Rizzetta Technology Services for CDD website services. A discussion ensued regarding some details of the proposal and Mr. Roethke entertained various questions from the Board. The Board would like to request District Staff to inquire with Rizzetta Technology Services management regarding the possible negotiation of the initial website development price.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin discussed the status of the audit finding related to the debt service reserve requirement. Mr. Roethke distributed a letter from the trustee to the bond holders that details the issues regarding the reserve requirement and noted that Rizzetta's accounting team is following up with the auditor to see if this is sufficient enough to remove the finding from future audits.

Mr. Robin also discussed details of the Sunshine Law, Public Records Law, and Code of Ethics for the benefit of the newer members of the Board of Supervisors.

B. District Engineer
No report.

C. District Manager

Mr. Roethke noted that the next regularly scheduled meeting will be held on Tuesday, February 24, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Hudrlik mentioned that the CPC monitoring report is due in February. Mr. Roethke will follow up with vendor on the status of this.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Noble seconded by Ms. Jaxheimer-Mills, with all in favor, the Board adjourned the meeting at 4:33pm for Cordoba Ranch Community Development District.
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Tab 2

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures January 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2015 through January 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,095.78**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Cordoba Ranch Community Development District

Paid Operation & Maintenance Expenses

January 1, 2015 Through January 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	1389	1236094	Aquatic Service 01/15	\$ 975.00
Armstrong Environmental Services, Inc.	1384	10225	Lake/Wetland Services 12/14	\$ 850.00
Envera Systems	1387	635258	Gate Access Monitoring 02/15	\$ 915.00
Florida Department of Revenue	1385	Sales Tax 10/14-12/14	Sales & Use Tax 10/14-12/14	\$ 3.27
Landmark Engineering & Surveying Corporation	1388	2130093.13	Engineering Services 12/14	\$ 250.00
Rizzetta & Company, Inc.	1379	17454	District Management Services 01/15	\$ 3,776.75
Straley & Robin	1380	11633	General/Monthly Legal Services 12/14	\$ 238.30
Tampa Electric Company	1381	Summary 12/14	Electric Summary 12/14	\$ 4,612.54
ValleyCrest Landscape Maintenance	1382	4663800	Irrigation Maintenance and Repairs	\$ 3,937.68
ValleyCrest Landscape Maintenance	1382	4664468	Fill and Sod	\$ 1,075.00
ValleyCrest Landscape Maintenance	1386	4666506	Irrigation Maintenance and Repairs	\$ 1,375.00
ValleyCrest Landscape Maintenance	1390	4675369	Grounds Maintenance 01/15	\$ 7,962.25
Verizon	1383	0671704134 01/15	Acct# 0671704134 01/15	<u>\$ 124.99</u>
Report Total				<u>\$ 26,095.78</u>



Remit To:

100 N Conahan Drive
 Hazleton, PA 18201
 570-459-1112 FAX 570-459-0321
 www.dbiservices.com/aquagenix

Please include our Invoice Number on your check

Invoice

Number
 1236094

Date
 01-JAN-15

Customer PO

Cust # 67055

Cordoba Ranch CDD
 Joe Roethke
 C/O Rizzetta & Company
 3434 Colwell Avenue, #200
 Tampa FL 33614

Referral.
 Cordoba Ranch
 CDD

Quantity	Description	Unit Price	Amount
1	Aquatics Service	975.00	\$975.00
<div style="text-align: right;"> RECEIVED JAN 05 2015 Date Rec'd Rizzetta & Co., Inc. _____ VM approval <u>gr</u> Date <u>1/9</u> Date entered <u>JAN 08 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Book # _____ </div>			
		Subtotal	\$975.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$975.00

Central Florida Branch Office
 St. Cloud, FL
 (407) 892-0136

Southeast Florida Branch Office
 Fort Lauderdale, FL
 (954) 943-5118

West Central Florida Branch Office
 Sarasota, FL
 (941) 371-8081

Southwest Florida Branch Office
 Ft. Myers, FL
 (239) 561-1420

West Palm/Treasure Coast Office
 West Palm Beach, FL
 (561) 881-1291

Tampa Bay Area Branch Office
 Tampa, FL
 (813) 627-8710

North Florida Branch Office
 Jacksonville, FL
 (904) 262-2001

Carolinas Branch Office
 Myrtle Beach, SC
 (843) 651-9220

Armstrong Environmental Services, Inc.

Invoice

P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
1/3/2015	10225

Bill To
Cordoba Ranch CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Due Date	P.O. No.	Terms	Project
1/3/2015		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Dates:12-29-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 12-29-14	300.00	300.00
Please place Customer Number and Invoice Number on all checks.		Total	\$850.00

RECEIVED
JAN 06 2015
Date Rec'd Hizzetta & Co., Inc.
I/M approval GR Date 1/9
Date entered JAN 08 2015
und 001 GL 53800 OC 4606

M. J. Dwyer BPD

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Invoice / Statement	
Invoice Number 635258	Date 01/02/2015
Customer Number 300068	Due Date 02/01/2015

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		635258	02/01/2015
Quantity	Description	Rate	Amount	
<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>				
1.00	Gate Access Monitoring	775.00	775.00	
	736, 02/01/2015 - 02/28/2015			
1.00	Additional Residents	140.00	140.00	
	736, 02/01/2015 - 02/28/2015			
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$915.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Service: (941) 556-0734

RECEIVED
JAN 12 2015
 Date Rec'd Rizzetta & Co., Inc.
 O/M approval gr Date 1/2
 Date entered JAN 14 2015
 Fund 001 GL 52900 OC 4904
 Check # 4712

Date	Invoice #	Description	Current Invoice	Balance Due
01/02/2015	635258	Alarm Monitoring Services	\$915.00	\$915.00

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Return Service Requested

Invoice / Statement	
Invoice Number 635258	Date 01/02/2015
Customer Number 300068	Due Date 02/01/2015

Net Due: \$915.00

Amount Enclosed: _____

*****MIXED AADC 440
 016240
 CORDOBA RANCH CDD
 C/O RIZZETTA & CO
 ATTN: MATTHEW HUBER
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

REMIT TO:

ENVERA
 PO BOX 2086
 HICKSVILLE NY 11802-2086

Certificate Number: 39-8016521249-2 SALES AND USE TAX RETURN
Florida

HD/PM Date: / / DR-15 R. 07/12

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Collected
A. Sales/Services	46.73	.	46.73	3.27
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.

Transient Rental Rate: .0600 Surtax Rate: .0100

Collection Period:
OCT - DEC 2014

CORDOBA RANCH COMMUNITY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST

5. Total Amount of Tax Collected	3.27
6. Less Lawful Deductions	.
7. Total Tax Due	3.27
8. Less Est Tax Pd / DOR Cr Memo	.
9. Plus Est Tax Due Current Month	.
10. Amount Due	3.27
11. Less Collection Allowance	E-file/E-pay Only
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	3.27

Due: JAN 01 2015
Late After: JAN 20 2015

Do not write in the space below.

☐ Check here if payment was made electronically.

0500 0 20141231 0001003031 5 4000001652 1249 6

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Jim R
Signature of Taxpayer
813, 933-5571
Telephone Number

1/12/15
Date

Modia Paladino
Signature of Preparer
813, 933-5571
Telephone Number

1/12/15
Date

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).
15(d). Total Amount of Discretionary Sales Surtax Collected (included in Column 4)	15(d). 46
16. Total Enterprise Zone Jobs Credits (included in Line 6)	16.
17. Taxable Sales/Untaxed Purchases of Electric Power or Energy (included in Line A)	17.
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.
19. Taxable Sales from Amusement Machines (included in Line A)	19.
20. Rural and/or Urban High Crime Area Job Tax Credits	20.
21. Other Authorized Credits	21.

RECEIVED

JAN 12 2015

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval GR Date 1/13

Date entered - - JAN 12 2015

Fund 001 612020400

Check # _____

MR. JOE ROETHKE
CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY, INC.
3434 COLWILL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

INVOICE
NO. 2130093.13
ACCOUNT # 50084
DATE 1/15/15

For Professional Services Rendered Thru: 1/3/15



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

PREPARE & SUBMIT NR(O) APPLICATION FOR RETAINING WALL

2.0	Hours Professional Engineer @	\$125.00 /Hr.	\$250.00
-----	-------------------------------	---------------	----------

TOTAL THIS INVOICE \$250.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JAN 15 2015

D/M approval gr Date 1/20

Date entered JAN 16 2015

Fund 001 6151300 003103

Check # _____

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
1/1/2015	17454

BILL TO
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,737.25	1,737.25
ADMIN	Administrative Services		491.00	491.00
ACTG	Accounting Services		1,057.50	1,057.50
FC	Financial Consulting Services		491.00	491.00
	<p>Services for the period January 1, 2015 through January 31, 2015</p> <p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>DEC 29 2014</u></p> <p>O/M approval <u>GR</u> Date <u>1/5</u></p> <p>Date entered <u>DEC 30 2014</u></p> <p>Fund <u>001</u> <u>G51300</u> <u>OC various</u></p> <p>Check # _____</p>			
			Total	\$3,776.75

3100
3101
3201
3111

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
SUITE 200
TAMPA, FLORIDA 33614

RECEIVED

DEC 26 2014

December 22, 2014
Client: 001286
Matter: 000001
Invoice #: 11633

Page: 1

RE: GENERAL

For Professional Services Rendered Through December 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
11/24/2014	LH	REVIEW EMMA RE STATUS OF FILINGS OF QUARTERLY CONTINUING DISCLOSURE REPORTS.	0.2	
11/25/2014	TJR	CONTACT W. BLOOM RE REMINDER ON TRUSTEE'S LETTER TO AUDITOR; REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING.	0.7	
Total Professional Services			0.9	\$238.00

PERSON RECAP

Person	Date entered	Hours	Amount
TJR Tracy J. Robin	DEC 30 2014	0.7	\$210.00
LH Lynn Hoodless		0.2	\$28.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/15/2014	Photocopies (2 @ \$0.15)	\$0.30
Total Disbursements		\$0.30

December 22, 2014
Client: 001286
Matter: 000001
Invoice #: 11633

Page: 2

Total Services	\$238.00	
Total Disbursements	\$0.30	
Total Current Charges		\$238.30
PAY THIS AMOUNT		\$238.30

Please Include Invoice Number on all Correspondence

Cordoba Ranch CDD		TECO				DEC 14
Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	12/24/14	01/18/15	\$ 95.76	11/20/14-12/22/14	2502 Cordoba Ranch BL	4301
1661 0631100	12/24/14	01/18/15	\$ 23.33	11/19/14-12/22/14	3045 Cordoba Ranch BL PMP	4301
1661 0598302	12/24/14	01/18/15	\$ 41.62	11/20/14-12/22/14	2802 Cordoba Ranch BL	4301
1661 0625050	12/24/14	01/18/15	\$ 4,451.83	11/20/14-12/22/14	Street Lights PH1 & 1A	4307
TOTAL						
53100	4301	\$160.71	GL	Utility		
53100	4307	\$4,451.83	GL	Street Lights		
		\$4,612.54				

Date Rec'd Hizzetta & Co., inc. _____

D/M approval SR Date 1/9

Date entered DEC 30 2015

Fund 001 GL 53100 004301/4307

Check # _____

Visit our
Web site at
tampaelectric.com
1971-14044

Average kWh per day

Dec 2014	25
Nov	43
Oct	58
Sep	59
Aug	61
Jul	61
Jun	59
May	44
Apr	48
Mar	58
Feb	41
Jan	34
Dec 2013	49

**Visit Tampa Electric's
Viewing Center**

A destination like no other in West Central Florida, Tampa Electric's Manatee Viewing Center is much more than a place for free environmental education and fun. All ages can enjoy gardens, boardwalks and - when Tampa Bay water temperature is 68 degrees Fahrenheit or colder, lots of manatees! At **tampaelectric.com/manatee**, use our Web cams to help you plan your visit.

December Billing Information:

719855

CORDOBA RANCH COMMUNITY
2502 CORDOBA RANCH BL
LUTZ FL 33559-0000

Account Number
1661 0623270

Statement Date
Dec 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
H83726	27455	26649	806	1	

Next Read Date On Or About Jan 22, 2015 Total kWh Purchased **806**

Account Activity	Explanation	Charge	Total
Previous Balance		112.49	
Payments Received - Thank You	As of December 24, 2014	-112.49	
			\$0.00

New Charges Due by Jan 18, 2015 **Service from Nov 20 to Dec 22**

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	806 kWh @ \$.05913/kWh	47.66	
Fuel Charge	806 kWh @ \$.03910/kWh	31.51	
Electric Service Cost		\$97.17	
Florida Gross Receipts Tax	Based on \$97.17	2.49	
This Month's Charges			\$99.66

Amount not paid by due date may be assessed a late payment charge.

Interest On Deposit	-24.00	
Total Miscellaneous Charges		\$24.00 CR

Non-Energy Charges	Zap Cap ID: 000296804	
Non-Energy Previous Balance		-9.90
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00
Non-Energy Sales Tax	(Based On \$.00)	0.00
This Month's Non-Energy Balance		\$20.10
Total Due		\$95.76

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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ate new nizzetta & CO., INC.

DEC 29 2014

/M approval _____ Date _____

ate entered _____

und _____ GL _____ OC _____

Check # _____

Visit our
Web site at
tampaelectric.com
1971-14046

Average kWh per day

Dec 2014	2
Nov	3
Oct	1
Sep	1
Aug	2
Jul	1
Jun	8
May	9
Apr	14
Mar 2014	1

**Visit Tampa Electric's
Viewing Center**

A destination like no other in West Central Florida, Tampa Electric's Manatee Viewing Center is much more than a place for free environmental education and fun. All ages can enjoy gardens, boardwalks and - when Tampa Bay water temperature is 68 degrees Fahrenheit or colder, lots of manatees! At **tampaelectric.com/manatee**, use our Web cams to help you plan your visit.

December Billing Information:

719857

CORDOBA RANCH COMMUNITY
3045 CORDOBA RANCH BL PMP
LUTZ FL 33559-0000

Account Number
1661 0631100

Statement Date
Dec 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	33 day period
K34725	01320	01242	78	1	
Next Read Date On Or About Jan 22, 2015			Total kWh Purchased		78
Account Activity		Explanation	Charge		Total
Previous Balance			26.21		
Payments Received - Thank You		As of December 24, 2014	-26.21		
					\$0.00
New Charges Due by Jan 18, 2015			Service from Nov 19 to Dec 22		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		78 kWh @ \$.05913/kWh	4.62		
Fuel Charge		78 kWh @ \$.03910/kWh	3.05		
Electric Service Cost			\$25.67		
Florida Gross Receipts Tax		Based on \$25.67	0.66		
This Month's Charges					\$26.33
Amount not paid by due date may be assessed a late payment charge.					
Interest On Deposit				-3.00	
Total Miscellaneous Charges					\$3.00 CR
Total Due					\$23.33

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

RECEIVED

date Rec'd Rizzetta & Co., Inc. **DEC 29 2014**

MM approval _____ Date _____

date entered _____

Fund _____ GL _____ OC _____

Check # _____

Visit our
Web site at
tampaelectric.com
1971-14043

Average kWh per day

Dec 2014	9
Nov	9
Oct	8
Sep	7
Aug	8
Jul	7
Jun	20
May	6
Apr	6
Mar	4
Feb	4
Jan	3
Dec 2013	7

**Visit Tampa Electric's
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December Billing Information:

719854

CORDOBA RANCH COMMUNITY
2802 CORDOBA RANCH BL
LUTZ FL 33559-0000

Account Number
1661 0598302

Statement Date
Dec 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
B67927	21717	21438	279	1	
Next Read Date On Or About Jan 22, 2015			Total kWh Purchased		279
Account Activity		Explanation	Charge	Total	
Previous Balance			44.26		
Payments Received - Thank You		As of December 24, 2014	-44.26		
				\$0.00	
New Charges Due by Jan 18, 2015			Service from Nov 20 to Dec 22		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		279 kWh @ \$.05913/kWh	16.50		
Fuel Charge		279 kWh @ \$.03910/kWh	10.91		
Electric Service Cost			\$45.41		
Florida Gross Receipts Tax		Based on \$45.41	1.16		
This Month's Charges				\$46.57	
Amount not paid by due date may be assessed a late payment charge.					
Interest On Deposit			-4.95		
Total Miscellaneous Charges				\$4.95 CR	
Total Due				\$41.62	

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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DEC 29 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

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1971-14045

December Billing Information:

719856

CORDOBA RANCH CDD
CORDOBA RANCH PH 1 & 1A
LUTZ FL 33559-0000

Account Number
1661 0625050

Statement Date
Dec 24, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		4,729.48	
Payments Received - Thank You	As of December 24, 2014	-4,729.48	
			\$0.00
New Charges Due by Jan 18, 2015		Service for 32 days from Nov 20 to Dec 22	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		179.55	
Fuel Charge	5,852 kWh @ \$.03872/kWh	226.10	
Florida Gross Receipts Tax	Based on \$405.65	10.64	
This Month's Charges			\$4,729.48
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Interest On Deposit		-277.65	
Total Miscellaneous Charges			\$277.65 CR
Total Due			\$4,451.83

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DEC 29 2014

ate Rec'd Rizzetta & Co., Inc. _____

WM approval _____ Date _____

ate entered _____

und _____ GL _____ OC _____

Check # _____



ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4663800
Invoice Date: 12/18/2014
Sales Order: 1316446
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Replace (1) faulty decoder for zones 1,2,3,4,5,6,7,8,9,10,12,13,14,15,16,17,18,29,30 & 31 and three surge arrestors and ground rods	3,937.68
<p style="text-align: right;">RECEIVED DEC 23 2014</p> <p>State Rec'd Rizetta & Co., Inc.</p> <p>WM approval <u>GR</u> Date <u>1/5</u></p> <p>Date entered <u>DEC 30 2014</u></p> <p>und <u>001 G 539000C 4609</u></p> <p>Book # _____</p>		
Total Invoice Amount		3,937.68
Taxable Amount		
Tax Amount		
Balance Due		3,937.68

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4663800
Invoice Date: 12/18/2014

Amount Due: \$ 3,937.68

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4664468
Invoice Date: 12/19/2014
Sales Order: 6032081
Cust PO #:

Project Name: Washouts

Project Description: Fill and sod

Job Number	Description	Amount
342200056	Cordoba Ranch CDD At pond 210, fill in two washouts and sod with bahia. 5 cy fill dirt, 500 sq feet of bahia At pond 120, flush cut and remove all trees around pond.	1,075.00
<p style="text-align: right;">RECEIVED DEC 23 2014</p> <p>ate Rec'd Rizetta & Co., Inc. _____ M approval <u>91</u> Date <u>1/5</u> ate entered _____ DEC 30 2014 und <u>001</u> GL <u>539020C 4650</u> Check # _____</p>		
Total Invoice Amount		1,075.00
Taxable Amount		
Tax Amount		
Balance Due		1,075.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4664468
Invoice Date: 12/19/2014

Amount Due: \$ 1,075.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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P.O. Box 404083
Atlanta, GA 30384-4083



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JAN 02 2015

Customer #: 14197254
Invoice #: 4666506
Invoice Date: 12/24/2014
Sales Order: 6011420
Cust PO #:

Project Name: Bike rack

Project Description: Bike rack install

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Re-route pipe and irrigation heads for bike rack. Run micro irrigation for new shrubs. Install 12, 7 gallon viburnum. Mulch bed.	1,375.00
<p>Date Rec'd Rizetta & Co., Inc. _____</p> <p>O/M approval <u>gr</u> Date <u>1/9</u></p> <p>Date entered _____ JAN 08 2015</p> <p>Fund <u>001</u> GL <u>5390000</u> <u>4609</u></p> <p>Check # _____</p>		
Total Invoice Amount		1,375.00
Taxable Amount		
Tax Amount		
Balance Due		1,375.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4666506
Invoice Date: 12/24/2014

Amount Due: \$ 1,375.00

Thank you for allowing us to serve you

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check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

INVOICE

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4675369
Invoice Date: 1/10/2015
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For January	7,962.25
<p style="text-align: right;">RECEIVED JAN 16 2015</p> <p>Date Rec'd Rizetta & Co., Inc. _____ Date entered <u>gr</u> Date <u>1/26</u> <u>JAN 21 2015</u> Fund <u>001</u> <u>GS 390000</u> <u>4604</u> Check # _____</p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 14197254
Invoice #: 4675369
Invoice Date: 1/10/2015

Amount Due: \$7,962.25

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

ValleyCrest Landscape Maintenance

P.O. Box 404083
Atlanta, GA 30384-4083

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614



Account Number
15 9000 0671704134 01

Amount Due
\$124.99

01/15

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Use Online Support
And More

Account Information

Statement Date: 12/22/14
CORDOBA RANCH CDD
Customer Account: 0671704134

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Account Summary

Previous Balance	\$124.99
Payment Received Dec 18	-\$124.99
Balance Forward	\$0.00

New Charges

Current Activity	\$124.99
Total New Charges Due by January 15, 2015	\$124.99

Total Amount Due \$124.99

Date Rec'd Rizzella & Co., Inc. _____

O/M approval *f* Date 1/5
DEC 30 2014

Date entered _____
Fund 001 of 54102 of 04102

Check # _____

Want Automatic Payment?

Enroll below or at Verizon.com to authorize your financial institution to deduct the amount of your monthly bill from the account associated with your enclosed check and send payment directly to Verizon. To discontinue Automatic Payment, call Verizon. Please keep a copy of this authorization.

Please return remit slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number: 15 9000 0671704134 01

Amount Due: \$124.99

122214

Make check payable to Verizon

\$

By signing above I verify that I have reviewed and accepted the terms and conditions at verizon.com/autopayterms for automatic bill payment

00001840 01 AV 0.378 VF122211 0009 XX
CORDOBA RANCH CDD
STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390



VERIZON
PO BOX 920041
DALLAS TX 75392-0041

15 9000 0671704134 01N00000000000 00000012499 04



Account Number
15 9000 0671704134 01

Page
2 of 3

Current Activity

Monthly Charges

12/22 1/21 FiOS Internet 75M/75M - 2YR 124.99

Monthly Charges Subtotal \$124.99

Current Activity Total \$124.99

Total New Charges \$124.99

Legal Notices

Payment by Check

Paying by check authorizes check processing or use of the check information for a one-time electronic fund transfer from your account. For all payments using bank account information, we may retain the information to send you electronic refunds or enable your future electronic payments to us (to opt out, call 1-888-500-5358).

Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Jan 22, 2015.

Correspondence

Go to verizon.com/bizcontact or mail to PO Box 33078, St. Petersburg, FL 33733

Service Providers

Verizon FL provides regional, local calling and related features, other voice services, and FiOS TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and FiOS TV equipment. FiOS is a registered mark of Verizon Trademark Services LLC.

Disconnection of Basic Local Service

You must pay \$124.99 to avoid disconnection of your basic local service.

Bankruptcy Information

If you are or were in bankruptcy, this statement may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.



Need-to-Know Information

Customer Proprietary Network Information (CPNI) Notice for Residential, Small and Medium Business Customers

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit verizon.com for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

Make Account Management A Simple Task

We know that our small business customers (less than 20 employees) like you have a lot on your minds. That's why Verizon has simplified online account management, so that you can access your Verizon phone, Internet, TV and applications with one user ID and password. Explore the tools that will let you view, print and analyze billing statements, set-up Paper-Free Billing and Auto Pay, as well as access your Verizon email. Plus, you can get technical support, earn and redeem Small Biz Rewards Points, get special discounts and much more. We simplified your account management so that you can focus on the bigger picture. Sign in or register at verizon.com/mybizlearn today.

And it's a similar story with our medium business customers (20 or more employees) like you who also have a lot on your mind. Explore the tools that cater to your business needs, allowing you to get order status around the clock, receive email notification when your invoice is ready so you can download or print it, and select paperless billing and pay online. You can also create, view and review the status of a repair ticket without making a phone call, as well as gain access from a mobile device or tablet, which means you are connected to your business at all times. Register today in the Business Sign-In area at verizonenterprise.com and keep your business running smoothly.

Tab 3



02/16/2015

The following report is for February to illustrate what has changed from January and what to expect through March and the coming months.

The photos this month were taken on Wednesday 02/11/2015.

Algae was noted in many ponds throughout, not all, but this will be the focus of February's treatment which was not completed at the time of the photos. We are onsite today Monday the 16th to address this. None of the blooms were severe only 5-10% in most cases. Overall the ponds are doing well with a couple minor weed issues noted below.

Due to very wet conditions last Wednesday, there are three pond photo's not included this month because of access concerns.


Both entrance fountains have been installed. Mandy Electric who was contracted to provide the electric hook up is was expected to complete their portion of the project today or tomorrow. We will be back out as soon as this is confirmed to start them up and adjust the timers.


Sincerely,


Jamos Beierle


Aquagenix



Date: 02/11/15	Pond #100
<p>What we found: Very minor algae. Torpedo grass around the littoral shelf still dying out but looking much better.</p> <p>What we will do: Algae & submersed weeds will be targeted .</p> <p>What to expect: Grasses will continue to decline</p>	
<p>Recommendations & Notes: The old fountain was removed & the new fountain was installed on Wednesday. We will return to start them up as soon as we confirm the electrical hook up is completed by Mandy Electric.</p>	

Date: 02/11/15	Pond #110
<p>What we found: Filamentous algae better than last month but still present.</p> <p>What we did: Algae treated 01/16 (today)</p> <p>What to expect: Algae will decline over the next 3-5 days.</p>	
<p>Notes: Area of erosion surrounding the storm drain pipe inlet was proposed last month. Old fountain was removed & new fountain installed last Wednesday.</p>	

Date: 02/11/15	Pond #120
<p>What we found: This pond is looking good except for the dead sticks and the small patch of torpedo grass that's coming back in the middle.</p> <p>What we did: Treated grasses and broad leaf weeds around the perimeter.</p> <p>What to expect: Grasses will decline in 5-7 days from the application.</p>	
<p>Recommendations & Notes: Eventually as homes are developed, we will be happy to provide a proposal to go in and manually remove the sticks on this pond and a couple other out of site ponds like we did last year for the more visible ones.</p>	

Date: 02/11/15	Pond #125
<p>What we found: Pond is still looking good. Minimal algae. The water level is slightly lower exposing some cattail stalks. These will eventually decompose and won't be seen regardless of water level.</p> <p>What we did: Minor algae will be treated and grasses.</p> <p>What to expect: right now on this pond things are good. We know we will see algae again though as temperatures climb.</p>	
<p>Recommendations & Notes:</p>	

Date: 02/11/15

Pond #126

What we found: Algae is seen around the edges and blown over to the east side of the pond seen in the bottom of this photo.

What we did: Algae will be treated today 02/16

What to expect: Algae will decline in 3-5 days.



Recommendations & Notes:

Date: 02/11/15

Pond #130


What we found: This pond has spatterdock(lilies), Algae and is part of a long wet ditch.


What we did: treated for algae & spikerush.


What to expect: algae will decline quickly but is expected to be a constant challenge in this shallow pond.





Recommendations & Notes: Lilies can help utilize excessive nutrients in the pond which can reduce algae blooms. If undesired at any time, just say the word and we can get rid of them. There is a significant amount of erosion around the banks here. I assume the banks will be re-graded when development starts to happen here.


Date: 02/11/15	Pond #140
<p>What we found: Minor algae, less than 5%.</p> <p>What we did: Grasses and algae were treated.</p> <p>What to expect: Algae should decline in 5-7 days.</p>	
<p>Recommendations & Notes: Spike rush is still present throughout Cordoba but has declined from both treatment and cooler temperatures. Come spring, expect us to be discussing that vegetation again.</p>	


Date: 02/11/15	Pond #143A
<p>What we found: This pond is looking pretty good this month.</p> <p>What we did: treated algae.</p> <p>What to expect: Turbidity that was present is almost completely cleared up now.</p>	
<p>Recommendations & Notes: We have continued to control but leave in place the lilies in the far end.</p>	


Date: 02/11/15	Pond #143B	
<p>What we found: Looking good!</p> <p>What we did: treated for boarder grasses and minor algae.</p> <p>What to expect:</p>		
<p>Recommendations & Notes: Shallow water, warm temperatures nutrients will cause these random algae blooms from time to time. Please have patience and know that we will get them under control when they occur. If it becomes chronic in certain ponds we can discuss other methods of prevention such as aeration, aerobic bacteria and pond dye.</p>		


Date: 02/11/15	Pond #146	
<p>What we found: Looking great.</p> <p>What we did: Algae treatment as preventative.</p> <p>What to expect:</p>		
<p>Recommendations & Notes: Please keep in mind that as good as the ponds are looking now, new challenges will eventually spring up. Our goal is to keep those issues to a minimal when they occur.</p>		


Date: 02/11/15	Pond #150
<p>What we found: very good shape. A little bit of algae.</p> <p>What we did: Treated boarder grasses & algae.</p> <p>What to expect: We will continue to focus on submersed weeds, grasses and algae to keep this pond looking good.</p>	
Recommendations & Notes:	

Date: 02/11/15	Pond #170
<p>What we found: This pond has about 10% algae along the south side covering the littoral shelf.</p> <p>What we did: Boarder grasses & algae.</p> <p>What to expect: This pond has seen a lot of duckweed & watermeal. While it's under control for now, we will watching out for it.</p>	
Recommendations & Notes:	

Date: 02/11/15	Pond #180
<p>What we found: Still looking great.</p> <p>What we did: Treated algae on the north side. There was a tiny amount.</p> <p>What to expect: Algae should decline in 5-7 days from the application.</p>	
<p>Recommendations & Notes: There is some undermining and erosion at the control structure on the east side of this pond.</p>	

Date: 02/11/15	Pond #185
<p>What we found: A small amount of algae.</p> <p>What we will do: algae will be treated.</p> <p>What to expect: Overall this pond is looking good. Grasses around the skimmer are under control and we will continue to focus on the submersed plants and algae.</p>	
<p>Recommendations & Notes:</p>	

Date: 02/11/15	Pond #190A	
What we found: Algae here is 15-20%		
What we will do: Algae will be treated.		
What to expect: Algae will drop out in 3-5 days.		
Recommendations & Notes: Algae blooms are part of a natural process when large amounts of plant material are decomposing in the water. As we continue to get better and better control. The algae problems should decline.		

Date: 02/11/15	Pond # 190B
<p>What we found: looking pretty good also. South side of this pond has a lot of dead sticks.</p> <p>What we did: Algae and boarder grasses were treated.</p> <p>What to expect: algae decline 3-5 days.</p>	
<p>Recommendations & Notes: We are starting to get to a good base line with many of these ponds. We still expect that future algae issues and spike rush will be challenges when temperatures rise.</p>	

Date: 02/11/15	Pond #200
<p>What we found: Wet muddy conditions prevented my vehicle from going back this month. It won't prevent our technician from treating though, as its dryer now.</p> <p>What we did: Treated algae & vegetation.</p> <p>What to expect:</p>	
Recommendations & Notes:	

Date: 02/11/15	Pond #210
<p>What we found: Looks good from afar. But too wet to walk over for a photo this month.</p> <p>What we did:</p> <p>What to expect:</p>	
Recommendations & Notes: The north end of this pond is really shaping up nicely. Last months boat treatment knocked a lot down. Only minor grasses and algae are present there.	

Date: 02/11/15

Pond #220

What we found: A small amount of torpedo grass popping up through the water. Again this is normal.

What we did: Boarder grasses will be sprayed again.

What to expect: Grasses will brown and go away over the next two weeks.



Recommendations & Notes:

Date: 02/11/15

Pond #230


What we found: Algae showed up a little more this month on pond 230.


What we did: Algae was treated today 02/16.


What to expect: We will continue to work on the spike rush and potential algae blooms.




Recommendations & Notes: This pond like many others is very shallow. The east side not shown in this photo is very narrow and shallow which can lead to chronic algae problems.

Date: 02/11/15	Pond #240A
<p>What we found: A little algae, not bad.</p> <p>What we did: boarder grasses & algae where treated.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: Nearby storm drain reported last month is still missing the grate. I provided a proposal to replace this, let me know if we can help!</p>	

Date: 02/11/15	Pond #240 B
<p>What we found: Looking great.</p> <p>What we did: touch up boarder grasses & treat submersed spikerush.</p> <p>What to expect:</p>	
<p>Recommendations & Note:</p>	

Date: 02/11/15	Pond #260
<p>What we found: Turbidity is almost all cleared up. Looking great!</p> <p>What we did: Treated border grasses and some minor submersed weeds around the perimeter.</p> <p>What to expect:</p>	
<p>Recommendations & Notes:</p>	

Date: 02/11/15	Pond #270
<p>What we found: This pond is looking very good compared to where it's been. Very minimal algae at the bottom of photo.</p> <p>What we did: treated algae, and spike rush & grasses.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: Most of the vegetation you see out in the middle is the spatterdock. We have tried not to kill it all. Like other ponds onsite, if we can maintain some healthy beneficial plants, it can help reduce excessive nutrients.</p>	

Date: 02/11/15

Pond #270B

What we found: Doing well. This pond is only about 12-24" deep on average.

What we did: treated algae and border grasses.

What to expect: This pond is very shallow. Algae issues are expected to be a big challenge.



Recommendations & Notes:

Date: 02/11/15

Pond #280

What we found: Well, last month's celebration on this pond was short lived...algae is back again.

What we did: treated algae and border grasses.

What to expect: algae will decline in 3-5 days.



Recommendations & Notes: Some of the highly visible ponds like this one may benefit from increased service frequency during the summer (Mar.-Sept) to keep algae under control and improve aesthetics. 2 x per month on key ponds will help.

Date: 02/11/15

Pond #290

What we found: Algae was addressed last month after the photo. This month you see a little coming back ahead of our treatment.

What we will do: Algae was treated 02/16/15.

What to expect: Algae will decline over the next 5-7 days and should be cleared up by your Feb. meeting.



Recommendations & Notes:

Date: 02/11/15

Pond #300


What we found: This pond is turbid. Also some alligator weed at the bottom of the photo still present.

What we will do: alligator weed will be the target again this month

What to expect: alligator weed with thick stems declines very slowly. I expect all the leaves to be off the stems next month. Then they gradually decompose.



Recommendations & Notes:

Date: 02/11/15	Pond #310
<p>What we found: This pond has some minor algae, a little torpedo grass. Still improving and getting better.</p> <p>What we did: treated border grasses, & algae</p> <p>What to expect: We will continue to focus on getting control of submersed vegetation while trying to leave some of the lilies for nutrient reduction.</p>	
Recommendations & Notes:	

Date: 02/11/15	Pond #320
<p>What we found: Too wet last Wednesday to access.</p> <p>What we did:</p> <p>What to expect:.</p>	
Recommendations & Notes:	

Tab 4



Finn Outdoor
 4800 Dover St NE
 St. Petersburg, FL 33703
 (813)957-6075
 robb@finnoutdoor.com

Estimate

Date	Estimate No.
02/10/2015	1219
	Exp. Date

Address
Cordoba Ranch 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Date	Activity	Quantity	Rate	Amount
02/10/2015	Pond 110 - Finn Outdoor will repair pond bank in the vicinity of one flared end section using rip rap, fill, erosion control blanket, and sod to match surroundings	1	1,225.00	1,225.00
02/10/2015	Pond 130 - Finn Outdoor will repair pond bank in the vicinity of one flared end section using rip rap, fill, erosion control blanket, and sod to match surroundings	1	850.00	850.00
02/10/2015	Pond 240A - Finn Outdoor will provide and install one grate to replace missing grate on concrete inlet box.	1	650.00	650.00
02/10/2015	Near Pond 220 - Finn Outdoor will repair erosion which is undermining valve box and light pole using fill, erosion control blankets and sod to match surrounding.	1	225.00	225.00
02/10/2015	Near Pond 220 - Finn Outdoor will replace 20' section of 24" corrugate storm water culvert pipe and repair surrounding land.	1	1,750.00	1,750.00
			Total	\$4,700.00

Accepted By

Accepted Date

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Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Cordoba Ranch CDD

c/o Rizetta & Company Inc.
3434 Colwell Avenue, suite 200
Tampa, FL 33614

Contact: Joe Roethke Phone: (813) 933-5571

Proposal ID	Date	Terms
79805	1/15/2015	Balance Due Net 30 Days From Completion of Work.


We are pleased to quote special pricing as follows

Price includes supply, delivery & instalation of a 36.5" x 53" non-traffic storm grate from US Foundry. Model USF 6607 Painted Reticuline to replace a missing grate near pond 240 A.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Storm Grate USF 6607	No	\$695.00	\$695.00
			Total	\$695.00

This offer is good for twenty one (21) days from date of quote. Sales Tax Not Included.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW


AQUAGENIX
James Beierle
PRINT NAME
01-14-2015
DATE

CUSTOMER

PRINT NAME

DATE

BRANCH OFFICE

6203 Johns Road, Suites 7 & 8 . Tampa FL 33634-4441 USA | T +1 813 627 8710 | F +1 813 627 8630

www.aquagenixaquatics.com

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Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Cordoba Ranch CDD
c/o Rizetta & Company Inc.
3434 Colwell Avenue, suite 200
Tampa, FL 33614
Contact: Joe Roethke Phone: (813) 933-5571

Proposal ID	Date	Terms
79808	1/15/2015	Balance Due Net 30 Days From Completion Of Work

We are pleased to quote special pricing as follows

Furnish and install all materials and labor to re-establish designed pond slope around the eroded MES at the south end of pond 110.

Scope of work includes importing fill, fill and grade area, stabilization

with Fleximat, and site restoration including replacing damaged sod.

See additional information on Fleximat slope stabilization material included.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Erosion repair & installation of Fleximat shore stabilization material	No	\$5,475.00	\$5,475.00
			SubTotal	\$5,475.00
			Tax	
			Grand Total	

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

AQUAGENIX

James Beierle

PRINT NAME

01-15-2015

DATE

CUSTOMER

PRINT NAME

DATE

Flexamat

Shoreline Protection

Flexamat is the solution for stopping erosion along canals and waterways. It is an erosion control mat consisting of concrete blocks embedded into a high strength geogrid. Spacing between the blocks allows for optional vegetation growth.

Flexamat is packaged in rolls in widths up to 16' wide. An excavator is used for installation. Rolls are quickly placed and unrolled into place.

Benefits:

- Permanent erosion protection
- Lowers overall costs of canal maintenance
- Environmentally friendly
- Efficient installation
- Withstands heavy boat traffic
- Cost Effective

Installation assistance and training available. Find out why Flexamat is the solution for erosion problems. Visit our website for more information on how we've helped others eliminate erosion and save on maintenance!



Distributed by:

R. H. Moore & Associates
Soil Stabilization & Erosion Control



R. H. Moore & Associates, Inc.
7834 Depot Lane, Tampa, FL 33637
Toll Free: (800) 330-2333
Email: info@rhmooreassociates.com
Website: www.rhmooreassociates.com



Fort Myers, FL

8' x 20' Flexamat roll being installed.



Native grasses and littorals thrive within Flexamat, the roots further locking the material in place.

Rolls of Flexamat – Available 5.5', 8', 10', 12' & 16' widths



R. H. Moore & Associates

Soil Stabilization & Erosion Control



CASE STUDY

PALMS OF CORTEZ

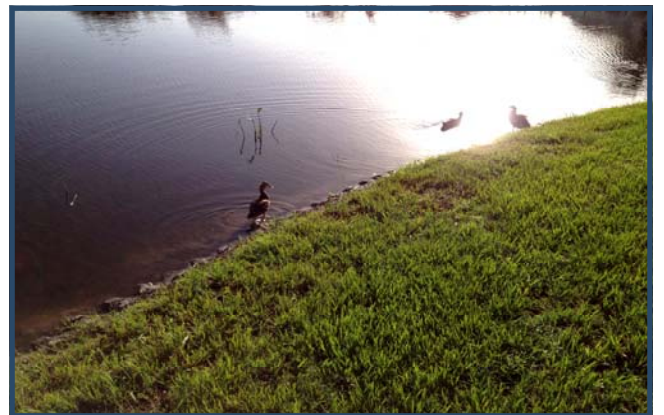
LOCATION:	BRADENTON, FLORIDA
PRODUCT:	MOTZ ENTERPRISES FLEXAMAT
QUANTITY:	15,000 SQ. FT.
INSTALLATION DATE:	MAY 2013
ENGINEER:	DOVE ENGINEERING AND CONSULTING, LC
CONTRACTOR:	DUNCAN SEAWALL, DOCK & BOAT LIFT, LLC
OWNER:	PALMS OF CORTEZ HOA
APPLICATION:	SHORELINE STABILIZATION

The homeowners' association at the Palms of Cortez has had problems with erosion along their community lake for years. They contacted Dove Engineering and Consulting, LC to come up with a solution that would alleviate the issue, while still providing an aesthetically-pleasing look.

John Slupecki with Motz Enterprises was contacted by Dove Engineering for help with selecting a product. John recommended the Flexamat tied concrete mat system, which is perfect for shoreline applications. Flexamat was installed in an 8' width around the entire perimeter of the lake over a turf reinforcement matting. The TRM below the Flexamat separates the underlying soil, while still providing an environment for the vegetation to become established. A light-weight nonwoven geotextile can also be used as an underlayment depending on the porosity of the soils below.

Once installed, the Flexamat system was backfilled with native soils and was sodded. Flexamat provides an accessible 4H:1V slope that can be mowed down to the waterline. With the 8' mat being half in and half out of the water, it now provides protection year round during the drought stages and rainy season.





Tab 5

Proposal for Extra Work at Cordoba Ranch CDD

Property Name Cordoba Ranch CDD
Property Address 2516 Cordoba Ranch Blvd.
 Lutz , FL 33559

Contact Tyree Brown
To Cordoba Ranch CDD
Billing Address c/o Rizetta & Company 3434 Colwell Ave
 Ste 200
 Tampa , FL 33614

Project Name Islands
Project Description Plant replacement

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Remove pitts from three islands and install a combination of gold mound and loropetalum to replace. 230 plants total. Replace drip irrigation as needed in beds.

For internal use only

SO# 6050929
JOB# 342200056
Service Line 130

Total Price \$3,789.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by ValleyCrest Landscape Maintenance
ValleyCrest Landscape Maintenance, Inc. | 26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293 | www.valleycrest.com

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of

this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by ValleyCrest Landscape Maintenance within fifteen (15) days after billing, ValleyCrest Landscape Maintenance shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature _____ Title **Operations Manager**

Tyree Brown **February 04, 2015**
Printed Name Date

ValleyCrest Landscape Maintenance

Signature _____ Title **Account Manager Ext**

Alex Kocher **February 04, 2015**
Printed Name Date

Job #: 342200056

Proposed Price: \$3,789.00

SO # 6050929

Tab 6

RIZZETTA & COMPANY

INCORPORATED

Proposal for Community Development District Technology Services



RIZZETTA TECHNOLOGY SERVICES



Services Provided:

Website Design, Hosting, & Maintenance

E-mail Set-Up & Storage

CDD Website Compliance Oversight

Content Management

Network Consulting & Support



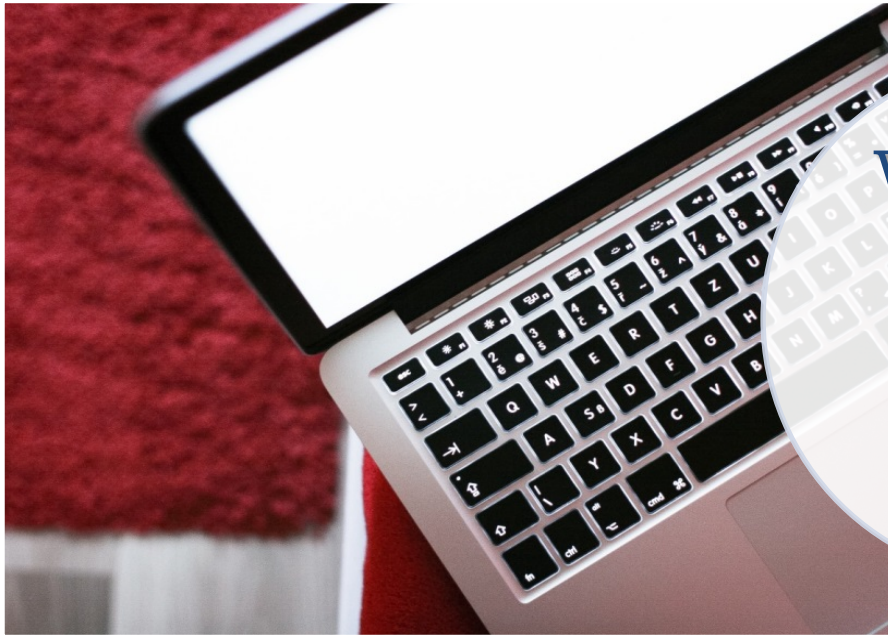
Why Does Your District Need a Website?

Governor Rick Scott Signed Senate Bill 1632 into law on May 10, 2014, which states that by October 1, 2015, or by the end of the first full fiscal year after its creation, each special district must maintain an official website, and must submit its website address to the Special District Accountability Program. The link to each district website will be posted on the Department of Economic Opportunity's Website.

In addition, each district has a set of content guidelines that must be followed, monitored, and updated in order to remain in compliance.

What Information is Required?

- ✓ The full text of the special district's charter and the statute which the special district operates, any grant of special powers, the date of establishment, and the establishing entity.
- ✓ A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, special assessment, or charge.
- ✓ The primary contact person for the special district for purposes of communication from the Department of Economic Opportunity.
- ✓ A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- ✓ The adopted budget of the special district, in addition to budget amendments as required by with section 189.418, FL Statutes
- ✓ The final, complete audit report for the most recent fiscal year and other audit reports required by law or authorized by the governing body of the special district
- ✓ Full Legal Name of the district
- ✓ The public purpose of the special district.
- ✓ The name, address, e-mail address, and the term for each member of the governing body of the district
- ✓ The fiscal year of the district.
- ✓ The mailing address, email address, telephone number, and internet website uniform resource locator of the special district.
- ✓ A description of the boundaries and the services provided by the special district.



What Your Website Would Include

In Addition to what is required by law, we will include additional standard features for your site, including sections for:

- Financial Documents
- Meeting Minutes
- Election Information
- General CDD Information
- Important Links
- Community News
- Event/Meeting Calendar



Website Design & Implementation

We will work with you to create a site that uniquely represents the style and branding of your district within our base template.

Advanced customization services are also available for an additional fee.

^ 2014 Proposed Policies

- [Amenity Rules Handbook](#)
- [Advertising Policy](#)
- [Campaign Policy](#)

▼ Financial Documents

▼ Helpful Documents

▼ Meeting Documents

▼ News

▼ Policies

▼ Newsletter

Information

[CDD](#)[Elections](#)[Finances](#)[HOA](#)[Meetings](#)[News](#)[Questions](#)[Services](#)

Content Management

We will provide services to upload and maintain district documents, as well as create new categories which may be required in the future.

We will take full responsibility for content compliance.



E-mail Hosting Services

As Board Members, when you communicate about district business via e-mail, your e-mail becomes subject to public records request.

In order to avoid any potential comingling, we highly recommend maintaining a separate e-mail address solely for district-related communication- especially because your e-mail address is now required to be listed on the district's website.

We will set up a separate e-mail hosting service with Microsoft Exchange that will allow you to maintain an individual, separate e-mail address, with 25 GB of data storage. Your e-mail address would correspond with your new domain, such as Supervisor@YourCDD.org.

E-blast/Newsletter Services



The ability to communicate rapidly & efficiently through digital channels is becoming increasingly important. Having the right information reach residents is vital to ensure your message is heard appropriately.

We can set up an e-blast system to quickly & easily communicate to your district's residents.

Additional Add-On Services



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CONTRACT FOR TECHNOLOGY SERVICES

DATE: _____

BETWEEN: **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

(Hereinafter referred to as "Client");

AND: **RIZZETTA TECHNOLOGY SERVICES, LLC**
5020 W. Linebaugh Ave.
Suite 200
Tampa, Florida 33624

(Hereinafter referred to as "Consultant").

SCOPE OF SERVICES:

Services provided by Consultant shall be to provide Client with the development, implementation, maintenance and/or the upgrading of its technological capabilities. Services may include, but are not limited to:

Web Site:

Development:

Consultant shall design or re-design and implement a web site for Client to comply with Florida legislative requirements that special districts operate and maintain web sites. Details of required content are shown in Addendum "A".

Hosting and Backup:

Consultant shall provide hosting and backup of Client web site.

Customization:

Consultant shall provide programming services to add features / functions which are in addition to those required by statute and are outlined in Addendum A to this contract.

Content Updating:

Consultant shall update content, including minutes, financial statements, events etc. on a monthly basis.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

E-mail Services:

Consultant shall establish and register, if necessary, domain name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the Client. Services also include ongoing management of e-mail accounts, hosting and backup.

Additional Services:

Consultant shall provide additional services, as requested, which may include, but are not limited to: network, phone system and wireless internet design, installation and support, security consultation, IT and computer training, activity tracking, alerts and system monitoring.

FEE SCHEDULE:

Fees for services described above shall be as follows:

Web Site:

Development of new web site	\$1,500 One-time charge
Re-design of existing web site	\$750 One-time charge
Hosting and Backup	\$50 Monthly
Content Updating	\$50 Monthly
Customization	To Be Determined
Termination/Transfer Fee	To Be Determined

Email:

Set-up fee for E-mail services	\$500 One-time charge
Ongoing E-mail service (25GB per user)	\$15 /month/user

Additional Services:

To Be Determined

Out-of-Pocket Expenses:

In addition to professional fees, project related out-of-pocket expenses will be billed at cost. These expenses include, but are not limited to: airfare, mileage, public transportation, parking, lodging, meals, reproduction of documents, long distance telephone, fax, postage, clerical support, computer charges and express mail. These expenses will be invoiced along with fees and will be due and payable when invoiced.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Fees and expenses will be invoiced upon completion or monthly, as applicable, and will be due and payable when invoiced.

The monthly fees outlined herein shall be amended annually as reflected in the adopted General Fund Budget of the District. Such new fees, as authorized by the District's action to adopt the General Fund Budget, shall become a binding schedule of this Contract until otherwise changed by a subsequent action of the District.

The one-time charges outlined herein shall be subject to change in the future upon request of the Client for additional services. Such revised one-time charges will be provided to the Client for approval prior to commencement of any additional services.

CLIENT RESPONSIBILITIES:

The Client shall furnish all required documents, data and information relative to the project necessary for the Consultant to perform the duties of this Contract. In addition, Client shall provide timely services of its staff deemed necessary as the project progresses. Expenses incurred in providing this support shall be the sole responsibility of the Client.

TERM:

This Contract may be terminated as follows:

- 1) By the Client for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by provision of a minimum of 30 days written notice to Consultant at the address noted herein;
- 2) By the Consultant for "good cause", which shall include, but is not limited to, failure of the Client to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance or dereliction of duties by the Client, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Client which Consultant deems unethical, unlawful or in contradiction of any applicable federal, state or municipal law or rule. Termination for "good cause" shall be effected by provision of a minimum of 30 days written notice to Client at the address noted herein.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Consultant will be entitled to full compensation, pursuant to the terms of this contract, through the termination date. Consultant will make all reasonable effort to provide for an orderly transfer of all records of the Client to the Client or its designee.

NON-PAYMENT:

The failure of Client to pay any amount due within 30 days of presentation shall constitute good cause for Consultant to suspend services provided under this Contract until full payment is received.

NON-CONTINGENCY:

The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

LEGAL COMPLIANCE:

Consultant shall, for as long as Consultant is under contract to provide the services described herein, be responsible:

- 1) To ensure that the Client website remains in compliance with all applicable Florida Statutes regarding the content and functionality of such website.
- 2) To provide for the long-term storage of email in compliance with all applicable Florida Statutes regarding records retention.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable upon presentation. For invoices not paid within 30 days of presentation, interest on the balance due will be charged at the maximum legally permissible rate.
- 2) In the event collection proceedings become necessary, Client agrees to pay all costs including attorney's fees.
- 3) Abandonment or suspension of the project shall not relieve the Client of monies due for services rendered to the date of such abandonment or suspension. Such services shall be billed at the applicable stated rates or full lump sum amounts and

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

will be immediately due and payable upon determination that the project has been abandoned or suspended and that the Consultant has performed the services as outlined herein.

- 4) Ownership of web site, content, domain name and e-mail addresses, under all circumstances is that of the Client.
- 5) The Client assumes full responsibility for damages awarded to third parties due to misuse by Client of the work product provided, in addition to any damages arising to the Consultant from said misuse by Client. Consultant shall have no responsibility for misuse by Client.
- 6) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
- 7) In the event that any provision of this contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- 8) The Client shall, to the extent allowable under applicable law and except and to the extent caused by negligence or willful misconduct of the Consultant, agree to indemnify, defend, and hold the Consultant harmless from and against any and all claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, alleged or that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to (1) damages caused to the Client by hacking or any other unauthorized access to the data or content on the Client web site or e-mail server; (2) damages caused by unauthorized use of Client's web site content or e-mail server by any third party; and (3) any claim for taxes or other charges which may be made against the Consultant which are the primary responsibility of the Client. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement. Nothing herein shall be construed to limit Client's sovereign immunity provided in s. 768.28 F.S.

This Contract shall represent the entire agreement between the Consultant and the Client. Both Consultant and Client understand and agree with the terms and conditions as set forth herein.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

ACCEPTED BY:

**CORDOBA RANCH COMMUNITY DEVELOPMENT
DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

RIZZETTA TECHNOLOGY SERVICES, LLC

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Addendum “A”

Required Web Site Content

Pursuant to Chapter 189.069 F.S., district web sites will be required to include and make available the following information or documents:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, address, email address, and the term for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter and the statute under which the special district operates, any grant of special powers, the date of establishment, and the establishing entity.
6. The mailing address, email address, telephone number, and internet website uniform resource locator of the special district.
7. A description of the boundaries and the services provided by the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, special assessment, or charge.
9. The primary contact person for the special district for purposes of communication from the Department of Economic Opportunities.
10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
11. The adopted budget of the special district, in addition to budget amendments as required by with section 189.418, Florida Statutes.
12. The final, complete audit report for the most recent completed fiscal year and other audit reports required by law or authorized by the governing body of the special district.

Tab 7



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

January 29, 2015

Mr. Joe Roethke
District Manager
Cordoba Ranch CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: **CORDOBA RANCH CDD**
Public Facilities Report

Mr. Roethke:

Landmark Engineering & Surveying Corporation is pleased to present this proposal for engineering services for the Cordoba Ranch CDD.

The scope of services and fees are as follows:

- Prepare a Public Facilities Report

Fee: Lump Sum of \$1,500.00.

Landmark thanks you for the opportunity to present this proposal and looks forward to your favorable response. If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,
LANDMARK ENGINEERING &
SURVEYING CORPORATION

A handwritten signature in blue ink, appearing to read "Todd C. Amaden".

Todd C. Amaden, P.E.
Vice President

TCA/jn

AUTHORIZATION - The signature below authorizes the work herein described and does so on behalf of the Signatory and on behalf of the *Cordoba Ranch CDD* upon which Landmark's work is to be performed, and warrants that he has authority to sign this Agreement on behalf of the Signatory and on behalf of the *Cordoba Ranch CDD*.

Read and approved this _____ day of _____, 2015

By:

SIGNATURE: _____

TITLE: _____

FIRM: _____